



INFORMATION FOR NEW CONSTRUCTION

Residential:

An approved building permit is required prior to beginning any new construction.

The Town of Creighton's building inspector is Willie Anaka – phone (204) 687-0185

- Cost of a building permit is determined by value of construction excluding land.
- A guide to estimating the value of new construction – cost of construction is approximately \$212.00 per square foot for new home with basement - \$58 per square foot for insulated/sheeted garages
 - For example: a 1,000 square foot home – value would be \$212,000.00. The permit cost is \$20 for the first \$2,000.00 value and \$4.00 for each \$1,000.00 value after. The cost for this permit would be \$860.00.

Distances required from lot lines:

HOUSE

- Front lot line – minimum 20 feet (6 metres)
- Side yard – minimum 4 feet (1.2 metres) from lot line to wall – overhang cannot encroach on neighbouring lot
- Rear yard – minimum 15 feet (4.5 metres)

The minimum size of the floor area of new house is 850 square feet. All water supply and waste disposal will require approval of a Provincial Health Inspector (plumbing permit required).

GARAGE

- Front lot line – minimum 20 feet (6 metres)
- Side yard – minimum 4 feet (1.2 metres) from lot line to wall – overhang cannot encroach on neighbouring lot
- Side yard (corner lot) minimum 10 feet
- Rear yard – minimum 4 feet (1.2 metres)
- Maximum height – 32.8 feet (10 metres)

SHED (over 100 square feet but under 375 square feet):

An approved building permit is required prior to construction of a shed that exceeds 100 square feet.

- For side yard, a minimum distance of 2 feet
- For rear yard, a minimum distance of 2 feet
- Sheds must be at least 3 feet from any other structure due to fire codes

DECK

- Front lot line – minimum 20 feet (6 metres)
- Side yard – minimum 0.5 feet
- Rear yard – minimum 0.5 feet

FENCES:

- No permit is required
- It is the resident's responsibility to ensure that the fence is on their lot line or within their lot
- Front yard fences cannot exceed 3 feet
- Rear and side yard fences not to exceed 6 feet (1.9 metres)
- Stipulation for corner lots – not to exceed 3 feet from the centre elevation of the adjacent road

CORNER LOT:

Sight Triangle – a triangle at an intersection, formed by two roads, a road and a lane, or a rear property survey pin & a front survey pin, 20 feet (6.1 metres) from the corner, and a third line completing the triangle (See Figure 14: Sight Triangles)

Figure 14: Sight Triangles

