

BUILDING PERMIT GUIDELINE-Onanole

- Major Occupancy Classification (Part 9 Municipality of Harrison Park AHJ or Part 3 OFC).
- Development Plan, Zoning By-Law & Development Agreement to allow this proposed use.
- Mb. Highways Control Zone (250' & 125') Municipal road setback (75'). Mb. Highways Application required.
- Certificate of Title required.
- Legal Survey Certificate required shows property pins, lot dimensions, boundary lines, buffer zones, Caveats, Zoning Setbacks and placement of all buildings on lot.
 1. Variations may be required for lot coverage, size, height or setbacks. Zoning Bulk Use Table usually allows 25% coverage for residence and 10% for accessory buildings.
 2. Any decks, roofed decks, sunrooms, garages, or sheds in future require approved plans. Accessory Buildings 150 sf or larger, require Permit and placement from AHJ.
 3. Setbacks for Residences in R Zones are: 30' front, 15' sides and 30' rear. Accessory Building setbacks are: 30' front, 10' sides and rear. Accessory Buildings under 150 sf side and rear setbacks are 5'. Other Zone setbacks vary, please check with this office.
- Subsurface Investigation required during excavation. Foundation type, soil type, water table, etc. Engineer may need to site inspect and adjust Foundation Plans.
- Non Canadian lumber not allowed for residential construction of any type. "Used" lumber, previously used windows and doors not allowed in residential type construction.
- Previously existing residence Move-In Applications require extensive Inspections. Inspections are required to determine any Building Code, Zoning By-Laws, Development Agreements, Safety, Integral or Esthetic requirements.
- RV/Campers use not allowed on lot unless during residence construction or storage afterward. RV/Campers cannot be utilized as a cabin.
- Septic systems & water well locations required.
- Access application for driveway-completed by Public Works Mgr.
- Contractors for each stage and Licensed in Municipality By-Law #1302. Owner/Contractor responsibility as per By-Law #1243.
- Start and completion date, Permit Fees paid, Permit and Agreement require signing.
- Occupancy Permit requires Final Inspection. No Occupancy allowed until completed and approved.
- Exterior requires completion within 12 months from Permit date.

Plans required for Permit approval.

1. *Site Plan.*
2. *Engineer Approved Foundation Plan.*
3. *Framing Plans & Floor Plans.*
4. *Energy Code Calculations.*
5. *Roof Truss and Floor Joist Plans. Reflected Ceiling Plans.*
6. *Sections and Details. Fire separations, fire protection of Eng. Lumber and foams.*
7. *Building Elevations. Exterior siding/roofing type/color.*
8. *Electrical and Plumbing Drawings. Fire Alarms, Heating, Ventilation and HRV Drawings.*
9. *Deck and Step Plans. Handrail/Guardrail details for interior and exterior.*
10. *Engineered Plans for any construction outside the scope of Part 9 Buildings.*
11. *Lot Grading and Drainage Plans.*