

SECONDARY SUITE

- Secondary Suites are a *conditional use* in Agriculture & Residential Zones. (Please see the Conditional use brochure)
- May be located within the principle dwelling or detached from the principle dwelling,
 - Secondary Suites are not permitted in a duplex;
- An exterior, private amenity place such as deck or patio should be provided for the secondary suite.
- Not more than 1 Secondary Suite shall be permitted on an established property.

Secondary Suite within a Principle Dwelling

- Maximum floor area shall not exceed 40% of the total habitable floor space of the principal dwelling or 861.1 sq ft whichever is the lesser.

Detached Secondary Dwelling

- The exterior of Secondary Suite should incorporate building materials, textures and colours that are similar to those found on main dwelling.
- Maximum floor area is 861.1 sq ft.

Please call the office for more information on Secondary Suites.

GARAGES/ACCESSORY BUILDINGS

- Detached accessory buildings shall not be located closer than 10 feet to any main building or structure.
- No accessory building or structure shall be built prior to the main building except where it is necessary for the storage of the tools and materials for use during construction of the main building.
- Accessory buildings shall not be located in any required front yard or closer to a public roadway than the front wall of the principal building.
- Accessory building under 120 sq ft a building permit is not required but needs to fit with zoning set backs.
- Building permit fee is based on the total size of the project

NOTE:

It is necessary for all projects to comply with the Manitoba Building Code and the Planning District By-Laws.

The ultimate responsibility for compliance rests with the owner and/or contractor.

TEMPORARY BUILDINGS, STRUCTURES OR USES

- Buildings, structures and uses may be permitted on a temporary basis.
- A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by the Planning District Board.
- Each Development Permit issued for a temporary building, structure or use shall be valid for a period of 6 months with 2 6-month extensions.

TEMPORARY CAR SHELTERS

- Temporary car shelters are intended to be used for sheltering vehicles from snow, ice and sunlight. Each zoning site is permitted to have 1 temporary car shelter.
- A development permit is required.
- General Guidelines:
 - must be kept in good condition at all time,
 - authorized for only residential sites,
 - must be located on the same piece of land as main building,
 - must be installed solely in a driveway leading to a parking space or at the location of the parking space itself and cannot be located in a front yard.

WHERE A BUILDING PERMIT IS APPLIED FOR AFTER CONSTRUCTION HAS BEGUN, THE APPLICANT SHALL PAY DOUBLE THE REGULAR FEE.

WHAT SHOULD I BRING WITH ME WHEN APPLYING FOR A PERMIT?

- Legal description of property and survey certificate
- Site plan of the property, indicating location of building(s) on the property and size of the building(s) to scale
- Set of plans for proposed building, including a stamped engineer's drawing of the foundation when required
- Value of the Project
- Contractor with contact information
- Permit fees are based on the total size of project

NOTE:

24-hour notice is required for all inspections.

Every effort has been made to ensure the accuracy of the information contained in this brochure. However, in case of a discrepancy between this brochure and the respective By-laws, the applicable By-law will take precedence.

Please call for further information.

Carman-Dufferin Planning District

12 2nd Avenue SW

Box 160 Carman MB R0G 0J0

Phone:

Town of Carman: 204-745-2443

RM of Dufferin: 204-745-2301

Fax: 204-745-6348

Website:

www.carmanmanitoba.ca

E-mail:

planning@townofcarman.com

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Carman-Dufferin Planning District

Garages, Secondary Suites, Temporary & Accessory Buildings

