

RM OF PIPESTONE

Development Guide

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CONTENTS

What are your Opportunities	2
Business Listing	3
Grant & Incentive Programs	4
Reston Residential Subdivision	5
Reston Future Expansion: draft Concept	6
Cromer Residential Development	7
Pipestone Commercial and Residential Developments	8
Pipestone Commercial and Residential Developments Continued	9
Pipestone Commercial and Residential Developments Continued	10
Business Real Property Grant	11
\$10 R.M. of Pipestone Municipal Residential Lots Sales Policy	12
Home Purchase Grant Policy	13
R.M. OF PIPESTONE RESIDENTIAL PROGRAM OFFER TO PURCHASE	14
DENNIS COUNTY PLANNING DISTRICT	18
DO YOU NEED A BUILDING PERMIT?	20
INFORMATION REQUIRED WHEN APPLYING FOR A DEVELOPMENT/BUILDING PERMIT	21
DEVELOPMENT AND BUILDING PERMIT APPLICATION	22
MOBILE HOMES	24
Profitable Entrepreneurial Properties for Sale or Rent	25
R.M. of Pipestone Curbside Recycling Program - TOWN	26
R.M. of Pipestone Recycling Program - RURAL	27
Contact Information	29

WHAT ARE YOUR OPPORTUNITIES

Accommodations

Long Term
Short Term

Food and Beverage

Restaurant/Quick Service Restaurant Deli/Bakery
Bar or beverage room
Larger Grocery store

Development

Commercial shops or buildings on serviced lots
Residential development on our current properties for sale
Development of new and expanding lands
(1/4 section of land available adjacent to Reston)

Trades

Welders
Carpenters
Electricians
Plumbers
Mechanics

Services

Clothing and Accessories
Convenience Store
House Cleaning
Elder Care
Coin Laundromat/Dry Cleaner
Professional Services:
Dentist, Accountant, Lawyers, Medical Services

BUSINESS LISTING

Agricultural Retail Site
Automotive & Heavy Duty Equipment Repair & Towing
Accountants
Bed & Breakfasts
Cafés
Car Wash
Construction / Carpentry
Chiropractic & Massage Clinic
Directional Boring
Excavating
Electrician
Fuel & Propane
Funeral Home
Financial Institution
Farm & Auto Sales, Parts & Repair
Gravel Crushing & Hauling
Grocery Stores
Greenhouses
Hair & Beauty Salons
Hardware & Lumber Store
Investment & Insurance Office
Legal Services
Motel
Oil field Trucking
Oil field Construction
Paper & Printing
Pharmacy, Flower, & Gift
Plumbing & Heating
Refrigeration & Air Conditioning
Scrapbooking & Craft Supplies
Tire Repair
Truck Transfer
Water Treatment & Sales
Welding & Plastic Fabrication

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GRANT & INCENTIVE PROGRAMS

The R.M. of Pipestone Community Development Corporation has developed initiatives designed to build a stronger, healthier community by encouraging residential and commercial development. These initiatives include a Residential Grant Program, Business Real Property Grant Program, and Municipal Residential Lot Sales Program.

Residential Grants

up to \$4,000 cash back on the purchase price of an existing home or up to \$6,000 cash back on the construction cost of a new home.

Business Real Property Grants

Up to \$32,000 cash back on the purchase or construction of a business.

Residential Lot Sales

Purchase a serviced lot for residential development for \$10.

RESTON RESIDENTIAL SUBDIVISION

Reston - Commercial / Residential Subdivision



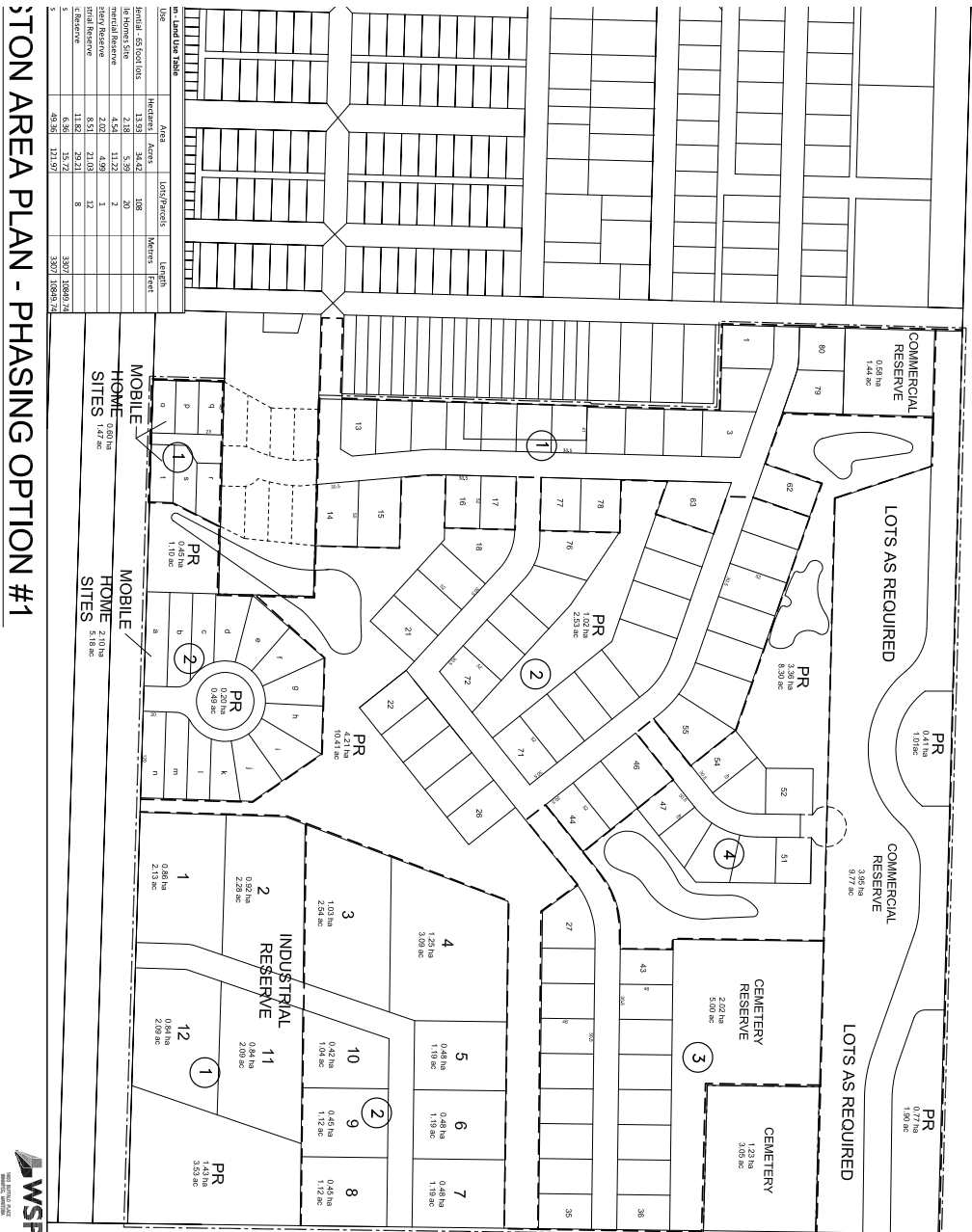
Commercial	Lot	Fence	Total	
1-1-46710	150'x210'	\$ 12,500.00	\$ 4,386.00	\$ 16,886.00
2-1-46710	180'x210'	\$ 12,500.00	\$ 5,263.20	\$ 17,763.20
3-1-46710	180'x210'	\$ 12,500.00	\$ 5,263.20	\$ 17,763.20
1-2-46710	265'x210'	\$ 12,500.00	\$ 7,748.60	\$ 20,248.60
2-2-46710	265'x210'	Sold		

Residential	Lot	Status
4-1-46710	75'x140'	
5-1-46710	75'x140'	
6-1-46710	75'x140'	
7-1-46710	75'x140'	Sold
4-2-46710	80'x130'	Sold
5-2-46710	75'x130'	sold
6-2-46710	75'x130'	
7-2-46710	75'x130'	
8-2-46710	88'x130'	sold
9-2-46710	88'x130'	sold
10-2-46710	88'x130'	Sold
11-2-46710	88'x130'	sold
12-2-46710	88'x130'	Sold
13-2-46710	88'x130'	Sold
1-3-46710	88'x130'	Sold
2-3-46710	88'x130'	sold
3-3-46710	88'x130'	sold
4-3-46710	88'x130'	Sold
5-3-46710	88'x130'	sold
6-3-46710	88'x130'	sold
7-3-46710	75'x160'	sold
8-3-46710	75'x160'	sold
9-3-46710	75'x160'	sold
10-3-46710	80'x160'	

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RESTON FUTURE EXPANSION: DRAFT CONCEPT



RESTON AREA PLAN - PHASING OPTION #1



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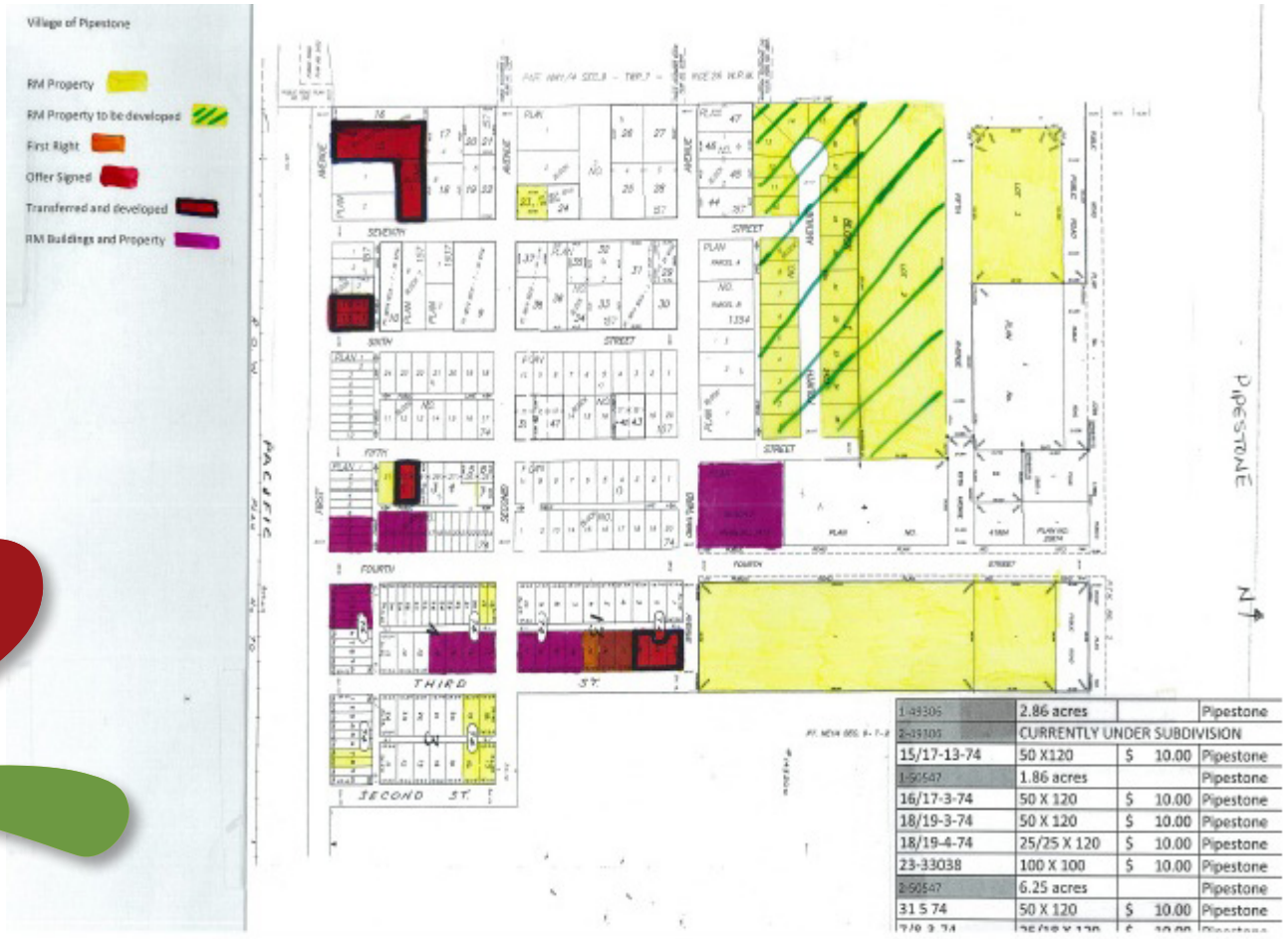
CROMER RESIDENTIAL DEVELOPMENT
PROJECT ON HOLD



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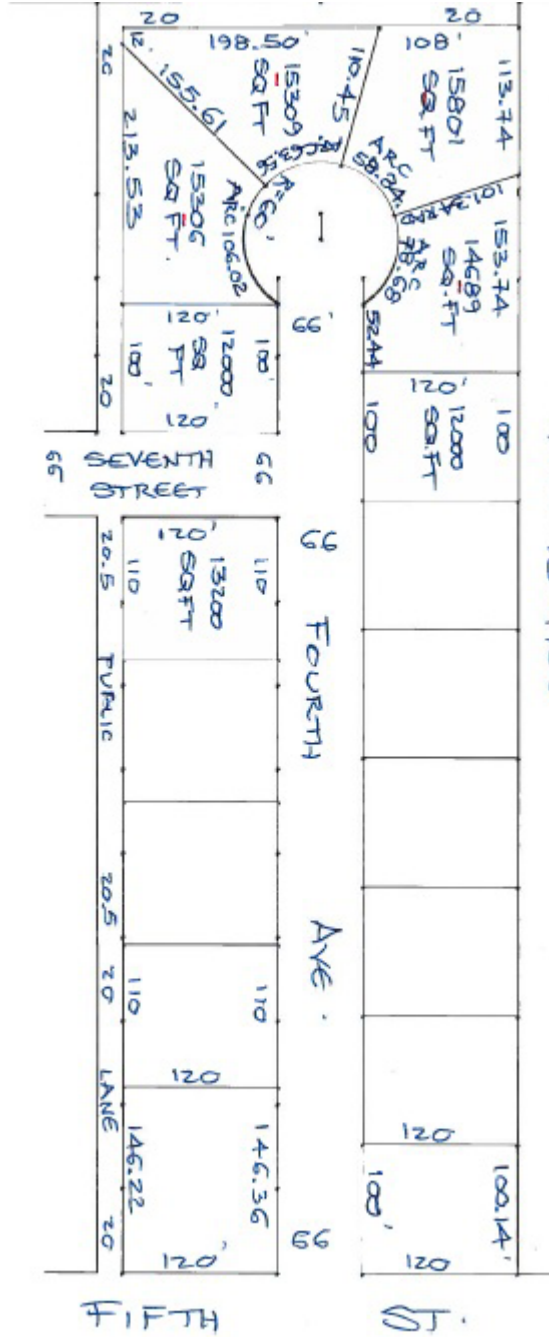


PIPESTONE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS



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PIPESTONE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS CONTINUED



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BUSINESS REAL PROPERTY GRANT

The purpose of this policy is to encourage business development and provide incentives for the construction of new and purchase of existing businesses within the Rural Municipality of Pipestone. Businesses can apply for a municipal grant based on the Assessed Value of their business.

The applicant can submit a grant request to the Chief Administrative Officer of the municipality providing the following information:

- Business name and mailing address
- Roll Number and legal description of the property which the said grant is applied
- Purchase price of property (copy of certificate of title)
- For newly constructed businesses, a copy of the building permit application and occupancy permit.

Granting amounts shall be determined as follows:

Building Assessed Value Scale % granted

\$0.00- \$119,999 = 6%

\$120,000 - \$219,999 = 8%

\$320,000+ = 10%

Up to a Maximum of \$32,000.00

Any extra requests which the business feels appropriate for their situation can be submitted to the CDC Board to review.

Grant applications shall be reviewed by the CDC Board once Assessed Values are available. Approval of grants in whole or in part is at the discretion of the CDC Board.

Council approval required on anything over the maximum limit.

\$10 R.M. OF PIPESTONE MUNICIPAL RESIDENTIAL LOTS SALES POLICY

The purpose of the policy is to encourage residential development and provide a format for individuals to purchase municipally owned residential lots at a low price.

Purchasers may enter into an option to purchase one of the available lots within the municipality with a deposit of \$1000.00/lot. The selling price will be \$10.00 per lot. If this offer is not acted upon within a 12-month period, the applicant will forfeit the \$1000.00 deposit/lot. The purchaser is responsible for all legal costs associated with the sale of the property. The municipality shall keep an up to date a listing of available lots under this program.

The building process must commence within 12 months of the date of the offer. The municipality shall transfer title to the property when construction is completed and an occupancy permit is issued, and at that time shall refund \$990.00 of the \$1,000.00 deposit.

In the event that a second individual indicates interest in the property at any time within the 12-month period, the first individual shall be given 90 days to commence construction to the satisfaction of the municipality. Failure to commence construction will result in the forfeit of the option and a refund of the \$1,000.00 deposit.

The municipality reserves the right to limit or deny approval of the option to purchase at their discretion.

Rural Municipality of Pipestone

Approved by Resolution #17/03/07
Amended by Resolution # 38/06/07
Amended by Resolution No: 2013 10 16

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HOME PURCHASE GRANT POLICY NON-PRINCIPAL RESIDENCE AND PRINCIPAL RESIDENCE

Approved by Resolution # 34/12/10
Approved by Resolution No: 2014 02 36

The purpose of the policy is to encourage residential development and provide a format for individuals to apply for a municipal grant based on the purchase price of existing residences or the construction of new principal residences.

The applicant shall submit a grant request to the Chief Administrative Officer of the municipality providing the following information:

Full Legal name and mailing address of applicant
Roll Number and legal description of the property for which the said grant is applied
Purchase price of property (copy of certificate of title)

For newly constructed homes, a copy of the building permit application and final inspection report provided by the building inspector/development officer
All lot grading completed to the specifications and satisfaction of the Dennis County Planning District

Grant amounts shall be determined as follows:

New Homes – 3% on the building cost* only of the home up to \$6,000.00
Existing Homes – 3% on the purchase price** up to \$4,000.00
Pre-existing Acreages – All land is allowed to be included in the purchase price.
Acreage status will be determined by the CDC Board
Farm Homes – Assessed value of the principal residence shall be used as the purchase price.
Multi-Family Dwelling – Grant is based on the same criteria as a single family dwelling.
Building cost or purchase price is evenly divided between units to determine a grant per unit amount (example: \$400,000.00 construction of 4 units = \$100,000.00/unit.
\$100,000.00 x 3% = \$3,000.00 x 4 units = \$12,000.00 total grant).

*Building costs shall be the value listed on the building permit for the construction

**Proof of purchase price shall be verified by copy of certificate of title provided to the municipality showing the transfer of title.

The value determined by a current/valid appraisal can be used for granting purposes. Deadline to submit grant applications will be no later than 6 months after the purchase date or final inspection. Grant applications shall be reviewed by the CDC Board once suitable proof of purchase price or building costs are available. Approval of grants in whole or in part is at the discretion of the CDC Board.

Grants shall not be awarded more frequently than once every five years to an applicant.

R.M. OF PIPESTONE RESIDENTIAL PROGRAM OFFER TO PURCHASE

WHEREAS Pipestone has adopted a program to encourage residential development within its municipal boundaries;

AND WHEREAS the program is to encourage actual residential development;

AND WHEREAS as part of this program Pipestone is prepared to sell all residential lots that it owns within the municipality for a selling price of Ten (\$10.00) Dollars on certain conditions;

AND WHEREAS Pipestone wishes to insure the development of residential buildings on any lot that is sold in accordance with this program;

NOW THEREFORE in consideration of the mutual conditions and provisos contained herein the parties hereto agree as follows:

THIS OFFER IS VOID UNLESS SIGNED BY BOTH PARTIES ON OR BEFORE THE DAY OF

In consideration of Pipestone receiving payment of One Thousand (\$1,000.00) Dollars from the Purchaser, Pipestone agrees to grant an Option to Purchase the following lands to the Purchaser for the purchase price of \$10.00 on the terms and conditions outlined herein.

The Option to Purchase shall be valid for 12 months from the date of execution of this Option.

Should the Purchaser fail to complete the purchase of the property as contemplated in this Option and the said Offer to Purchase then the Purchaser shall forfeit the full amount of \$1,000.00.

Upon completion of the sale of the lands as contemplated in the Offer to Purchase then Ten (\$10.00) Dollars of the amount paid by the Purchaser shall be applied to the Purchase Price and Nine Hundred and Ninety (\$990.00) Dollars shall be applied to the "development deposit" as contemplated herein.

Should Pipestone receive another Option and Offer for the same property from another purchaser (the "Second Purchaser") prior to the termination of this Option then, provided the Option/Offer clearly indicates that the lands will be developed forthwith by the second purchaser, Pipestone shall provide notice to the Purchaser of its intent to accept the Option/Offer and shall provide the Purchaser 90 days to complete the purchase of the property as contemplated in this Option and the Offer to Purchase attached hereto. If the Purchaser is unable to complete the conditions contained herein then Pipestone shall be free to enter into an agreement with the second purchaser.

Purchaser hereby offers to purchase from Pipestone all its interest in the following lands (vacant lot)

Lot # _____ Plan # _____ BLTO: _____

Except all mines and minerals,
in the Rural Municipality of Pipestone, Manitoba.

(hereinafter known as the "Land")

Free from all encumbrances, easements and encroachments by adjoining structures,
except for:

Any building restriction caveat with which the property complies.

Any Easement, the existence of which is apparent on inspection of the property.

Any Public Utility Caveat protecting a Right-of-Way for a service to which the premises
are connected.

Any Petroleum and Natural Gas Lease, Pipeline Right-of-Way, and surface leases and
flow line and power line rights of way.

Other:

AT AND FOR THE PURCHASE PRICE OF TEN (\$10.00) DOLLARS in lawful money of
Canada, not including the "development deposit" required in clause 18 herein.

CLOSING DATE, VACANT POSSESSION, THE DATE FOR ADJUSTMENT OF TAXES
and all other adjustments shall be _____ day of _____, A.D. 20____

The purchase price is for a vacant lot only and does not include any buildings, fixtures
or other improvements.

8. CONDITIONS AND DEPOSIT

Should the Purchaser fail to carry out the obligations of the purchase under this
contract, Pipestone may cancel this contract, the deposit shall be forfeited to
Pipestone and Pipestone may pursue whatever other remedy Pipestone may have at
law.

9. TRANSFER OF TITLE

This agreement is subject to the Purchaser receiving a good and registerable
Transfer from Pipestone on or before the closing date which, upon registration in the
appropriate Land Titles Office, will vest clear title to the Purchaser or the Purchaser's
nominee, subject only to those encumbrances above set forth. It shall be the
responsibility of the Purchaser to determine exact location and restrictions applying
to such Public Utility Caveats protecting a Right-of-Way for a service to which the
premises are connected.

10. RISK OF DAMAGE

Until the date of possession, the property shall remain at the risk and responsibility
of Pipestone. If the property suffers substantial damage which is not repaired before
the date of possession, the Purchaser may cancel this contract and all monies paid or
deposited shall be refunded.

11. INSURANCE

Pipestone does not carry insurance for the property and is not bound to transfer any
insurance policy nor is the Purchaser bound to assume any insurance policy.

12. SEVERABLE

It is agreed that the terms of this contract are severable and shall survive the closing date.

13. INSPECTION

There is no representation, warranty, or condition affecting this agreement other than as expressed in writing. In making this Offer, the Purchaser relies only on the Purchaser's own inspection and/or written representations of Pipestone.

14. CONTRACT

Once accepted, this Offer is a legally binding contract and is binding upon the parties hereto, their heirs, successors, executors, administrators and assigns.

15. TIME

Time is of the essence in this agreement.

16. LATE PAYMENT

If any part of the purchase price is paid after the closing date, that amount shall bear interest payable to Pipestone at the Purchaser's mortgage rate if the Purchaser has a mortgage or, if there is no mortgage, at the current bank prime rate plus two per cent.

17. G.S.T.

The Purchaser shall pay the G.S.T. on the full purchase price.

18. DEVELOPMENT DEPOSIT

Prior to commencing any construction the Purchaser acknowledges that Pipestone will require a deposit of Nine Hundred and Ninety (\$990.00) Dollars, over and above the purchase price for confirmation that development is conducted in accordance with the following policies:

the land is to be developed according to all Municipal, Provincial and Federal laws, by-laws, and regulations in effect from time to time;

the Purchaser shall comply with any lot grading elevation requirements of the property;

the Purchaser shall obtain from Pipestone all development and building permits as required from time to time;

it shall be the obligation of the Purchaser to determine that any structures constructed on the Land are constructed wholly within the property lines, that all proper setbacks are maintained, and that any surveying requirements are conducted at the Purchaser's cost and expense.

the deposit is refundable upon proof that the Purchaser has received a valid 'occupancy permit' for any house that is constructed on the Land from Pipestone's development officer in charge of building inspections.

19. RESIDENTIAL DEVELOPMENT PROGRAM – RESIDENCE CONSTRUCTION

It is understood and agreed that the purchase price being paid herein is based on a program adopted by Pipestone to encourage residential development within its municipal boundaries. The program is to encourage actual residential development. In making this Offer the Purchaser agrees to be responsible for c

of a residence within 90 days of the Closing Date. Further the Purchaser agrees to execute a transfer back to Pipestone at the Closing Date and provide same to Pipestone's solicitor to be used only if the

Purchaser has not satisfied this condition. See the attached Schedule "A" for definitions of "commencing construction."

20. LEGAL FEES

The Purchaser hereby agrees to be solely responsible for all legal fees associated with the preparation of and registration of the Transfers required herein.

SCHEDULE A

Completion of any one or more of the following actions shall be deemed to be sufficient to satisfy the "commencing construction" requirements of the Offer to Purchase:

- basement foundation excavated, constructed and backfilled
- cement pad, for house construction without a basement, poured

Completion of any one or more of the following shall be deemed not to be sufficient to satisfy the "commencing construction" requirements of the Offer to Purchase:

scraping of surface of property
clearing of trees or brush
construction of and completion of a building that is not meant to be the residential portion of the property
DENNIS COUNTY

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DENNIS COUNTY PLANNING DISTRICT

Box 100, Oak Lake, Mb. R0M 1P0 Phone: 851-0380 E-mail: dcpd_sifton@mymts.net

Regarding inspections

It is the owner/builder's responsibility to advise the building inspector before proceeding to the next stage of the project.

All construction must comply with the Manitoba Building Codes.

Site work to be inspected must be complete at time of inspections.

All required or requested documentation must be provided prior to inspection

Additional inspection costs may be applicable if work is not complete and re-inspection required.

The inspector may order you to hold at any stage for an inspection/audit.

24 hours notice is required for an inspection to help avoid delays in your project, please call between 8:00 and 9:30 am to schedule inspections. If no answer leave a message.

Proposed Inspection/Audit of Work Single Family Dwelling

Footings - forms are in place, and before the concrete is poured, all reinforcing, piping, support & tying of re-bar to be complete, all fill to be compacted.

Foundation - is formed and before concrete is poured, In the case of wood foundations call once the foundation is framed.

Prior to backfilling – All dampproofing/waterproofing, all drainage systems, and clean stone to be installed.

Framing - prior to insulating. All framing to be complete all drawings (trusses, fire rated assemblies, floors) to be provided prior to this inspection.

Plumbing- prior to insulating. All plumbing/mechanical rough in to be complete. May be combined with framing inspection.

Insulation/Vapour Barrier- (prior to installation of drywall). All insulation to be complete, all vapour barrier in place with penetrations and joints sealed.

Final inspection – once everything is completed. Including all rails and guards, life safety systems, lighting, and covering on ICF foundations.

Mobile Home Inspection

Once site prep is complete, sod removed, gravel base in place and compacted.

Once mobile is in place, blocked and skirted

Deck/Ramp Inspection

When Deck/Ramp is complete, including railings, guards and stairs.

Demolition/Removal

When work is complete, all debris removed excavations filled and lot is clean and level.

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Garages/Shops

Floor – once forms are in place, re-bar is in place and tied, fill is compacted
Framing - prior to insulating. All framing to be complete all drawings (trusses, fire rated assemblies, floors) to be provided prior to this inspection.
Insulation/Vapour Barrier- (If required) prior to installation of drywall. All insulation to be complete, all vapour barrier in place with penetrations and joints sealed.
Final inspection – once everything is completed. Including any required rails and guards, life safety systems.

It is the owner/builder's responsibility to contact the Building Inspector at the above stages prior to proceeding to the next stage.

Call (204) 851-0380 leave message and call back number if there is no answer.

Dennis County Planning District
P.O. Box 100
Oak Lake Mb.
R0M 1P0
PH. 851-0380

Fax 855-2836

DO YOU NEED A BUILDING PERMIT?

You are required to obtain a Development/Building permit prior to the start of any work, if you intend to:

- Excavate
- Construct
- Alter
- Reconstruct
- Remove
- Relocate or,
- Add onto any structure.
- Change the use of lands or buildings or
- Begin a use of vacant lands or buildings

A structure is defined as anything constructed or erected with a fixed location on or in the ground or attached to something with a fixed location on or in the ground.

You do not require a building permit for the following:

General maintenance such as painting, re-roofing, repair of building components, provided that they do not increase the size of the structure, increase the structural load, or decrease the load carrying capacity of structural members.

Farm building - being defined as a building or part thereof that does not contain a residential occupancy, and is associated with and located on land that is devoted to the practice of farming. (THIS DOES NOT INCLUDE A RESIDENTIAL GARAGE).

Although a building permit is not required for the construction of farm buildings it is necessary to obtain a development permit before constructing such buildings.

A permit is not needed for, lighting, flag poles, water wells, unenclosed patios and other landscaping features, temporary signs and notices, such as real estate signs, and buildings under 100 square feet in floor area provided they do not create a hazard. Despite not requiring a permit all buildings and structures must comply with and are subject to the Municipal Zoning By-law, and any other by-laws or requirements of any other Government Department.

If you have any questions please contact the Dennis County Planning District at (204) 851-0380.

Dennis County Planning District
P.O. Box 100
Oak Lake Mb.
R0M 1P0

PH. 851-0380

Fax 855-2836

INFORMATION REQUIRED WHEN APPLYING FOR A DEVELOPMENT/BUILDING PERMIT

When applying for a Development/Building permit the following information will be needed;

The applicant's name, and contact information

Contractor's name and contact information

Designer or Engineer's contact information

Size of the structure being built (Length, Width, and Height)

The location of the project (Civic Address and the legal Description)

Approximate Value (not including the land) of the project

Footing size width and depth

Foundation wall type (wood, Concrete)

Floor joist size type and spacing

Roof – material (e.g. Asphalt) style (e.g. Flat, peaked) system (e.g. Truss)

Type of lot on which you are building

Before a permit can be approved a floor plan and foundation plan will need to be submitted, along with any other information or documentation required by the Authority Having Jurisdiction.

SITE PLAN SHOWING:

Site boundaries including dimensions of property lines, and their bearing relative to North

Identification of adjacent streets, lanes and other public right of ways

Location and dimensions of any easements that cross the property and any other pertinent legal features

Location and dimensions of any existing structures in relation to property boundaries and other structures

Location of, in relation to property boundaries and other structures, the shape and size of the proposed structure, including roof overhangs, and other projections

The access to the site, parking locations, and walkways

Proposed building elevations measured at the main floor level

The height of the building measured from grade to the mid-point between the eaves and ridgeline

Location of the neighbour's buildings in relation to our property line

The use of the building

Legal Description (i.e. Section township and Range or Lot, Block and Plan)

Any other information as required by the Development Officer

If you have any questions please contact the Dennis County Planning District at (204) 851-0380

Dennis County Planning District
P.O. Box 100
Oak Lake Mb.
R0M 1P0

PH. 851-0380

Fax 855-2836

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DEVELOPMENT AND BUILDING PERMIT APPLICATION

R.M. of Pipestone R.M. of Sifton R.M. of Grassland
Roll No: _____

I, _____ on _____ make application to proceed with a development in accordance with the plans and information submitted, too:

Construct Demolish Renovate Add Occupy Move in/out

A (Size) _____ x _____ x _____ (Type of structure and use) _____ at;

Legal Address: Lot(Section) _____ Block(Township) _____ Plan(Range) _____

Civic Address: _____

Applicant _____ Mail: _____ Ph: _____

Owner: _____ Mail: _____ Ph: _____

Contractor: _____ Mail: _____ Ph: _____

Designer: _____ Mail: _____ Ph: _____

Engineer: _____ Mail: _____ Ph: _____

Approximate value of Construction (excluding land) _____

Footing Size (Width) _____ (Depth) _____ Foundation wall Type _____

Beams (size & material) _____ Bearing Wall (size & spacing) _____

Floor Joist (type, size, & spacing) _____

Insulation (ceiling) _____ (Walls) _____ (Foundation) _____

Roof (material) _____ (Style) _____ (System) _____

Number of Smoke alarms _____

Type of lot: Interior Corner Through Farm Non-farm

Do you need: A new curb cut An approach Water connection

New sewer line/tank/field/or holding tank

PLEASE ATTACH A SITE PLAN INCLUDING DIMENSIONS OF ALL STRUCTURES, LOCATION OF LANES OR ROADS, DISTANCES FROM PROPERTY LINES, ADJACENT USES, AND PROJECTIONS INTO YARDS.

(Office Use)

DEVELOPMENT PERMIT APPLICATION ZONING BY-LAW _____

Property Zoned: _____ Permitted use Conditional use; Adjacent Zone: _____

Minimum Requirements:

Front yard: _____ Side yard: _____ Rear yard: _____ Lot width: _____ area: _____

Set Backs: From road allowances: _____ From other buildings: _____

Requested Requirements:

Front Yard: _____ Side Yard: _____ Rear Yard: _____ Lot width: _____ Lot Area: _____

Set Backs: From road allowances: _____ From other buildings: _____

VARIATION REQUIRED CONDITIONAL USE REQUIRED

Additional Permits/Approvals Required

Public works _____ Conservation _____ Dept. of Highways _____

Manitoba Hydro _____ Other _____

REMARKS:

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NOTE: 24 hours notice is required for inspections. To arrange inspection please call Monday through Friday.

I undertake to comply with all requirements of the zoning and any other applicable by-law, condition, order, or any other requirement applicable to the proposed development. I understand that this approval in no way relieves me from complying with the requirements of any other Provincial or Federal department or agency, or Utility company prior to the commencement of construction, unless otherwise authorized by that department, agency, or company. I ensure that the proposed construction activity will take place entirely within the owner's property as described above, and will not take place on any adjacent lands unless written consent is obtained prior to commencing the project. I also undertake to contact all utility companies prior to excavating in areas where underground utilities exist. I further undertake to indemnify and save harmless the Municipal body in which this permit was applied for against all losses, costs, charges, or damages caused by, or arising out of anything done pursuant to this permit or any other Municipal approval issued with this proposed development.

Applicant: _____ Date: _____

Approved by: _____ Date: _____

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MOBILE HOMES

The following information must be submitted with the application to relocate

Photos of the mobile home and any additions steps or decks

Site plan showing the location of mobile home, and all other buildings on the site. The location of the property boundaries, and distances, location of any roads or lanes. Any decks or additions that will either be moved to or built on site.

CSA approval information (this can be found on a label usually located near the door, or beside the electrical panel):

Manufacturer's name and address

Make and Model

Serial number

Date of manufacture

Information on the type of foundation being used

An inspection of your mobile home may be necessary prior to moving to determine:

Structural integrity (May require a Structural Engineer's report)

Compliance with the applicable by-laws

Confirmation of CSA approval

Determine overall condition of trailer

A fee may be charged to cover costs of this inspection.

The mobile home may not be allowed to be moved if in the opinion of the Building Inspector:

It is more than ten (10) years old.

If it does not appear well maintained.

If the exterior finish does not appear suitable for the area the trailer is being move to.

If any modifications have been made that might affect the validity of the CSA approval.

If for any other reason it is not suitable to be moved.

In some cases the mobile home may be allowed to be moved, with the condition that repairs will be made once the trailer is at the new location. In these cases the repairs must be made within six (6) months of moving the trailer and the trailer cannot be occupied until all repairs have been made to the satisfaction of the building inspector.

If your mobile home is not CSA approved, then an inspection by Manitoba Labour is required. This inspection and any work resulting from the inspection will have to be completed prior to issuing a permit. This inspection can be scheduled through the office of the Fire Commissioner and a fee will apply.

Any further questions please call the above number.

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PROFITABLE ENTREPRENEURIAL PROPERTIES FOR SALE OR RENT

Location: Reston-204 4th Street

Contact: Cindy Wong
Phone: 204-877-3332

Panda Cafe, Includes building, business, and all equipment. Everything is in good condition and the building is very clean and well maintained. Upstairs living quarters includes 4 bedrooms and living room. For more information please contact.

Location: Reston Place

Contact: Nancy
Phone: 204-877-3641

FOR RENT: In Reston Place 1100 Sq ft. space, currently configured as three offices and large reception area. Can be modified to suit your needs. Interior mall entrance, exterior street entrance. For more information, please call Nancy at Reston Drugs, 204-877-3641

Location: Reston 335 4th Street

Contact: Jack or Margaret Smith
Phone: 204-877-3741 or evening 204-877-3357

Tire shop for sale. Shop is a 40 x 60 metal clad building with in floor heat. Business consists of farm, commercial, and local residents. Full in shop service, and fully equipped one ton truck for farm service. Call for further details.

Location: Reston 121 4th Street

Contact: Bert and Deb Smith
Phone: 204-877-3300 or 204-877-3828

Dennis County Cafe / Bed & Breakfast Well maintained 50 year old building with central air. Includes a 3 bedroom bed & breakfast at rear of building. Many upgrades within past five years including carpet, siding, electric heating, chairs, commercial dishwasher, and stucco. The restaurant is licensed to seat 45. Sale includes: building, property, equipment, and inventory.

Location: Reston 247 4th Street

Phone: 204-877-3352
E-mail: ksdw@mts.net

Unique Building and Property for Sale. Former Masonic Hall. Located on a double corner lot on Main Street. Well maintained 1928 building in excellent structural condition. 2000 sq ft main floor with 11' ceiling and 2000 sq ft basement with 9' ceiling. Wood flooring on main level with beautiful paneled ceiling. Building has a new metal roof with underground parking.

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R.M. OF PIPESTONE CURBSIDE RECYCLING PROGRAM - TOWN

There is curbside pick-up of your recyclables once every two weeks in Reston, Sinclair, Pipestone & Cromer. Recyclables must be at the end of your driveway before 8:00 a.m.

Although recyclables do not need to be sorted it is appreciated if paper is separate from other recyclables. If paper is shredded a clear bag is better than a blue box so it doesn't blow away.

Blue boxes with lids may be purchased from the Municipal Office for \$10.00.

Should you have more items than your box will hold. Any questions or concerns please contact the R.M. of Pipestone office at 204-877-3327

Acceptable Recyclable Materials

Newspaper (flyers & inserts)

Telephone Books

Magazines & Catalogues (including glossy paper)

Office Paper (bond paper, envelopes, kraft paper, etc.)

Shredded Office Paper

Boxboard (boxes: cereal, laundry detergent, toys, shoes, pizza etc.)

Corrugated Cardboard

Aluminum Cans

Steel/Tin Cans (no need to remove labels)

Glass Jars & Bottles (Liquor bottles and glass jars)

Gable top beverage cartons (milk, milk products & juice cartons)

Tetra Pak Containers (beverage containers)

PET #1 Plastic (soft drink bottles, some food & personal care product containers)

HDPE #2 Plastic containers (milk jugs, some food & personal care product containers)

LDPE #4 Plastic (containers and lids from margarine, yogurt & other food products)

PP #5 Plastic (margarine, yogurt & other food products)

#7 Plastic Containers (Ketchup, syrup, margarine containers, etc.)

All Containers should be rinsed and bottle caps removed.

Boxes should be flattened.

Commercial recycling pickup will be the day following residential curb side pickup.

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R.M. OF PIPESTONE RECYCLING PROGRAM - RURAL

Recycling should be sorted into the following categories. All containers should be rinsed and bottle caps removed. Boxes should be flattened. Sorted recyclables may be dropped off at any locations below. Any questions or concerns please contact the R.M. of Pipestone office at 877-3327.

Category 1

Newspaper
Telephone Books
Magazines & Catalogues (including glossy paper)
Office Paper (bond paper, envelopes, craft paper, etc)
Shredded Office Paper

Category 2

Boxboard (boxes: cereal, laundry detergent, toys, shoes, pizza, etc)
Corrugated Cardboard

Category 3

Aluminum Cans
Steel/Tin Cans (no need to remove labels)
PET #1 Plastic (soft drink bottles, some food & personal care product containers)
HDPE #2 Plastic containers (milk jugs, some food & personal care product containers)
LDPE #4 Plastic (containers and lids from margarine, yogurt & other food products)
PP #5 Plastic (margarine, yogurt & other food products)
#7 Plastic Containers (Ketchup, syrup, margarine containers, etc)

Category 4 (4th Bag)

Glass Jars & Bottles (Liquor bottles and glass jars)

Category 5 (5th Bag)

Gable top beverage cartons (milk, milk products & juice cartons)

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READ YOUR WATER METER REGULARLY, OR YOUR MONEY COULD GO DOWN THE DRAIN!

	DID YOU KNOW?		
A Leak this size:	1/16 inch	1/8 inch	1/4 inch
Wastes this much water			
Cubic meters per day	3	12	50
Gallons per day	793	3170	13209
Cost per day	\$11	\$44	\$185
Cost per bill	\$999	\$3,994	\$16,643

It is your responsibility to give us a meter reading four times a year. A water meter reader will take a reading quarterly; or leave a note if unable to take a reading. Regular meter readings can help you save money and avoid high bills by alerting you to unusual increases in the amount of water you use. They also assist in the early detection of costly water waste and plumbing leaks.

To ensure an accurate water billing, follow these steps to read your water meter:

- Locate your water meter. They are normally found in basements or crawl spaces.
- When you read your meter, write down every number from left to right exactly as it appears including all zeros.
- Report to 204-877-3327, or leave message with reading
- E-mail tina@rmofpipestone.com or drop off reading at the RM Office.

Did you receive an estimated bill?

Contact us and provide us with: your meter reading, date of reading, service address, your name

Moving?

Please provide us with an initial or final meter reading when you're moving into or out of a residence

Check your plumbing fixtures regularly and fix any dripping taps or faulty toilets

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CONTACT INFORMATION

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