THE CITY OF WINNIPEG

BY-LAW NO. 77/2009

A By-law of THE CITY OF WINNIPEG to impose planning, development and building fees.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Short Title

1 This By-law may be cited as "The Planning, Development and Building Fees By-law".

Definitions

2 In this By-law,

"apartment building", for the purposes of Parts 12 to 24, means a building

(a) more than three storeys in height;

(b) containing more than two dwelling units sharing one or more entrances and exits; and

(c) which may also contain one or more commercial occupancies;

and, where these qualifications apply, includes religious residences, senior's residences and condominiums.

"building permit" means a permit issued pursuant to section 14 of the Winnipeg Building By-law.

"commercial" in relation to buildings, for the purposes of Parts 12 to 24, means all buildings except single-family dwellings and two-family dwellings and their accessory buildings.

"declared value" of construction work means the total monetary worth of the work calculated in compliance with subsection 14.2.3 of The Winnipeg Building By-law.

"demolition permit" means a permit issued pursuant to section 14 of the Winnipeg Building By-law. in regards to the demolition of any building, structure, or portion thereof.

"designated employee" means the Director of Planning, Property and Development for the City of Winnipeg and any employee of the City to whom the Director has delegated a duty or authority under this By-law.

"development agreement" means an agreement required as a condition of approval for a development application that addresses the installation of municipal services within new streets and lanes.

"development permit" means a permit authorizing a development that could be issued under either the Downtown Winnipeg Zoning By-law or the Winnipeg Zoning By-law.

"Director" means the Director of Planning, Property and Development for the City of Winnipeg.

"Manitoba Building Code" means the building code adopted by the Lieutenant Governor in Council pursuant to *The Buildings and Mobile Homes Act* and adopted by the Winnipeg Building By-law.

"Manitoba Plumbing Code" means the plumbing code adopted by Lieutenant Governor in Council by regulation pursuant to *The Buildings and Mobile Homes Act* and adopted by the Winnipeg Building By-law.

"multiple-family dwelling" has the same meaning as in the City of Winnipeg Zoning By-law and the Downtown Winnipeg Zoning By-law but, for the purposes of Parts 12 to 24, means a building

(a) three or fewer storeys in height;

(b) containing three or more separate dwelling units sharing one or more exits or entrances.

"office hours" means Monday to Friday, 8:30 a.m. to 4:30 p.m., except holidays that are recognized in the current collective agreement between the City and the labour union or association to which the inspector or other employee who is providing the service belongs.

"row housing" has the same meaning as in the Winnipeg Zoning By-law.

"servicing agreement" means an agreement required as a condition of approval for a development application unless the agreement is a development agreement.

"single-family dwelling" has the same meaning as in the Winnipeg Zoning By-law but, for the purposes of Parts 12 to 24, means a residential building that contains only one dwelling unit and no other occupancy.

"two-family dwelling" has the same meaning as in the Winnipeg Zoning By-law but, for the purposes of Parts 12 to 24, means a residential building that contains only two dwelling units and no other occupancy.

"zoning agreement" means an agreement required as a condition of approval for a zoning application, including a rezoning, conditional use and variance application.

PART 1 – FEES GENERAL

Cumulative and rounded

3(1) The fees imposed in this By-law are cumulative and the applicability of one fee does not in itself imply that another fee imposed in this By-law is not also applicable to a person, development or construction project.

3(2) Where a fee imposed in this by-law is a sum that is not a whole dollar, it shall be rounded up or down to the nearest whole dollar.

Reduction for downtown development

4 Any fee imposed by this By-law is hereby reduced by 10% for any development or construction within the area governed by the Downtown Winnipeg Zoning By-law.

Fees payable under Parts 2 - 8

5 Unless otherwise specified in this or another By-law all fees imposed by Parts 2 to 8 of this By-law are payable at the time of application.

Fees payable under Parts 9 - 24

6 Unless otherwise specified in this or another By-law all fees imposed by Parts 9 to 24 are payable immediately prior to issuance of the permit, license, certificate or other document to which the fee applies.

Late payment or non-payment of fees

7 Where a fee imposed by this By-law has not been paid 30 days after it is due and payable, unless otherwise noted in this By-law, the following administrative fee is hereby imposed in addition to any other charges and fees required $50.00

Incorrect information

8(1) In addition to any other administrative fee imposed by this By-law, the following fee is hereby imposed where, in an application, an applicant provides incorrect or insufficient information with respect to the name and address of the applicant or contractor or the location of the proposed construction or development $111.00

8(2) The fee imposed by subsection (1) is payable immediately upon being imposed.

Work without a building permit

9 Subject to section 184 (*Fees waived by Director*), where construction takes place prior to a building permit being issued that authorizes that construction, in addition to the fee required for the permit, a monetary penalty that is in addition to a fine is hereby imposed on the person responsible for the construction, as defined in the Winnipeg Building By-law, in an amount equal to $300.00 or the amount of the fee required for the permit, whichever is greater.

Work without a development permit

10 Subject to section 184 (*Fees waived by Director*), where development takes place prior to a development permit being issued that authorizes that development, in addition to the fee required for the permit, a monetary penalty that is in addition to a fine is hereby imposed on the owner of the property in an amount equal to $300.00 or the amount of the fee required for the permit, whichever is greater.

Failure to obtain permit or approval

11 Subject to section 184 (*Fees waived by Director*), where construction or a land use has taken place without a necessary permit or approval, in addition to the fee required for the permit or approval, a monetary penalty that is in addition to a fine is hereby imposed on the person responsible for the construction or use in an amount equal to $300.00 or the amount of the fee that would otherwise have been applicable, whichever is greater.

Additional monetary penalty imposed under section 9 to 11

12(1) The additional monetary penalty imposed by sections 9 to 11 *(Work without a building permit, Work without a development permit, Failure to obtain a permit or approval)* is payable at the time the fee for the permit or approval is payable. If it is not paid at the time the fee for the permit or approval is payable, the monetary penalty shall be added to the real property tax imposed on the property on which the construction or land use has taken place and may be collected in any manner in which real property taxes may be collected by the City.

12(2**)** The additional monetary penalty imposed under sections 9 to 11 *(Work without a building permit, Work without a development permit, Failure to obtain permit or approval)* is subject to a maximum penalty of $50,000.00 for each occurrence.

Written notification

13(1) Where written notice is provided by the City of Winnipeg to any person

(a) requiring additional information, plans, specifications, details, shop drawings or other information reasonably needed in order to assess an application; or

(b) advising that an additional penalty has been imposed pursuant to *" Work without a building permit", "Work without a development permit", "Failure to obtain permit or approval"*

the following administrative fee is hereby imposed for each notice required $25.00

13(2) The fee imposed by subsection (1) is payable immediately upon being imposed.

PART 2 – GENERAL PLANNING, DEVELOPMENT AND ZONING

Advertising public hearing

14 An advertising fee is hereby imposed which:

(a) is equal to the per line fees charged for newspaper advertisements, excluding the banner and trailer lines and excluding the costs of advertising in the second official language where this is required; and

(b) is payable prior to the advertisements appearing.

Review spatial separation

15 The following fee is imposed for a review by the City of Winnipeg of spatial separation or party wall acknowledgement undertakings prior to their filing at them Land Titles Office and is payable prior to the review $147.00

Historical Buildings Certificates

16 The following fee is hereby imposed to conduct a review and to issue a Certificate of Suitability or a Certificate of Ordinary Maintenance under the Historical Buildings By-law $132.00

Street name changes

17(1) The following fees are hereby imposed for a development application with respect to street names:

(a) For public street name change $768.00

(b) For a privately-owned street name designation or change $295.00

17(2) In addition to the fees imposed by subsection (1), an advertising fee is hereby imposed for newspaper advertisements required for public hearings associated with the street name change. The advertising fee is equal to the per line fees charged for newspaper advertisements, excluding the banner and trailer lines and excluding the costs of advertising in the second official language where this is required. The advertising fee is payable prior to the advertisements appearing.

Street address fees

18 The following fees are hereby imposed for the confirmation of or a change in a street address pursuant to the Building Names and Numbers By-law:

(a) Street address confirmation by letter $60.00

(b) Street address change $111.00

Building restriction caveat

19 The following fee is hereby imposed for a development application for the variation or removal of a building restriction caveat $375.00

Mobile home inspection approval

20 The following fees are hereby imposed for:

(a) a mobile home approval for development application $113.00

(b) a mobile home site inspection as required

(i) first (1st) hour or portion thereof $111.00

(ii) each additional hour or portion thereof $89.00

Draft application

21 The following fee is hereby imposed for a draft application as defined and referred to in the Development Procedures By-law $111.00

Inspection fees for Parts 2 to 8

22 Unless otherwise set out in this By-law, where an inspection with respect to Parts 2 to 8 of this By-law is requested by an applicant, or is required by the Designated Employee, and takes place during office hours, the following fees are imposed:

(a) for the first hour or portion thereof $111.00

(b) for each additional hour or portion thereof $89.00

PART 3 - CITY PLANS

Plan Winnipeg

23 The following fees are hereby imposed for an application to amend Plan Winnipeg:

(a) Application fee $5,550.00

(b) Public hearing fee $1,503.00

(c) An advertising fee is hereby imposed which:

(i) is equal to the per line fees charged for newspaper advertisements, excluding the banner and trailer lines and excluding the costs of advertising in the second official language where this is required; and

(ii) is payable prior to the advertisements appearing.

Secondary plan

24 The following fee is hereby imposed for an application to amend a secondary plan:

(a) Application fee to amend a secondary plan $2,775.00

(b) An advertising fee is hereby imposed which:

(i) is equal to the per line fees charged for newspaper advertisements, excluding the banner and trailer lines and excluding the costs of advertising in the second official language where this is required; and

(ii) is payable prior to the advertisements appearing.

PART 4 – DEVELOPMENT APPLICATIONS AND AGREEMENTS

Definitions

25 In this Part

"air space plan" means a plan that delineates property boundaries in a three-dimensional space.

"CA" means a consent.

"CONDO" means a development application for the approval of a condominium plan of survey.

"consent" means the consent of the City of Winnipeg to the conveyance of title without the registration at the Land Titles Office of a new plan or for the registration at the Land Titles Office of a lease that exceeds 21 years in length.

"DAASP" means a development application for the approval of an air space plan.

"DAC" means a development application for the closing of a street, lane or walkway.

"DAO" means a development application for the opening of a street, lane or walkway.

"DAOC" means a development application for the approval of both an opening and a closing of a street, lane or walkway.

"DAPS" means a development application for the approval of a plan of survey.

"DAS" means a development application for the approval of a plan of subdivision for which a public hearing is required and which will, upon registration, subdivide property and create new rights-of-way.

"DASSF" means a development application for the approval of a plan of subdivision for which a public hearing is not required and which will, upon registration, subdivide property but will not create any new rights-of-way.

"DASZ" means a development application for the approval of a plan of subdivision and the rezoning of the land contained therein.

"DAZ" means a development application for the rezoning of land or for a zoning text amendment.

"mylar" means a plan of subdivision or plan of survey in a form that can be registered at the Land Titles Office.

"plan of survey" means a plan describing one or more parcels of land which, when filed at the Land Titles Office, does not have the effect of subdividing a title.

"SAA" means a development application for an amendment to a subdivision agreement.

"subdivision agreement" means an agreement required as a condition of approval for a subdivision application and which can be registered by way of caveat on the title of the property it affects.

Plans of subdivision

26 The following fees are hereby imposed for a development application for the approval of a plan of subdivision:

(a)	DAS fee (public hearing is required for subdivision approval; will subdivide property and create new rights-of-way)	$1,323.00
(b)	DASSF fee (a public hearing is not required for subdivision approval; will subdivide property but will not create any new rights-of-way)	$545.00
(c)	DASZ fee (approval of plan of subdivision and rezoning of the land contained in the subdivision)	$1,323.00

Plans of subdivision extension

27 The following fees are hereby imposed with respect to plans of subdivision for extension fees:

(a)	fee for the extension of the time period approved by Council for the enactment of a by-law under a DAS or DASZ file	$320.00
(b)	fee for the administrative re-approval of a plan of subdivision under DASSF	$320.00
(c)	fee for the extension of the time period for the Standing Policy Committee on Property and Development to complete a DASSF application	$320.00
(d)	fee for the extension of the one year limitation for registration of a plan of subdivision in the Winnipeg Land Titles Office	$200.00

Plans of subdivision mylars

28 Mylar signing fees, which are payable prior to the release of mylars for registration

(a)	for each lot within the plan	$53.00
(b)	minimum lot fee for each plan	$147.00

Subdivision Park Plan Reviews

29 The following fee is hereby imposed for the review of the plan for a park required as a condition of a subdivision $300.00

Subdivision Landscape Equivalencies

30 The following fee is hereby imposed for the review, requested by an applicant, of equivalencies to landscape requirements imposed as a part of a subdivision agreement $300.00

Plans of survey

31 The following fees are hereby imposed with respect to plans of survey:

(a) DAPS fee (development application for the approval of a plan of survey) $545.00

(b) Mylar signing fees, which are payable prior to the release of mylars for registration

(i) for each lot within the plan $53.00

(ii) minimum lot fee for each plan $147.00

Agreements for subdivision, servicing and development

32(1) Where an agreement is required as a condition of approval for an application under this Part, the following fees are hereby imposed:

(a) Subdivision agreement $295.00

(b) Servicing agreement $588.00

(c) Development agreement $1,464.00

32(2) Fees imposed for a subdivision agreement, a servicing agreement or a development agreement are payable prior to referral of the application to the relevant Committee of Council.

Amendments for subdivision, servicing and development

33 The following fee is hereby imposed for an amendment:

(a) Subdivision agreement amendment $626.00

(b) Servicing agreement amendment $626.00

(c) Development agreement amendment $626.00

Street, lane and walkway openings and closings

34 The following fee is hereby imposed for filing an application for a street, lane or walkway opening or closing:

(a) DAO fee $827.00

(b) DAC fee $827.00

(c) DAOC fee $827.00

Condominium plan

35 The following fees are hereby imposed with respect to condominium plans

(a) CONDO fee $375.00

(b) Condominium plan fees, which are payable prior to the release of plans for registration

(i) for each plan $53.00

(ii) minimum fee for each condominium complex $147.00

Consents

36(1) The following fees are hereby imposed with respect to consents:

(a) CA fee (each consent) $395.00

(b) Certificate of consent $147.00

(c) Certified copy of a certificate $53.00

36(2) A fee for a certificate of consent or a certified copy of a certificate is payable prior to the release of the certificate.

Air space plans

37 The following fees are hereby imposed with respect to a development application:

(a) DAASP fee - for the approval of an air space plan $455.00

(b) Mylar signing fees, which are payable prior to the release of mylars for registration:

(i) for each parcel created by plan $53.00

(ii) minimum mylar signing fee $147.00

Zoning by-law amendment

38 The following fees are hereby imposed with respect to applications for rezoning of properties or a text amendment to a zoning by-law:

(a) DAZ fee (rezoning of land) $1,301.00

(b) DAZ fee (zoning text amendment) $1,301.00

(c) Fee for the extension of the time period approved by Council for the coming into force of a zoning by-law amendment $474.00

Servicing and zoning agreements

39(1) Where an agreement is required as a condition of approval for applications referred to in this Part, the following fees are hereby imposed:

(a) Servicing Agreement $588.00

(b) Zoning Agreement $295.00

39(2) Servicing agreement fees must be paid prior to referral to the relevant Committee of Council.

39(3) Zoning agreement fees must be paid prior to execution of the agreement.

Zoning agreement amendment

40 The following fee is hereby imposed for zoning agreement amendments $1,146.00

PART 5 – DEVELOPMENT PERMITS

Development permits for single-family and two-family dwellings

41 The following base fee and additional fees are hereby imposed for development permits for single-family and two-family dwellings:

(a)	Development permits base fee	$111.00
(b)	Additional fees (in addition to the base fee) to construct the following: each	
(i)	New, 180 m2 or less in total habitable area	$28.00
(ii)	New, 181 m2 or more in total habitable area	$56.00
(iii)	Addition to an existing principal building	$28.00
(iv)	New accessory building	$28.00
(v)	Addition to an accessory building	$17.00

Development permits for other than for single-family and two-family dwellings:

42 The following fees are hereby imposed for site development permits other than for single-family and two-family dwellings:

(a)	New site development or new construction	$302.00
(b)	Existing site redevelopment	$151.00
(c)	Addition to an existing building	$151.00
(d)	Exterior alterations to an existing building	$151.00
(e)	Change of use	$75.00
(f)	New construction of or an addition to an accessory building	$75.00

Development permits for temporary events

43 The following fee is hereby imposed for a development permit for a temporary event or a temporary use $75.00

Development permits for tents

44 The following fee for each application is hereby imposed for a development permit for the erection of tents $14.00

Development permits for awnings, canopies

45 The following fees are hereby imposed for development permits for each:

(a)	Awning	$75.00
(b)	Canopy	$75.00

Development permits for signs
46 In addition to the fees for signs imposed by any other provision of this By-law, the following fees are hereby imposed for a development permit for each :

(a)	free standing, mansard, projecting, or other structural supported signs	$80.00
(b)	awning signs or canopy signs	$80.00
(c)	all other types of signs	$40.00

Development permits for sign face replacement
47 In addition to the fees for signs imposed by any other provision of this By-law, the following fee is hereby imposed for a development permit for replacement of a sign face $14.00

Development permits for mobile signs
48(1) The following fee is hereby imposed for a permit to place or locate a mobile advertising sign:

(a)	For a month or less	$56.00
(b)	For a period of up to three calendar months	$139.00

48(2) Payment of a fee under this subsection (1) must be made prior to placing or locating the mobile advertising sign and is not refundable.

Development permits for home-based business
49 The following fee is hereby imposed for a home-based business development permit $165.00

Development permit amendments
50 A fee in the amount of half the fee that would otherwise be charged for a new development permit is hereby imposed for an amendment to a previously approved development permit.

PART 6 – ENCROACHMENTS

Encroachment applications

51 The following fees are hereby imposed for applications to permit encroachments:

(a)	an encroachment related to single-family and two-family dwellings and accessory structures	$75.00
(b)	an encroachment related to multiple-family and row housing	$151.00
(c)	an encroachment of an unusual or commercial nature requiring City approval pursuant to clause 4(1)(c) or (d) of the Encroachment By-law	$225.00
(d)	an encroachment of an unusual or commercial nature requiring the Designated Employee approval pursuant to the Encroachment By-law	$225.00
(e)	all other types of encroachments	$75.00

Annual encroachment licenses for signs

52 The following fees are hereby imposed for the first calendar year after approval has been granted for all signs other than warning signs with respect to the area of the encroachment only:

(a)	less than 3 square meters	$68.00
(b)	between 3 and 6 square meters	$113.00
(c)	between 6.1 and 9 square meters	$151.00
(d)	between 9.1 and 18 square meters	$225.00
(e)	more than 18.1 square meters	$337.00

Annual encroachment licenses for all special or unusual types of encroachment

53 An annual encroachment fee in an amount established by Council is hereby imposed for encroachments of an unusual or commercial nature approved pursuant to clauses 4(1)(c) or (d) of the Encroachment By-law.

Annual encroachment licenses for all other types of encroachments

54 The following annual fees are hereby imposed for a license for all encroachments that are not otherwise set out in this By-law:

(a)	For the first 5 square meters or less of space occupied	$60.00
(b)	For each additional 5 square meters or portion thereof	$30.00

Payment of encroachment license fees

55(1) An annual encroachment license fee imposed by this Part is payable in respect of each calendar year, or part of a calendar year, during which the encroachment has been maintained.

55(2) The following administration fee is hereby imposed for late payment of annual encroachment license fees $13.00

Encroachment license fee refund

56 Notwithstanding any other provision of this By-law or another by-law, no refund of any portion of an encroachment license fee is payable upon cancellation of a license.

PART 7 - VARIANCES AND CONDITIONAL USES

Definitions
57 In this Part

"Density variance" means an application for an increase in the permitted density of land as set out in applicable by-law.

"Use variance" means an application in respect of a use of land not listed as a permitted use for the applicable zoning district.

Variance applications for single-family and two-family dwellings
58(1) The following fees are hereby imposed on applications to vary zoning regulations on single-family or two-family dwelling on a single site $375.00

58(2) In respect of single-family or two family dwellings, where an application is made for

(a) multiple variances in respect of the same site; or

(b) identical variances in respect of multiple sites owned by the same person;

the following fee is imposed for the second and each additional variance $39.00

58(3) A variance fee is applicable to a parcel of land that has been or will be severed from a larger holding, and has or will contain a single-family or a two-family dwelling.

Variance applications for other than single-family and two-family dwellings
59(1) Other than variance referred to in section 58 *(Variance applications for single-family and two-family dwellings)*, the following fees are hereby imposed on applications to vary zoning regulations:

(a) Temporary use variance and/or density variance $1,076.00

(b) Maximum height of building, structure $1,332.00

(c) Other variance applications not specified in this Part $746.00

59(2) Where an application seeks multiple variances of the type referred to in clause 59(1)(c), the following fee is imposed for the second and each additional variance with respect to the site $147.00

Variance determined by designated employee – single-family and two-family dwellings
60 The following fees are imposed for tolerance applications and other variance applications that the designated employee has authority to determine for single-family and two-family dwellings:

(a) variance less than 7.62 cm, per lot $111.00

(b) variance of 7.62 cm or more and within the limit permitted by the By-law for approval by the designated employee, per lot $223.00

Variance determined by designated employee – other than single-family and two-family dwellings

61 Other than those referred to in section 60 (*Variance determined by designated employee – single-family and two-family dwellings*), the following fees are imposed for tolerance and other variance applications that the designated employee has authority to determine:

(a)	variance less than 7.62 cm, per lot	$223.00
(b)	variance of 7.62 cm or more and within the limit permitted by the By-law for approval by the designated employee, per lot	$503.00
(c)	any other type of variance	$503.00

Variance determined by designated employee – multiple variances or multiple sites

62 Where an application is made for

(a) multiple variances in respect of the same site; or

(b) identical variances in respect of multiple sites; the following fee is imposed for the second and each additional variance

the following fee is imposed for the second and each additional variance $39.00

Conditional use applications

63 The following fees are hereby imposed for conditional use applications:

(a)	Application for a conditional use related to single-family and two-family dwelling	$375.00
(b)	For sign approval only, per site	$503.00
(c)	For all other conditional uses	$1,076.00

Site plan reviews

64 The following fees are hereby imposed for a site plan review:

(a)	Site plan review	$167.00
(b)	Design review required in preparation for a zoning agreement	$167.00
(c)	For the second and each subsequent site plans or design review conducted with respect to the same application	$167.00

Master plan review

65 The following fee is hereby imposed with respect to each review of a master plan for an (E/I) Educational/Institutional districts: $1,000.00

Master plan second and subsequent reviews

66 The following fee is hereby imposed for a second and each subsequent review of a Master Plan, on the same application: $750.00

Parking/Transportation Management Plan Review
67 The following fee is hereby imposed with respect to the review of a parking management plan review $167.00

Alternative equivalent compliance approval
68 The following fee is hereby imposed for an application for approval of an alternative equivalent in regards to compliance: $167.00

Zoning memorandum for single-family and two-family dwellings
69 The following fee is hereby imposed for a Zoning Memorandum application for a single-family and two-family dwelling and accessory buildings, per zoning lot $53.00

Zoning memorandum for all buildings other than single-family and two-family dwellings
70 Other than for zoning memoranda referred to in section 69 *(Zoning memorandum for single-family and two-family dwellings)* the following fee is hereby imposed for a zoning memorandum for a principal building and accessory buildings, per principal building $165.00

Development applications for urban design review
71(1) The following fees are hereby imposed for downtown development applications for an urban design review pursuant to the Downtown Winnipeg Zoning By-law:

(a) for a new building $564.00

(b) for signs only $111.00

(c) for all other development applications $225.00

71(2) The following fees are hereby imposed for development applications on properties within the area of the Provencher Boulevard Planned Development Overlay which forms part of the Winnipeg Zoning By-law for an urban design review pursuant to the Winnipeg Zoning By-law:

(a) for a new building $508.00

(b) for signs only $100.00

(c) for all other development applications $203.00

71(3) The following fees are hereby imposed for development applications for urban design review, pursuant to the Winnipeg Zoning By-law, that have been determined by the Designated Employee to be required:

(a) for a new building $508.00

(b) for signs only $100.00

(c) for all other development applications $203.00

Zoning letters
72 The following fees are hereby imposed for zoning letters:

(a) a zoning form letter verifying existing zoning for a specific property $53.00

(b)	a letter verifying existing land use on a specific property	$113.00
(c)	a zoning form letter outlining zoning or land use history for a specific property	$450.00
(d)	a letter providing other information regarding specific property	$113.00
(e)	a lot of record search	$360.00

PART 8 – WATERWAYS

Waterways permits for work in regulated areas

73 The following fees, based on the declared value of the work, are hereby imposed for permits for work within the regulated area of waterways pursuant to the *Waterway By-law*:

(a)	for up to $5000.00 in declared value	$81.00
(b)	for each additional $1000.00 or part thereof in declared value between	
(i)	$5,000.01 and $500,000.00	$ 4.03
(ii)	$500,000.01 and $1,000,000.00	$3.02
(iii)	more than $1,000,000.00	$2.69

Work without a waterways permit

74 Where work described in subsection 4.1 of the *Waterway By-law* has taken place within the regulated area of the waterway prior to a permit for the work being issued, in addition to any other fee payable under this Part, an administrative fee is hereby imposed in the amount of 50% of the total fees imposed by the section 73 (*Waterways permits for work in regulated areas*)**.**

Waterways permit renewal

75 The following fee is hereby imposed for the renewal of a permit required under the *Waterways By-law* $81.00

Waterways record search

76 The following fee is hereby imposed for each requested search of the City's records to determine if permits have been issued by a designated employee with respect to particular properties in the regulated areas of the waterway $44.00

PART 9 – BUILDING BY-LAW PERMITS FOR SIGNS, AWNINGS AND CANOPIES

Structural signs, non – structural signs, awnings, canopies

77 The following fees are hereby imposed, pursuant to the Building By-law, to place, erect, construct, locate or install the following:

(a)	Free standing sign, 243.4 cm (8 feet) or less in height, each	$175.00
(b)	Free standing sign, over 243.5 cm (8 feet, 1 inch) in height, each	$200.00
(c)	Mansard roof sign	$165.00
(d)	Projecting sign	$165.00
(e)	Other sign that requires structural review	$165.00
(f)	Any other sign	$150.00
(g)	Awning or similar type of structure or equipment	$180.00
(h)	Canopy or similar types of structures or equipment	$180.00

Sign face replacements

78 The following fee is hereby imposed for:

(a)	A single sign face replacement	$100.00
(b)	Two or more sign face replacements at the same site, involving the same type of sign replacement and applied for in a single application	$25.00

PART 10 – DOCUMENTS, RECORDS AND INFORMATION

Definitions
79 In this Part

"record search" includes searches for permit applications, zoning memorandums and variance orders.

Fees for publications
80 The Standing Committee on Property and Development is hereby authorized to establish fees for publications prepared for general distribution by the Planning, Property and Development Department, including by-laws administered by the Department, secondary and development plans and other related special planning documents.

City Clerk's authorization to publish by-laws
81 The City Clerk is hereby authorized to consolidate by-laws and to print and publish for distribution and sale any by-laws enacted by Council and to establish a fee for the distribution or sale of published by-laws.

Transcribing a public meeting
82 The City Clerk is hereby authorized to establish fees to provide a transcribed copy of the record of a public meeting.

Fees for photocopies
83 In addition to any other fees imposed by this By-law, the following fees are hereby imposed for photocopies made by a City employee at the request of an applicant in relation to the activities addressed in this By-law:

(a)	15 pages or fewer	$5.00
(b)	each additional page	$1.00

Building plans and records search
84 Subject to additional fees imposed by section 88 (*Digital information – custom design, production and application*), the following fees are hereby imposed for building plans and records searches:

(a)	Minimum fee for each building plan search or records search		$50.00
(b)	Building plan search fees		
	(i)	initial fee for each specific building plan (plan search and investigation)	$17.00
	(ii)	final fee for each building plan (processing)	$33.00
	(iii)	first page of building plan	$8.00
	(iv)	fee for each additional page	$3.00
(c)	Records search fees		

(i) initial fee - each specific record search (record search and investigation) $17.00

(ii) final fee for each record search (processing) $33.00

(iii) fee per page for copies made from microfilm record $3.00

Centralized property file search

85 Subject to additional fees imposed by section 88 (*Digital information – custom design, production and application*), the following fees are hereby imposed for a letter setting out all outstanding City orders on a property:

(a) For single-family or two-family dwellings $151.00

(b) For condominiums

(i) for one unit $151.00

(ii) for multiple units in one condominium complex $450.00

(c) For all other buildings or uses $450.00

(d) Any other search letter $113.00

Single permit activity and statistical reports

86 The following fees are hereby imposed for each request for a single standard report from the Building Permit Computer System $50.00

Periodic permit activity and statistical reports

87 The following annual fees are hereby imposed for statistical reports on permit activity from the Building Permit Computer System that are prepared on a periodic basis:

(a) annual report $50.00

(b) semi-annual report, for one calendar year $70.00

(c) permit activity provided quarterly for one calendar year $120.00

(d) permit activity provided monthly for one calendar year $300.00

(e) permit activity provided weekly for one calendar year $800.00

(f) permit activity provided daily for one calendar year $2,000.00

Digital information – custom design, production and application

88 The following fees are hereby imposed for each City employee or agent whose involvement is reasonably required in the development, creation, provision and delivery of digital information and copies thereof

(a) for the first hour or portion thereof $100.00

(b) for each additional hour or portion thereof $80.00

PART 11 - PLAN REVIEW SERVICES

DIVISION 1 - FIRE PARAMEDIC SERVICES

Fire Paramedic Service plan review

89 The following fees are hereby imposed for plan reviews conducted by the Fire Paramedic Service as part of a building permit application to determine compliance with the Manitoba Fire Code, the Manitoba Building Code and the Winnipeg Building By-law:

(a)	Removal, alteration or installation of a storage tank containing or designed to contain flammable, combustible, corrosive or hazardous liquids, gases or substances, including piping changes, per site	$88.00
(b)	New construction, additions, renovations or changes in occupancy for a building regulated under Part 3 of the Manitoba Building Code	$101.00
(c)	New construction, additions or renovations which would permit a change of occupancy for a building regulated under Part 9 of the Manitoba Building Code (except a single-family dwelling, two-family dwelling or building less than 23.2 meters square (250 sq. ft.))	$88.00
(d)	Re-examination of plans referred to in clauses (b) or (c) made necessary by plan revisions	$56.00
(e)	Temporary structure (other than a tent)	$88.00
(f)	Tent, 84 m2 or more in area or special event with three or more tents	$46.00
(g)	Special event not using tents	$46.00
(h)	Miscellaneous plan reviews of items not otherwise addressed in this section	$46.00

Fire Paramedic Service Inspection

90 Where an inspection is reasonably required as part of a plan review by the Fire Paramedic Service, the following inspection fee is hereby imposed for each hour of an inspector's time or part thereof $89.00

DIVISION 2 - ENVIRONMENTAL HEALTH SERVICES

Environmental Health Services plan review

91 The following fees are hereby imposed for plan reviews provided by Environmental Health Services for compliance with The Public Health Act and City of Winnipeg by-laws related to health:

(a)	Food handling establishment, day care centre, residential care home, tattoo parlor	$111.00

(b)	Second hand store, beauty salon, barber shop, massage parlor, incinerator, junkyard, pet shop, temporary structure	$38.00
(c)	Tent	$20.00
(d)	Public swimming pool, or water recreation facility	$220.00
(e)	Public wading pool	$75.00

DIVISION 3 – BUILDING CODE

Building Code Plan Examination - Preliminary plan reviews

92(1) The following fees are hereby imposed for each City employee or agent that the applicant has been notified in advance will be required to attend a meeting, discussion or review concerning Code compliance that has been requested by an applicant, including a preliminary plan review for Building Code compliance, or a presentation by an applicant concerning Code equivalencies, or similar meeting:

(a)	Base fee (payable at time of scheduling meeting)	$120.00
(b)	Each hour or portion thereof for each City employee or agent	$100.00

92(2) The base fee is not refundable except when the applicant provides 24 hours advance notice of cancellation or postponement of the meeting.

Multiple plan reviews on single project - Plan Examination Branch

93(1) For the purposes of this section, a plan review has taken place when

(a) a plan or a revised plan has been reviewed and a determination made concerning its compliance with the Winnipeg Building By-law, the Electrical By-law, the Manitoba Building Code or the Manitoba Electrical Code by one of the following disciplines:

(i) architectural;
(ii) structural;
(iii) mechanical;
(iv) electrical;

(b) the review of a plan or a revised plan has begun but cannot be completed because the plan is incomplete or information is lacking.

93(2) Where more than two plan reviews have taken place in any of the disciplines referred to in clause (1)(a), a fee in the amount of 10% of the total building permit value is hereby imposed for any additional plan review conducted in that discipline.

Fee for re-examination

94 An additional fee equivalent to 25% of the building permit value is hereby imposed where

(a) a permit has been issued or plans have been reviewed to the point that a permit could be issued;

(b) an applicant submits new plans, or provides additional or revised details, information or specifications for the original plans; and

(c) the designated employee determines that the re-examination of the new plans or modified original plans made necessary by the additional details, information or specifications will require time and resources consistent with a full plan examination.

Plan review for spatial separation

95 The following fee is imposed for a review by the City of Winnipeg of spatial separation or party wall acknowledgement undertakings prior to their filing at them Land Titles Office and is payable prior to the review. $147.00

PART 12 - COMMERCIAL BUILDING PERMITS

Definitions
96 In this Part

"finished" in reference to a building in this Part, means that construction and installation of life safety, fire safety and health systems and equipment have taken or will take place to a point that would allow an occupancy permit to be issued.

"partial permits" means permits issued pursuant to subsection 9.5.1 of the Winnipeg Building By-law.

"shell only" in reference to a building in this Part, means that construction and installation of life safety, fire safety and health systems and equipment have or will take place only to the "rough-in" stage so that an occupancy permit could not be issued until completion of the building to a finished state.

"total building area" includes the area:

(a) of above-grade and below-grade floor levels;

(b) of mechanical penthouses or floors, mezzanines, lofts, interior balconies;

(c) of corridors, lobbies, washrooms, lounges;

(d) of the greatest horizontal area of a building above grade, within the outside surface of exterior walls; and

(e) within the outside surface of exterior walls and the centre line of firewalls; and includes the area of inter-connected floor spaces (including stairs, elevators, shafts and ducts) but does not include the area of other openings within the floor area.

96(2) Notwithstanding Section 2, terms defined in the Winnipeg Building By-law and the Manitoba Building Code have the same meaning in this Part.

Building permit fees for new buildings, building shells or additions
97(1) Unless otherwise specified in this By-law and subject to this section, the following fees per square meter of the total building area based on the major building classification for each permit as determined by the Manitoba Building Code and per square meter of total building area are hereby imposed for permits for the construction of new commercial buildings, building shells or additions to commercial buildings that fall within the scope of Part 9 or Part 3 of the Manitoba Building Code:

SERVICE INDEX FACTORS
Fees per square meter

GROUP A - Assembly Occupancies	**Fee per m2**
Open-air structures, covered or uncovered (e.g. patios)	$13.43

Places of Worship, Funeral Homes	$16.12
Recreation Facilities, Schools, Libraries, Private Clubs	$18.80
Restaurants, Dining Facilities, Cafeterias, Food Preparation/Cooking Areas	$13.43
- 280.0 m2 or less	$17.46
- 280.1 m2 to 850.0 m2	$22.83
- more than 850.0 m2	
All other Group “A” Buildings	$20.15
- 4645.0 m2 or less	$24.18
- more than 4645.1 m2	

GROUP B - Care or Detention Occupancies	**Fee per m2**
“B 1” – persons under restraint: security measures not under their control	$30.89
“B 2” – person with cognitive or physical limitations: require special care or treatment	$28.21

GROUP C - Residential Occupancies	**Fee per m2**
Multiple-family dwellings and apartments up to three storeys	$9.40
Apartment buildings more than three and less than ten storeys in height.	$9.40
Apartment buildings ten storeys or more in height	$13.43
Hotels/Motels four storeys or less in height	$10.74
Hotels/Motels more than four storeys in height	$13.43

GROUP D - Business & Personal Services Occupancies			**Fee per m2**
Group “D” buildings	-	7500 M2 or less in total area	$9.40
Group “D” buildings	-	over 7500 M2 in total area	$11.00

GROUP E - Mercantile Occupancies			**Fee per m2**
	Group “E” buildings	- 7500 M2 or less in total area	$6.72
	Group “E” buildings	- over 7500 M2 in total area	$8.38

GROUP F - Industrial Occupancies			**Fee per m2**
High Hazard	Group “F 1” buildings		$8.28
Medium Hazard	Group “F 2” buildings	- 4500 M2 or less in total area	$6.06
	Group “F 2” buildings	- over 4500 M2 in total area	$8.28
Low Hazard	Group “F 3” buildings	- 7500 M2 or less in total area	$5.37
	Group “F 3” buildings	- over 7500 M2 in total area	$7.00

97(2) The fee imposed under subsection (1) applies whether the building is finished or shell only.

97(3) Notwithstanding any other provision in this Part the following minimum fee is hereby imposed for building permits referred to in subsection (1). $111.00

Building shells

98(1) In addition to any permit fee imposed by section 97, the following administrative fee is hereby imposed on all buildings referred to in section 97 that are constructed as shell only buildings $222.00

98(2) Where the designated employee determines that construction that falls within the scope of subsection (1) cannot be accurately described in terms of area for the purposes of calculating permit fees, the following permit fees are hereby imposed, based on the declared value of the construction work:

(a) for $1000.00 or less in declared value $111.00

(b) for each additional $1000.00 in declared value or portion thereof $10.74

Alterations, renovations, improvements, repairs or installations

99 For alterations, renovations, improvements, repairs, installations, the following permit fees are hereby imposed, based on the declared value of the construction work:

(a)	for $1000.00 or less in declared value	$111.00
(b)	for each additional $1000.00 in declared value or portion thereof	$10.74

Fees for work that cannot be defined in terms of area

100 When construction cannot be accurately described in terms of area for the purposes of calculating permit fees, the following permit fees are hereby imposed, based on the declared value of the construction work:

(a)	for $1000.00 or less in declared value	$111.00
(b)	for each additional $1000.00 in declared value or portion thereof	$10.74

Building plan down payments

101 The following portion of the total fees payable for a building permit must be paid by the applicant when building plans are submitted for plan review, with the balance to be paid when the building permit is issued:

(a)	Where the total fees payable for a building permit are between $100.01 and $500.00	$110.00
(b)	Where the total fees payable for a building permit are between $500.01 and $1000.00	$200.00
(c)	Where the total fees payable for a building permit are $1000.01 or more	$500.00

Partial permits - fee structure

102 In addition to the deposit required by section 101 (*Building plan down payments)*, the following fees, expressed as a percentage of the outstanding total fees for the building permit imposed under section 97 (*Building permit fees for new buildings, building shells or additions*), section 98 (*Building shells*) and section 99 (*Alterations, renovations, improvements, repairs, installations*) of this By-law, are hereby imposed for partial permits and are payable when the partial permit is issued:

(a)	Foundation permit (no excavation)		30% or
(b)	Foundation (excavation required)		
	(i)	Excavation permit	15% and
	(ii)	Foundation permit	25%
(c)	Structural Framing permit		30%
(d)	Superstructure permit		balance of building permit fee

Temporary buildings – building permit fee
103 Subject to subsection 105(d) (*Tents*), a building permit fee equal to the fee for a permanent building is hereby imposed for a temporary building.

Temporary buildings – monthly maintenance fee
104(1) In addition to the fee imposed by section 103 (*Temporary buildings – building permit fee*), the following monthly maintenance fee is hereby imposed for a temporary building, other than a tent, and is payable monthly, in advance $53.00

104(2) A monthly maintenance fee imposed under subsection (1) must be paid for any part of a calendar month in which the temporary building exists.

104(3) Where a temporary building is removed prior to the expiration of a month for which a maintenance fee has been paid in advance, a refund based on the portion of the month for which the fee was not required shall be provided to the owner.

Miscellaneous structures, equipment
105 The following fees are hereby imposed for building permits for the following miscellaneous structures and equipment:

(a)	each outdoor swimming pool		
	(i)	above ground	$81.00
	(ii)	below ground	$161.00
(b)	Satellite dish or antennae, radio or communication tower		
	(i)	less than 30.48 m in height	$81.00
	(ii)	30.48 m in height or more	$134.00
(c)	Above ground and underground storage tanks		
	(i)	removal and/or installation of one tank	$20.00
	(ii)	for each additional tank, same application, same site	$20.00
(d)	Tents		
	(i)	for one tent	$111.00
	(ii)	for each additional tent on an application	$13.00

PART 13 - DEMOLITION PERMITS

Definitions
106 In this Part

"basement" has the same meaning as it has in the Manitoba Building Code.

Housing demolition fees
107 The following fees are hereby imposed for permits to demolish or remove single-family or two-family dwellings and accessory structures:

(a) single-family dwelling or two-family dwelling and accessory structures (where the accessory structure is demolished on the same permit as the principal building) $222.00

(b) Accessory structures to a single-family dwelling or two-family dwelling (without demolition of the dwelling) $139.00

Commercial demolition plan review fees
108(1) The following fees are hereby imposed for each plan review conducted to determine whether a commercial demolition permit will be issued $111.00

108(2) The plan review fees shall be paid prior to any plan review being conducted.

Commercial demolition fees
109(1) Subject to subsection (2), the following fee per square meter of area being demolished or removed are hereby imposed for a permit to demolish or remove any commercial building, structure, equipment, system or part thereof:

(a) Demolition by hand, machine or related equipment $0.28

(b) Demolition where all or part thereof is by implosion $0.33

109(2) For the purposes of calculating fees under subsection (1), a basement or floor level below grade is to be included in the area being demolished.

109(3) Notwithstanding any other section in this Part, the following minimum fee is hereby imposed for demolition permit applications $111.00

PART 14 – COMMERCIAL ELECTRICAL PERMITS

Definitions

110(1) In this Part

"hp" means Horsepower;

"kW" means kiloWatts;

"kVA" means kiloVolt-Amps;

"kVAR" means kiloVars;

110(2) Terms defined in the Winnipeg Electrical By-law and the Electrical Code adopted by that By-law have the same meaning in this Part.

Application of this Part

111 This Part only applies to commercial buildings and does not apply to work done in a single-family or two-family dwelling or its accessory buildings.

Minimum fee

112 Notwithstanding any other fee imposed for electrical permit applications by this Part, the following minimum fee for electrical permit applications under this Part is hereby imposed $111.00

Installation of electrical equipment

113 Subject to fees imposed by section 114 *(Multi-unit residential building electrical permit fees)* and section 115 (*New construction or additions to existing educational facilities, hotels or motels*), the following fees are hereby imposed for electrical permits to install the following electrical equipment:

(a)	Low Voltage (750 V or less) service and distribution boards, enclosed switches (fused disconnect switches & molded case circuit breakers), motor control centers, CSTE's (Customer Service Termination Enclosures) and splitters		
	(i)	Less than 400 Amps	
		For one item	$89.00
		For each additional item per permit	$67.00
	(ii)	400 Amps to 1000 Amps	
		For one item	$167.00
		For each additional item per permit	$100.00
	(iii)	Over 1000 Amps	
		For one item	$212.00
		For each additional item per permit	$118.00
(b)	Electric heating or cooking appliances, each		
	(i)	2 kW or less	$7.00

	(ii)	Over 2kW to 5kW	$11.00
	(iii)	Over 5 kW to 15 kW	$17.00
	(iv)	Over 15kW	$28.00
(c)	Installation of fuel burning equipment		
	(i)	For each domestic type package unit or each unit heater	$17.00
	(ii)	For each industrial/commercial type package unit	$47.00
(d)	Motorized valves, transformers, motors, controllers, capacitors and similar equipment or apparatus not listed elsewhere in this By-law, each		
	(i)	1 kVA (kVAR) (hp) or less	$9.00
	(ii)	Over 1 kVA (kVAR) (hp) to 25 kVA (kVAR) (hp)	$17.00
	(iii)	Over 25 kVA (kVAR) (hp) to 100 kVA (kVAR) (hp)	$47.00
	(iv)	Over 100 kVA (kVAR) (hp)	$92.00
(e)	15 Amp receptacles and wall switches, luminaries, electric door strikes, card readers, request to exit devices, thermostats, I/O devices (e.g. limit switches, solenoids, encoders, photo eyes, etc.) and similar equipment, each		$1.48
(f)	Receptacles and wall switches over 15 Amps, automobile heater receptacles, and similar equipment, each		$2.15
(g)	Lamp standards, each		$13.00
(h)	Gasoline dispensing device and similar equipment, each		$24.00

Multi-unit residential building electrical permit fees

114(1) Notwithstanding any other provision in this Part, the following fees are hereby imposed for a electrical permit for all electrical work done in the new construction of, or additions, renovations or repairs to, one or more units, of a multi-unit residential building:

(a)	first three dwelling units	$431.00
(b)	each additional dwelling unit	$108.00

114(2) The fees imposed by subsection (1) are applicable for work and equipment within each dwelling unit only. They do not apply to work done in common areas or rooms that are not dwelling units.

New construction or additions to existing educational facilities, hotels or motels

115 The following fees are hereby imposed for electrical permits for commercial new construction or additions to existing structures that fall into the following occupancies:

(a) Educational facilities - For each 10 m^2 or portion thereof, based on the exterior dimensions $11.10

(b) Hotels, motels and similar occupancies

(i) For each bedroom unit $51.00

(ii) For each 10 m^2 or portion thereof based on exterior dimensions of floor areas used for service rooms, kitchens, dining rooms, beverage rooms, lounges, conference rooms, restaurants and other accessory areas $11.10

Electrical life, health and fire safety systems

116 The following fees are hereby imposed for electrical permits to install electrical life, health and fire safety equipment and systems:

(a) Control panel and/or annunciator, each $56.00

(b) For each of the following: $4.50
(i) Fire alarm system device
(ii) Audible and visual signal device
(iii) Detection device (carbon monoxide, smoke, methane)
(iv) Pull station
(v) Sprinkler/standpipe flow, supervisory, or similar device
(vi) Nurse call system device
(vii) Smoke alarm

(c) Emergency lighting battery banks or combination exit sign/emergency lighting units, each $9.00

(e) Exit signs, each $1.48

(f) Electromagnetic locks, each $4.00

Raceway installations

117 The following fees are hereby imposed for electrical permits to install empty raceways:

(a) 60 metres or less $28.00

(b) Over 60 metres to 300 metres $56.00

(c) Over 300 metres $111.00

Commercial electrical signs

118 The following fees are hereby imposed for commercial electrical signs and similar equipment:

(a) Each free standing sign installed

(i) For one sign $85.00

(ii) For each additional free standing sign on the same premises installed at the same time $51.00

(b) Each non-free-standing sign installed

(i) For one sign $85.00

(ii) For each additional non-free-standing sign on the same premises installed at the same time $14.00

High voltage equipment

119 The following fees are hereby imposed for permits to install high voltage electrical equipment (over 750 Volts):

(a) Each service including metering and grounding $251.00

(b) Distribution, each unit or cell of protective or switching equipment $58.00

(c) Motors and transformers, each

(i) 500 hp/kVA or less $85.00

(ii) 501 hp/kVA to 1000 hp/kVA $158.00

(iii) Over 1000 hp/kVA $315.00

Miscellaneous commercial electrical items

120 The following fees are hereby imposed for permits to install miscellaneous commercial electrical items:

(a) Generator driven by a prime mover and associated equipment, each $200.00

(b) Spray booth installations

(i) 110 m2 or less in area $134.00

(ii) Each additional 10 m2 of floor area $12.21

(c) Temporary installations or traveling shows

(i) Supplied from an existing permanent electrical system intended for such use $85.00

(ii) Supplied from a temporary electrical service $143.00

(d) Fire pump electrical connection and associated equipment, each $180.00

(e) Voice, Data, Video and Intrusion Alarm systems

(i) Fibre optic cable installation $28.00

(ii) Associated devices (data outlets, CCTV outlets, speakers, etc.), each $2.15

(iii) One data rack, including all components installed in each data rack (hub, patch panel, modem, router, etc.) $71.00

(iv) Each additional data rack in the same application $49.00

Annual permit

121(1) The following fee is imposed for an Annual Electrical Permit issued pursuant to the Winnipeg Electrical By-law $292.00

121(2) Notwithstanding subsection (1), the fees set out in this Part remain applicable for any permit issued for construction, connection, re-connection, alteration, repair or extension of any electrical installation carried out under the authority of an Annual Electrical Permit and are due and payable on April 1st, July 1st, October 1st and January 1st of each year.

Reduction of electrical permit fees

122 Notwithstanding any other provision in this Part, where wiring only is provided or where equipment is connected to existing wiring which has been previously inspected under another electrical permit, the fee imposed is one-half the fee that would otherwise be applicable.

Certificate of Electrical Inspection Acceptance

123 The following fee is imposed for a Certificate of Electrical Inspection Acceptance $28.00

PART 15 – COMMERCIAL PLUMBING PERMITS

Definitions

124(1) In this Part

"Type 1", in the context of a fixture or fixture outlet, means any water-supplied water closet, lavatory (basin), bathtub (with or without a shower), shower cabinet/stall, domestic type 1, 2 or 3 compartment sink (with or without carburetor) or bidet.

"Type 2", in the context of a fixture or fixture outlet means any piece of equipment, device, apparatus or outlet that is

(a) water-supplied;

(b) water-discharging;

(c) waste discharging;

(d) directly connected; or

(e) indirectly connected;

and includes a dilution tank, dishwasher, floor drain, roof drain, hub drain, rainwater trap, roof terminal, garbage disposal, and a shower with multiple shower heads for a single shower drain.

"Type 3", in the context of a fixture or fixture outlet, means any piece of equipment, device, apparatus or outlet that is not water-supplied whether directly or indirectly connected to a sanitary or storm drainage system, and includes a composting water closet, waterless urinal, and venting air admission fitting, but does not include a temporary, portable washrooms.

124(2) Unless otherwise defined in this By-law, terms defined in the Manitoba Plumbing Code have the same meaning in this Part.

Application of this Part

125 This Part only applies to commercial buildings and does not apply to work done in a single-family or two-family dwelling or its accessory buildings.

Multi-unit residential building plumbing permit fees

126(1) Notwithstanding any other provision in this Part, the following fees are hereby imposed for a plumbing permit for all plumbing work done in the new construction of, or additions, renovations or repairs to,, one or more units, of a multi-unit residential building:

(a)	first three dwelling units	$431.00
(b)	each additional dwelling unit	$108.00

126(2) The fees imposed by subsection (1) are applicable for work and equipment within each dwelling unit only. They do not apply to work done in common areas or rooms that are not dwelling units.

Commercial plumbing permits
127 The following fees are hereby imposed for a plumbing permit to install or repair each of the following types of fixtures or outlets:

(a)	Type 1		
	(i)	Type 1 fixture	$7.00
	(ii)	Type 1 fixture outlet	$18.00
(b)	Type 2		
	(i)	Type 2 outlet and fixture together	$26.00
	(ii)	Type “2” fixture	$26.00
	(iii)	Type 2 outlet	$26.00
(c)	Type 3		
	(i)	Type 3 outlet and fixture together	$27.00
	(ii)	Type 3 fixture	$27.00
	(viii)	Type “3” outlet	$27.00

Minor repairs to drainage or venting systems
128 The following fee is hereby imposed for minor repairs to drainage or venting systems (renewal of each fixture trap or drain, etc.) $13.00

Interceptors
129 The following fee is hereby imposed for each interceptor installed $60.00

New construction and additions to drainage and venting piping
130 The following fees are hereby imposed for new construction and additions to drainage and venting piping

(i)	For 304.8 meters of piping or portion thereof	$161.00
(ii)	For additional piping	N/A

Potable water supply pipe
131 Potable water service supply pipe

(a)	For water service supply pipe 3/4 inch to 2 inches in diameter	$40.00
(b)	For each water service supply pipe over 2 inches in diameter	$68.00

Potable water supply to fixture
132 The following fees are imposed for hot, cold and recirculation piping providing a potable water supply to one or more fixtures:

(a) New potable water supply to fixtures (hot, cold or recirculation piping) no charge

(b) Re-piping of existing potable water supply to fixtures for each dwelling unit $139.00

(c) Re-piping of existing potable water supply to fixtures:

(i) for each floor or portion thereof $444.00

(ii) added inspection fee, each floor level $56.00

Domestic potable water back-flow device with test cocks

133 The following fee is imposed for:

(a) For one backflow prevention device with test cocks $68.00

(b) For each additional backflow prevention device with test cocks $23.00

Commercial plumbing - general

134(1) The following fee is imposed for a Certificate of Plumbing Acceptance $28.00

134(2) Notwithstanding any other fee imposed by this Part, the following minimum fee is hereby imposed for a commercial plumbing permit application $100.00

PART 16 – MECHANICAL PERMITS - LICENCED CONTRACTORS

Definitions
135 Terms defined in the Winnipeg Building By-law or the Manitoba Building Code have the same meaning in this Part.

Application of this Part
136 This Part only applies to commercial buildings and does not apply to work done in a single-family or two-family dwelling or its accessory buildings.

Mechanical permits (cooking exhaust systems and fire pumps excluded)
137(1) Subject to subsections (2) and (3), the following fees, based on the declared value of the mechanical systems work, are hereby imposed on applications for mechanical system permits required by the Winnipeg Building By-law:

(a)	where the declared value of the mechanical system work is $100,000.00 or less:		
	(i)	for the first $10,000.00 or portion thereof	$133.00
	(ii)	on each additional $10,000 or portion thereof	$6.00
(b)	where the declared value is between $100,000.00 and 1,000,000.00:		
	(i)	for the first $100,000.00	$183.00
	(ii)	on each additional $50,000 or portion thereof	$11.00
(c)	where the declared value is more than $1,000,000.00:		
	(i)	for the first $1,000,000.00	$383.00
	(ii)	on each additional $100,000 or portion thereof	$13.00

137(2) The following fee is hereby imposed on an application for a mechanical permit for each fire pump installed $161.00

137(3) The following fees are hereby imposed on applications for mechanical permits for cooking exhaust systems:

(a)	for one system in a building	$139.00
(b)	for each additional system installed under same permit	$83.00

PART 17 - OCCUPANCY PERMITS

Occupancy permits

138(1) The following fees are hereby imposed for each of the following building occupancy permits:

(a)	Final building occupancy permit, including	
	(i) occupancy of a newly-constructed or newly-renovated building or addition	
	(ii) subject to clause (b) (*residential condominium tenants*), each new tenant in a building	
	(iii) condominium building occupancy	$287.00
(b)	Final condominium tenant occupancy permit	$111.00
(c)	Interim or conditional occupancy permit	$180.00
(d)	Special events occupancy permit, for each three month period or part thereof	$180.00
(e)	Temporary building occupancy permit	
	(i) for each 12-month period or portion thereof	$180.00
	(ii) for a three year period or portion thereof	$361.00
(f)	All other occupancy permits	$287.00

138(2) No refunds may be given for temporary building occupancy permit fees.

Additional occupancy permit inspections

139 The following fees are hereby imposed for the second and all additional inspections that have been requested by the applicant or are reasonably required prior to an occupancy permit being issued:

(a)	each inspector, first hour or portion thereof	$111.00
(b)	each additional hour or portion thereof	$89.00

Occupant load and placard

140 The following fees are hereby imposed for an application to establish an occupant load:

(a)	base fee	$162.00
(b)	each hour or portion thereof after the first hour needed to conduct plan examinations or inspections	$89.00

Administrative and clerical

141 In addition to the other fees imposed in this Part, the following fee is hereby imposed for each 15 minute segment of time expended by either the Enforcement Coordinator or the Occupancy Permit Clerk or both where it is reasonably necessary for either or both of them to expend more than one hour in the processing of an occupancy permit: $28.00

Replacement occupancy permits certificates & load placards

142 The following fee is hereby imposed for a replacement occupancy permit certificate or load placard $111.00

PART 18 – COMMERCIAL AND HOUSING INSPECTIONS

Definitions
143 Terms defined in the Building By-law have the same meaning in this Part.

Application of this Part
144 This Part does not apply to inspections for which fees are imposed elsewhere in this By-law.

Regular inspections conducted during office hours
145 Unless otherwise specified in this Part, the following hourly fees are hereby imposed for each inspector's time for any inspections requested by the applicant to ensure compliance with the Winnipeg Building By-law and Manitoba Building Code, the Winnipeg Electrical By-law and Electrical Code, the Fire Prevention By-law and the Manitoba Fire Code, the Manitoba Plumbing Code and other by-law requirements related to life, fire, safety, health and Code and By-law requirements for construction or renovation in buildings:

(a)	for the first hour or portion thereof	$111.00
(b)	for each additional hour or portion thereof	$89.00

Extraordinary number of inspections
146(1) Where a designated employee considers that an extraordinary number of inspections are being or will have to be conducted to ensure compliance with the Winnipeg Building By-law and Manitoba Building Code, the Winnipeg Electrical By-law and Electrical Code, the Fire Prevention By-law and the Manitoba Fire Code, the Manitoba Plumbing Code and other by-law requirements related to life, fire, safety, health and Code and By-law requirements for construction or renovation in buildings, whether or not the number of inspections is due to the actions of the applicant, the designated employee is hereby authorized to impose the inspection fees set out in section 145 (*Regular inspections conducted during office hours*).

146(2) In acting pursuant to subsection (1), the designated employee must provide the permit holder and owner of the premises on which construction is taking place a copy of his or her decision in writing in accordance with *The City of Winnipeg Charter* and, in addition to the information required by the *Charter*, the decision must set out

(a) the date after which inspection fees will be charged;

(b) the fees that will be charged; and

(c) the fact that inspection fees are due and payable, unless otherwise noted in this By-law, prior to issuance of final permit or occupancy permit.

Work not ready
147 The following hourly fees are hereby imposed for the inspector's time where an applicant has requested an inspection but the work is not ready for inspection at the time arranged for the inspection:

(a)	for the first hour or portion thereof	$111.00
(b)	for each additional hour or portion thereof	$89.00

Incorrect information

148 The following hourly fees are hereby imposed for the inspector's time where an inspector cannot locate the site, activity or work to be inspected after making reasonable efforts to do so due to incorrect or insufficient information provided by the applicant:

(a)	for the first hour or portion thereof	$111.00
(b)	for each additional hour or portion thereof	$89.00

Three or more inspections

149 The following fees are imposed for the third and subsequent inspections where three or more inspections are reasonably required because a point of non-compliance with codes, statutes or by-laws, which has been brought to the attention of the permit-holder, has not been corrected prior to a second inspection and within a reasonable time:

(a)	for the first hour or portion thereof	$110.00
(b)	for each additional hour or portion thereof	$89.00

Inspections conducted outside office hours

150 The following hourly fees are hereby imposed for each inspector's time where an inspection is requested to take place or is reasonably required outside office hours

(a)	four hours or less	$389.00
(b)	each additional hour or portion thereof	$111.00

Fire Paramedic Service inspection fee

151 The following fee is hereby imposed for an inspection reasonably required as part of a plan review by the Fire Paramedic Service $89.00

Inspection to identify non-compliance

152 The following hourly fee for an inspector's time is hereby imposed on a property owner, person responsible or person requesting inspection when an inspection is conducted and determines that a property owner, person responsible must apply for a permit or take another action or measure to comply with a City by-law or Code $89.00

Calculation of inspection time

153 For the purposes of this Part, inspection time includes the time reasonably required to travel between the office occupied by the inspector and the location of the work to be inspected.

PART 19 – TESTING FOR PURPOSES OF COMMISSIONING

Life, fire and safety systems commissioning and testing

154(1) Where a test for purposes of commissioning life safety system or fire safety system or both is required by the Code or by the designated employee prior to an occupancy permit being issued, or is requested by the designer, property owner or contractor, the following fees are hereby imposed:

(a)	for each test or commissioning conducted during office hours	$555.00
(b)	for each test or commissioning conducted outside business hours by request of the designer, property owner or contractor	$999.00
(c)	for each test that is partially conducted during office hours and partially conducted outside office hours	$1,554.00

154(2) Fees payable under this section must be paid prior to the testing.

PART 20 - CONTRACTOR AND INSTALLER LICENSE FEES

Contractor general fees

155 The following fee is hereby imposed for the administration of a contractor's examination applied for under the Winnipeg Building By-law or the Winnipeg Electrical By-law $85.00

Plumbing contractor license fees

156 The following fees are hereby imposed for annual plumbing contractor licenses issued pursuant to the Winnipeg Building By-law:

(a)	**License "A" type**		
	(i)	one year license	$215.00
	(ii)	three year license	$602.00
(b)	**License "B" type**		
	(i)	one year license	$143.00
	(ii)	three year license	$395.00
(c)	**License "C" type**		
	(i)	one year license	$143.00
	(ii)	three year license	$395.00

Electrical contractor license fees

157 The following fees are hereby imposed for electrical contractor licenses issued pursuant to the Winnipeg Electrical By-law:

(a)	**License "A" type**		
	(i)	one year license	$215.00
	(ii)	three year license	$602.00
(b)	**License "B" type**		
	(i)	one year license	$143.00
	(ii)	three year license	$395.00
(c)	**License "C" type**		
	(i)	one year license	$143.00
	(ii)	three year license	$395.00

Mechanical contractor license fees

158 The following fees are hereby imposed for mechanical contractors licenses issued pursuant to the Winnipeg Building By-law:

(a)	**License "M1" type**		
	(i)	one year license	$215.00
	(ii)	three year license	$602.00
(b)	**License "M2" type**		
	(i)	one year license	$143.00
	(ii)	three year license	$395.00
(c)	**License "M3" type**		
	(i)	one year license	$143.00
	(ii)	three year license	$395.00

Late renewal fee

159 In addition to any other fee imposed by this Part, the following administration fee is hereby imposed for a contractor license that is renewed after its expiry date $85.00

PART 21 – HOUSING BUILDING PERMITS

Definitions
160(1) In this Part

"basement" has the same meaning as it has in the Manitoba Building Code;

"habitable floor area" means all finished and unfinished spaces within a single-family dwelling or two-family dwelling other than crawl spaces or attic spaces;

"housing" means a single-family dwelling or a two-family dwelling and its accessory structures.

160(2) Terms defined in the Building By-law and Building Code have the same meaning in this Part.

Application of this Part
161 This Part applies only to work done in or on single family dwellings and two family dwellings.

Housing construction
162 The following fee is hereby imposed per square meter of habitable floor space for building permits for the construction of or an addition to housing below, at or above grade level $2.28

Housing basement development
163 The following fee is hereby imposed for a building permit to develop a basement in a single-family dwelling or two-family dwelling $111.00

Housing accessory structures
164 The following fees are hereby imposed for building permits for the construction of accessory structures to a single-family dwelling or a two-family dwelling:

(a)	Detached garage	$111.00
(b)	Accessory building over 10 m2 in area	$85.00
(c)	Below-ground swimming pool	$158.00
(d)	Installation of a solid fuel-burning appliance which did not form part of the original construction of the structure	$85.00
(e)	Above-ground pool, hot tub, spa tub, satellite dish	$51.00
(f)	Non-sheltered deck or landing	$51.00
(g)	Radio tower, communication tower	$51.00

Fee calculation for work that cannot be defined in terms of area

165 Where the designated employee determines that work that falls within the scope of this Part cannot be accurately described in terms of area for the purposes of calculating fees, the following permit fees based on the declared value of the total monetary worth of the work are hereby imposed:

(a)	$1000.00 or less in declared value	$111.00
(b)	for each additional $1000.00 in declared value or portion thereof	$11.10

PART 22 - HOUSING ELECTRICAL PERMITS

Definitions
166 In this Part

"electrical equipment" includes any equipment, device, apparatus, fixture, or system that is connected to an electrical source but does not include local switches on lighting circuits, receptacles, light fixtures and similar equipment, low voltage remote control relays, fire alarm bells, detectors and/or similar devices.

"receptacles" means one or more female contact devices on the same yoke installed at an outlet for the connection of two attachment plugs.

Application of this Part
167 This Part applies only to work done in or on a single family dwelling or two family dwelling or its accessory structures.

Minimum Fees
168 Subject to section 171 (*Other electrical permit fees*) but notwithstanding any other provision in this Part, the following minimum fees for any permit issued under this Part are hereby imposed $111.00

Housing electrical new construction/conversion
169 The following fees are hereby imposed for a permit for any electrical work associated with the construction of a new single-family dwelling or two-family dwelling, determined by the electrical service size as follows:

(a) 400 ampere service or less $176.00

(b) More than 400 ampere service $215.00

Housing electrical work re additions, renovations, repairs, alterations
170 Subject to section 173(*Wiring only*) and section 168 (*Minimum fees*), the following fees are hereby imposed for a permit for electrical work associated with additions, renovations, repairs or alterations in respect of a single family dwelling or two-family dwelling, garage, enclosed deck, enclosed pool, or outbuilding, for each:

(a) installation of one service or distribution panel board

(i) less than 400 amperes $111.00

(ii) 400 amperes or greater $180.00

(b) installation of second and additional panel boards (same permit application)

(i) less than 400 amperes $65.00

(ii) 400 amperes or greater $114.00

(c) installation of second and additional panel boards (new permit application)

	(i)	less than 400 amperes	$65.00
	(ii)	400 amperes or greater	$114.00
(d)	each piece of electrical equipment other than an air-conditioner		$7.00
(e)	Wiring alone, without installation of electrical equipment		$85.00
(f)	installation of fire alarm system		
	(i)	no other wiring being installed	$85.00
	(ii)	electrical permit has been obtained for wiring	$7.00

Other electrical permit fees

171 Notwithstanding section 168 (*Minimum fees*), the following fees are hereby imposed for permits for the installation, construction, renovation or alteration of the following:

(a)	Air-conditioners	$51.00
(b)	Outdoor, unenclosed swimming pools or hot tubs (above or below ground)	$51.00
(c)	Open decks, gazebos, patios, landscape lighting	$51.00

Certificate of Electrical Acceptance

172 The following fee is hereby imposed for issuing a Certificate of Electrical Acceptance $28.00

Wiring only

173 Notwithstanding any other provision in this Part but subject to section 168 (*Minimum fees*), where wiring only is provided or where equipment is connected to existing wiring which has been previously inspected under another electrical permit, the fee imposed is one-half the fee that would otherwise be applicable.

PART 23 - HOUSING PLUMBING PERMITS

Housing new construction/conversion to/ a plumbing system

174 The following permit fee is hereby imposed for a permit for plumbing carried out as part of the construction of a new single-family dwelling or two-family dwelling $176.00

Application of this Part

175 This Part applies only to work done in or on a single family dwelling or two family dwelling or its accessory structures.

Minimum fees

176 Notwithstanding any other provision in this Part, the following minimum fee is hereby imposed for each permit issued under this Part $111.00

Housing renovations, repairs, alterations

177 The following fees are hereby imposed for permits for plumbing carried out as part of additions, renovations, repairs or alterations in a single-family dwelling or a two-family dwelling:

(a) Each plumbing renovation or repair, without connections to fixtures or drain outlets $85.00

(b) Plumbing renovations or repairs (fixtures, drains, piping, etc.)

(i) Three or fewer drains and associated fixtures $85.00

(ii) For each additional drain outlet $7.00

(iii) For each additional fixture $7.00

Certificate of Plumbing Acceptance

178 The following fee is hereby imposed for a Certificate of Plumbing Acceptance $28.00

PART 24 - MULTI-TRADE PERMITS – NEW HOUSING

Definitions
179 In this Part

"habitable floor area" means all finished and unfinished spaces within a single-family or two-family dwelling other than crawl spaces or attic spaces.

Multi-trade housing permit
180 In addition to the fees imposed in Parts 22 and 23 of this By-law, the following fees are hereby imposed per square meter of habitable floor space for new single-family or two-family dwellings where a building permit required under section 14.2.1 of the Winnipeg Building By-law is issued together with either a plumbing permit or an electrical permit or both $2.28

Minimum fee
181 Notwithstanding section 180 (*Multi-trade housing permit*), the following minimum fee is hereby imposed for new single-family dwellings or two-family dwellings where a building permit is issued together with either a plumbing permit or an electrical permit or both $111.00

PART 25 – GENERAL AND ADMINISTRATIVE PROVISIONS

DIVISION 1 – POWERS OF THE DIRECTOR

Powers to enforce By-law
182 The Director and his or her delegate and all designated employees may conduct inspections and take steps to administer and enforce this By-law and, for those purposes, have the powers of a "designated employee" under The City of Winnipeg Charter.

Fees determined by Director
183(1) Subject to this section, the Director is hereby authorized to charge fees and charges for services provided, documents produced, permits issued or other actions taken that are not referred to in the By-law.

183(2) In deciding whether to charge a fee and in determining the amount of fee to be charged under subsection (1), the Director must be fair and equitable while attempting to recoup the costs incurred by the City.

183(3) Notwithstanding subsection (2), the Director must not impose a charge under subsection (1) that is less than $111.00.

DIVISION 2 – REFUNDS AND WAIVERS

Fees waived by Director
184 The Director is hereby authorized to waive all or part of:

(a) an additional monetary penalty imposed under section 9 (*Work without a building permit),* section 10 *(Work without a development permit),* or section 11 *(Failure to obtain permit or approval)* of this By-law, where the Director is satisfied that the applicant acted reasonably in the circumstances; and

(b) a fee imposed by this By-law where the Director is satisfied that the imposition of the fee would be unfair in the circumstances.

Increased fees refunded by Director
185 The Director is authorized to refund an amount equal to the increase in the fee to the applicant where:

(a) this By-law imposes a new fee, or imposes a permit fee higher than the fee imposed by the Planning, Development and Building Fees By-law No. 63/2008, or an amendment to this By-law results in an increased permit fee; and

(b) the Director is satisfied that, prior to notice being provided to the construction industry of the date that the increased permit fees would come into effect, an applicant was bound to a contract predicated on payment of the lower fee for the permit.

Refunds or waiver of fees by Standing Policy Committee
186(1) Where the applicant is a corporation whose preponderant purpose is not the earning of a profit or is a charity registered with Canada Revenue Agency, the Standing Policy Committee on Property and Development is hereby authorized to waive or direct the refund of all or part of a fee imposed in Part 4 (Development Applications And Agreements), Part 5 (Development Permits), Part 6 (Encroachments) and Part 7 (Variances and Conditional Uses) of this By-law, excluding an advertising fee, where:

(a) the proposed development will have the effect of providing a public service or will otherwise benefit the community of Winnipeg; and

(b) the waiver or refund has been endorsed by the community committee in which the proposed development will take place.

186(2) The Standing Policy Committee on Property and Development is hereby authorized to waive or direct the refund of all or part of a fee imposed in Part 4 (Development Applications And Agreements), Part 5 (Development Permits), Part 6 (Encroachments) and Part 7 (Variances and Conditional Uses) of this By-law, excluding an advertising fee, where the Committee is satisfied that failing to do so would be unfair in the circumstances.

Refunds for withdrawn building plan down payment fees
187(1) Where a building plan down payment is required under section 101 *(Building plan down payments)*, and an applicant withdraws an application prior to any review by City staff of the application, 75% of the building plan down payment is refundable.

187(2) Where a building plan down payment is required under section 101 *(Building plan down payments)* and an applicant withdraws an application after any review has been undertaken by City staff of the application, no portion of the building plan down payment is refundable.

187(3) Where a building plan down payment is required under section 101 *(Building plan down payments)* and an applicant withdraws an application after the plan has been reviewed to the point where the building permit can be issued, no portion of the building plan down payment is refundable and the following fees are hereby imposed:

(a) Administration fee $100.00

(b) Any applicable inspection fees; and

(c) A plan examination fee equal to 10% of total permit fees to a maximum of $500.00

Refunds – total fees and charges of $99.99 or less
188 Unless otherwise specified by this By-law, where:

(a) an application for an authorization, permit, license, certificate or service referred to in this By-law is withdrawn; and

(b) total fees for the application are $99.99 or less;

the total fees paid by the applicant must be refunded upon request, subject to the following administration fee $22.00

Refunds – total fees and charges of $100.00 or more
189(1) Unless otherwise specified by this by-law, where an application for an authorization, permit, license, certificate or service referred to in this By-law is withdrawn and total fees for the application are $100.00 or more, the following percentage of the total fees paid by the applicant must be refunded upon request 75%

189(2) Where an application for a building permit or demolition permit is withdrawn and the total fees for the application are $100.00 or more, the following percentage of the total fees paid by the applicant must be refunded upon request 40%

189(3) Where an application for an electrical, mechanical, or plumbing permit is withdrawn and the total fees for the application are $100.00 or more, the following percentage of the total fees paid by the applicant must be refunded upon request 50%

Refunds – review policy
190 Before providing a refund referred to in section 188 (*Refunds – total fees and charges of $99.99 or less)* or section 189 (*Refunds – total fees and charges of $100.00 or more*), the Director must consider if the refund provided pursuant to those sections results in appropriate cost recovery for the City and, in cases where it does not, the Director is authorized to determine that a lower sum or no sum should be refunded.

DIVISION 3 – ADDRESS FOR SERVICE

Address for service
191 Where an address for service or delivery of a notice, order or other document referred to in this By-law must be determined, it shall be done as follows:

(a) if the person to be served is an applicant or permit holder, the address provided by the person at the time of application;

(b) if the person to be served is the owner of real property, the address maintained by the tax collector for the purpose of issuing the tax notice for that property; and

(c) if the person to be served is the occupant of real property, the street address for that property.

PART 26 - REPEAL AND COMING INTO FORCE

Development Fees By-law repealed
192 The Planning, Development and Building Fees By-law No. 63/2008 is hereby repealed.

By-law replaces Development Fees By-law
193 This By-law replaces the Planning, Development and Building Fees By-law No. 63/2008 and a reference by any by-law, policy, resolution or other document to the Planning, Development and Building Fees By-law No. 63/2008 or a fee imposed under Planning, Development and Building Fees By-law No. 63/2008 is deemed to be a reference to this By-law or the applicable fee under this By-law, as the case may be.

Coming into force
194 This By-law comes into force on May 1, 2009.

DONE AND PASSED in Council assembled, this day of , 2009.

_____
Mayor

_____
City Clerk

Approved as to content:

_____
Director of Planning,
Property and Development

Certified as to form:

_____
For Acting City Solicitor/Manager
of Legal Services