



Frequently Asked Questions

What is the difference between a Development Permit and a Building Permit?

- Development Permits are issued by the RM's Development Officer for compliance with the RM's Zoning Bylaw & District Plan
- Building Permits are issued by the RM's Building Official, for compliance with the RM's Building Bylaw and the National Building Code.

When do you need a Development Permit?

- An approved development permit is required for any and all development or use of land in the RM of Spiritwood, unless exempted by Section 3.4 of the Zoning Bylaw

When do you need a Building Permit?

- New building construction
- Structural changes to existing buildings
- Change of use of occupancy
- Additions & alterations
- Relocation of a building to a different site
- Accessory building over 100 ft
- Basement Development
- Decks
- Roof or canopy construction over existing decks
- Retaining walls where part of a building or building structure or walls greater than 24"

Do I need a development permit when relocating a building?

- Yes, permits are required when moving a building in or out of the RM

Do I need a development permit when demolishing a building?

- Yes

How long does it take for a permit to be issued?

- it takes approximately two - three weeks for a permitted use permit if the application is complete and all information is provided. Peak building months (i.e. June- August) may result in longer wait times.
- Discretionary use applications usually take 45 – 60 days.
- Additional information may be required which could delay permit issuance

When can you start construction?

- you may start construction upon receiving approved permits
- if construction starts prior to permits being issued the RM may proceed with enforcement measures and additional costs will be incurred

How much does it cost for a development permit?

- Permitted Uses - Ag \$90
- Permitted Uses - Residential \$125
- Discretionary Use \$200
- In addition to the above noted fees, the applicant is responsible for the fees charged by the building official for the building permit and inspections, land title fees, assessment fees, Real Property Reports (if required) and any additional costs associated with the development.