

Planning and Development Information

Steps to building or moving a building onto the property:

1. Review the Zoning Bylaw and Official Community Plan to see municipal regulations. These are available on our website or a copy can be provided in the office.
2. Fill in a development permit application. Be as detailed as possible on the site plan, ensure North is indicated, include the road adjacent to the property, and have distances between buildings, rivers/streams, and property boundaries.
3. Once the development permit application is approved, you will receive the permit which will indicate if a building permit is required. If it is, a building permit application will be included.
4. If no building permit is required, you are good to start building.
5. Fill in the top section of the building permit application and have your building inspector fill in the middle of the application.
6. Drop of building plans and building permit application to the RM office.
7. Once the building permit application is approved, you will be sent the building permit and you can start building.
8. Get building inspections done as per building inspector requirements.
9. Once final inspection is completed and approved, an occupancy permit will be sent out.
10. You can now use the building.

Other important information:

1. Some items that are exempt from a development permit are
 - a. Maintenance and repairs not requiring structural alterations
 - b. Small accessory buildings less than 9.3 m² floor area
 - c. Temporary confinements of livestock
 - d. Fences except in lakeshore residential districts
 - e. Docks
2. Items that are exempt from a building permit are
 - a. Everything that does not require a development permit
 - b. Farm machinery storage buildings
3. A move/demolish permit is required if removing/demolishing a building
4. Having a building inspector do a pre-move inspection can eliminate unexpected costs if you are moving a building onto your property. If the building doesn't meet current building codes, it will have to be renovated to current standards before an occupancy permit can be issued.
5. **The RM is not responsible for services such as water, sewer/septic, power, etc. or any required applications for these services.**
6. Approved building inspectors are Lee Bacon, Chester Brucks, and Municode Services.
7. SAMA is notified to do an assessment on new buildings when you are ¾ completed. Holding off on doing your last inspection does not affect your tax assessment, it only delays receiving an occupancy permit and requires you to pay for extensions.