THE CITY OF WINNIPEG

BY-LAW NO. 166/2004

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 and interpretation

2 In this By-law

"apartment building", for the purposes of Parts 11 to 23, 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.

"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.

"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 Manitoba 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.

"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 11 to 23, 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.

"National Plumbing Code" means the National 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.

"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.

"two-family dwelling" has the same meaning as in the Winnipeg Zoning By-law.

"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 – GENERAL

Fees cumulative

3 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.

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.

Non-negotiable cheques

5 The following fee is hereby imposed when a cheque is provided in payment for a service or a fee and is returned as non-negotiable.....$20.00

Time of payment

6 Unless otherwise stated in this or any other by-law, fees imposed by this by-law are payable prior to the issuance of a permit, licence, certificate or other document to which the fee applies.

Director is designated employee

7 The Director and his or her delegates 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*.

Address for service

8 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.

Appeals

9(1) An appeal from an order or decision of a designated employee in respect of issuing, granting, suspending or canceling, or refusing to issue or grant, a licence, permit, approval or consent may be made to the Standing Policy Committee on Property and Development in accordance with *The City of Winnipeg Charter*.

9(2) An appeal under this By-law must be filed within seven days after the appellant has been notified of the order or decision.

PART 2 - SUBDIVISIONS

Definitions

10 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.

"mylar" means a plan or subdivision of 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.

Fees payable when application is made

11 Unless otherwise specified in this Part, all fees imposed by this Part are payable at the time of application.

Plans of subdivision

12 The following fees are hereby imposed with respect to plans of subdivision:

(a) DAS fee $922.00

(b) DASSF fee $380.00

(c) DASZ fees $922.00

(d) Extension fees:

(i) fee for the extension of the time period approved by Council for the enactment of a by-law under a DAS or DASZ file $223.00

(ii) fee for the administrative re-approval of a plan of subdivision under DASSF $223.00

(iii) fee for the extension of the time period for the Standing Policy Committee on Property and Development to complete a DASSF application $223.00

(iv) fee for the extension of the one year limitation for registration of a plan of subdivision in the Winnipeg Land Titles Office $140.00

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

(i) for each lot within the plan $37.00

(ii) minimum lot fee for each plan $102.00

Plans of survey

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

(a) DAPS fee $380.00

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

(i) for each parcel within the plan $37.00
(ii) minimum fee for each plan $102.00

Subdivision, servicing and development agreements

14(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 $205.00

(b) Servicing agreement..... $410.00

(c) Development agreement..... $1,020.00

14(2) Fees imposed for a subdivision agreement, a servicing agreement and a development agreement are payable prior to referral of the application to the relevant Committee of Council.

Subdivision agreement amendments

15 The following fee is hereby imposed for a subdivision agreement amendment $435.00

Condominium plan

16 The following fees are hereby imposed with respect to condominium plans:

(a) CONDO fee..... $265.00

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

(i) for each plan..... $37.00
(ii) minimum fee for each condominium complex $102.00

Consents

17(1) The following fees are hereby imposed with respect to consents:

(a) CA fee..... $273.00

(b) Certificate of consent, each $102.00

(c) Certified copy of a certificate, each $36.00

17(2) Fees for a certificate of consent and certified copy of a certificate are payable prior to the release of the certificate.

Air space plans

18 The following fees are hereby imposed with respect to air space plans:

(a) DAASP fee $317.00

(b) Mylar signing fees, which are payable prior to the release of mylars for registration
(i) for each parcel created by plan $37.00
(ii) minimum fee.....$102.00

Street, lane and walkway openings and closings

19 The following fees are hereby imposed for filing an application for a street, lane or walkway opening or closing:

DAO, DAC or DAOC fee $576.00

Advertising fees

20 Where a public hearing is required for any application under this Part, 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 service fee

21 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 the Land Titles Office and is payable prior to the review $102.00

PART 3 - ZONING FEES

Definitions

22(1) 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.

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

22(2) Terms defined in the Downtown Winnipeg Zoning By-law and the Winnipeg Zoning By-law have the same meaning in this Part.

Zoning by-law amendment

23 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.....$907.00

(b) Fee for the extension of the time period approved by Council for the coming into force of a zoning by-law amendment $330.00

Servicing and zoning agreements

24(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 $410.00

(b) Zoning Agreement.....$205.00

24(2) Servicing agreement fees must be paid prior to referral to the relevant Committee of Council.

24(3) Zoning agreement fees must be paid prior to execution of the agreement.

Zoning agreement amendment

25 The following fee is hereby imposed for zoning agreement amendments: $805.00

Development permits

26(1) The following fees are hereby imposed for development permits for single-family and two-family dwellings:

(a) New site construction or additions to existing principal buildings $26.20

(b) New accessory buildings or additions to accessory buildings ..$10.50

(c) For each hour or portion of an hour required for inspections for either of the foregoing $60.00

26(2) The following fees are hereby imposed for site development permits other than for single-family and two-family dwellings:

(a) New site developments or new construction $210.00

(b) Site redevelopments or additions or exterior alterations to existing buildings $105.00

(c) Changes of use $52.50

(d) New construction of or additions to accessory buildings..... $52.50

(e) For each hour or portion of an hour required for inspections for either of the foregoing $60.00

26(3) The following fees are hereby imposed for development permits for temporary events and uses: $52.50

26(4) The following fees per tent are hereby imposed for a development permit for the erection of tents: $10.50

26(5) In addition to the fees for signs imposed by Parts 5 and 9 of this By-law, the following fees are hereby imposed for a development permit for the following signs:

(a) Free standing sign..... $26.00

(b) Other than free standing signs $15.50

(c) Replacement of sign faces $10.50

26(6) The following fee is hereby imposed for home occupation permits: $115.00

26(7) 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.

Variance applications

27(1) The following fees are hereby imposed on applications to vary zoning regulations:

(a) Single-family or two-family dwelling on a single site..... $260.00

(b) Temporary use variance and/or density variance $750.00

(c) Other variance applications not specified in this Part $520.00

27(2) Where an application seeks identical variances with respect to single-family or two-family dwellings on multiple sites where all sites are owned by the same person, the following fee is imposed for variances for the second and each additional site $25.50

27(3) Where an application seeks multiple variances of the type referred to in this section, the following fee is imposed for the second and each additional variance with respect to each site.....$102.00

27(4) 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 to the designated employee

28(1) The following fees are imposed for variance applications that the designated employee has authority to determine:

(a) For single-family and two-family dwellings
  (i) variance less than 7.62 cm, per lot $75.00
  (ii) variance of 7.62 cm or more and within the limit permitted by the By-law for approval by the designated employee, per lot $155.00

(b) For buildings, structures and land other than single-family and two-family dwellings:
  (i) variance less than 7.62 cm, per lot $155.00
  (ii) variance of 7.62 cm or more and within the limit permitted by the By-law for approval by the designated employee, per lot $350.00
  (iii) any other type of variance $350.00

28(2) Where an application is made for identical variances on more than one site with all sites under the same ownership, the following fee is imposed for the second and each subsequent site.....$25.50

Conditional use applications

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

(a) Application for a conditional use related to single-family and two-family dwelling.....$260.00

(b) For sign approval only, per site $350.00

(c) For all other conditional uses.....$750.00

Zoning memorandum

30(1) The following fees are hereby imposed for a Zoning Memorandum application:

(a) for single-family and two-family dwellings and accessory buildings, per zoning lot $36.50

(b) for other buildings and accessory buildings, per principal building $115.00

30(2) Notwithstanding Part 23 of this By-law, no refunds shall be made for fees required to be paid by this section.

Downtown development applications

31 The following fees are hereby imposed for downtown development applications pursuant to the Downtown Winnipeg Zoning By-law:

(a) for a new building $393.00

(b) for signs only $47.00

(c) for all other development applications.....$157.00

Building Design Board

32 The following fees are hereby imposed for Building Design Board applications pursuant to the Winnipeg Zoning By-law:

(a) for approval of a new building $393.00

(b) for signs $47.00

(c) for all other approvals $157.00

Zoning letters

33 The following fees are hereby imposed for zoning letters:

(a) For zoning form letter verifying existing zoning for a specific property $36.50

(b) For a letter verifying existing land use on a specific piece of property $78.50

(c) For zoning form letter outlining zoning or land use history for a specific property $314.00

(d) For a letter providing other information regarding specific property $78.50

Advertising fee

34 Where a public hearing is required for any application under this Part, 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.

PART 4 – CITY PLANS

Plan Winnipeg

35(1) Subject to subsection (2), the following fees are hereby imposed for an application to amend Plan Winnipeg:

(a) Application fee $1,048.00

(b) Public hearing fee $1,048.00

35(2) A public hearing fee is payable prior to the public hearing being arranged.

Secondary plan

36 The following fee is hereby imposed for an application to amend a secondary plan $1,048.00

Advertising fee

37 An advertising fee is hereby imposed for public hearings required for a Plan Winnipeg or secondary plan amendment, which fee is

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

(b) payable prior to the advertisements appearing.

PART 5 - ENCROACHMENTS

Encroachment applications

38 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 $52.00

(b) an encroachment related to multiple-family and row housing $105.00

(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 $157.00

(d) all other types of encroachments.....$52.00

Annual encroachment licenses

39(1) The following annual fees are hereby imposed for a license for encroaching signs:

(a) For each warning sign, as defined in the Winnipeg Zoning By-law $6.50

(b) For all other signs:

(i) For the first calendar year after approval has been granted, with respect to the area of the encroachment only
- less than 3 square meters.....$47.00
- between 3 and 6 square meters $78.50
- between 6.1 and 9 square meters $105.00
- between 9.1 and 18 square meters.....$157.00
- more than 18.1 square meters $235.50

(ii) For every calendar year thereafter $36.50

39(2) The following annual fees are hereby imposed for a license for all other types of encroachments:

(a) For the first 5 square meters or less of space occupied.....$42.00

(b) For each additional 5 square meters or portion thereof.....$21.00

39(3) Notwithstanding subsection (3), 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.

39(4) An annual encroachment license fee imposed by this section is payable in respect of each calendar year, or part of a calendar year, during which the encroachment has been maintained.

Late payment of annual encroachment license fees

40 Where an annual encroachment license fee is not paid within the time period specified in The Encroachment By-law, in addition to the annual encroachment licence fee, an additional fee in the following amount is hereby imposed for each month or portion of a month during which the fee remains unpaid $10.00

Encroachment license fee refund

41 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 6 - MISCELLANEOUS

Street name changes

42(1) The following fees are hereby imposed for a development application with respect to street names:

(a) For public street name change $535.00

(b) For a privately-owned street name designation or change $205.00

42(2) An advertising fee is hereby imposed for public hearings required for street name changes, which fee is

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

(b) payable prior to the advertisements appearing.

Building restriction caveat

43 The following fee is hereby imposed for a development application for the variation or removal of a building restriction caveat.....$260.00

Mobile home inspection approval

44 The following fee is hereby imposed for a mobile home inspection development application $78.50

Street address fees

45 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 $42.00

(b) Street address change.....$40.00

PART 7 – DOCUMENTS

Definitions
46 In this Part

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

Fees for publications
47 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.

Fees for photocopies
48 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) 10 pages or less..... $1.25

(b) Each additional page $0.75

Building permit activity reports
49(1) The following annual fees are hereby imposed for the following outputs from the Building Permit Computer System:

(a) Monthly building permit summary.....$35.50

(b) Daily building permit summary made available daily..... $1,525.50

(c) Daily building permit summary accumulate-mailed 24 times annually $610.50

49(2) The following fees are hereby imposed for single copies of the following outputs from the Building Permit Computer System:

(a) Daily building permit summary $6.50

(b) Monthly building permit summary..... $5.00

49(3) The following fees are hereby imposed for the following reports defined by the user and drawn from the Building Permit Computer System:

(a) Summary report.....$25.00

(b) Listings
  (i) one year's permit activity $26.00
  (ii) multiple years' permit activity
    - 1 to 200 pages.....$78.50
    - each additional 100 pages or part thereof $16.00

Building plans and records search

50 The following fees are hereby imposed for building plans and records searches:

(a) Building plan search fees
  (i) initial fee for each specific building plan (plan search and investigation).....$12.00
  (ii) final fee for each building plan (processing).....$23.00
  (iii) first page of building plan..... $6.00
  (iv) fee for each additional page $2.00

(b) Records search fees
  (i) initial fee for each specific record search (record search and investigation).....$12.00
  (ii) final fee for each record search (processing).....$23.00
  (iii) fee per page for copies made from microfilm records ... $1.50

Centralized property file search

51 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.....$105.00

(b) For condominiums
  (i) for one unit.....$105.00
  (ii) for unlimited units in one condominium complex.....$314.00

(c) For all other buildings or uses. $314.00

(d) Any other search letter $78.50

Digital information

52 A fee to provide digital information and copies thereof is hereby imposed in an amount equal to $60.00 for each hour expended by City employees to provide the digital information and copies therefore.

Powers of Director

53 The Director is hereby authorized to establish fees and charges for requests for information, reports and other documentation that are not set out in this By-law.

Transcribing a public meeting

54 A fee of $3.00 per page is hereby imposed to provide a transcribed copy of the record of a public meeting.

Authority for distribution and sale of by-laws

55 The City Clerk and his or her delegates are hereby authorized to arrange for the printing and publication for distribution and sale any by-laws passed by Council, including any consolidation thereof as prepared from time to time, and to establish the fee, if any, for the published by-laws.

PART 8 - WATERWAYS

Permits for works in regulated areas

56 The following fees are hereby imposed for permits for work within the regulated area of waterways pursuant to the Waterway By-law:

(a) where the value of the work is less than $5,000.00.....$56.00

(b) where the value of the work is more than $5,000.00
- (i) base fee $56.00
- (ii) for each $1000.00 or part thereof greater than $5000.00
  - $5,000.01 to $500,000.00..... $2.75
  - $500,000.01 to $1,000,000.00 ..... $2.25
  - $1,000,000.01 and over..... $2.00

Work without a waterways permit

57 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 payable pursuant to section 56.

Permit renewal

58 The following fee is hereby imposed for the renewal of a permit required under the Waterways By-law.....$56.00

Record search

59 The following fee is hereby imposed for requests to search the City's records to determine if permits have been issued by the Rivers and Streams Authority or the Waterways section with respect to particular properties in the regulated areas of the waterway $30.00

PART 9 - SIGNS

Sign permits

60(1) In addition to permit fees imposed for encroachments under Parts 3 and 5 of this By-law and electrical permits under Part 14 of this By-law, the following fees are hereby imposed for sign permits issued pursuant to the Building By-law:

(a) Free standing sign or roof sign $50.00

(b) Other types of signs and sign face replacements
  (i) one sign $33.50
  (ii) second and subsequent signs in the same category under the same application $11.50

60(2) The following portion of the total fees payable for a free standing or roof sign are payable when the plans are submitted for plan review, with the balance payable when the sign permit is issued $23.00

Mobile sign permits

61 The following fees are hereby imposed for permits issued pursuant to the Winnipeg Zoning By-law:

(a) mobile advertising sign, for each month or portion thereof $33.50

(b) thirty day permit for a non-illuminated mobile poster sign $120.50

PART 10 - OCCUPANCY PERMITS

Building occupancy permits

62(1) The following fees are hereby imposed for a building occupancy permit issued pursuant to the Winnipeg Building By-law:

(a) Building occupancy permit $200.00

(b) Temporary building occupancy permit, for each 12-month period or portion thereof $125.00

(c) Special events occupancy permit, for each 3-month period or portion thereof $125.00

62(2) The following fee is hereby imposed for an application for an occupant load placard and is payable at the time of application.....$125.00

Replacement occupancy permits certificates & load placards

63 The following fee is hereby imposed for a replacement occupancy permit certificate or load placard $40.00

PART 11 - COMMERCIAL BUILDING PERMITS

Definitions

64(1) 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.

"m2" means square meters of area.

"partial permits" means permits issued pursuant to section 9 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.

64(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 or additions

65 Unless otherwise specified in this By-law and subject to section 67, the following fees 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 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

	PART 9	PART 3
GROUP A (Assembly Occupancies)		
Open-air structures, covered or uncovered (e.g. patios)	N/A	$10.00
Places of Worship, Funeral Homes	N/A	$12.00
Recreation Facilities, Schools, Libraries, Private Clubs	N/A	$14.00
Restaurants, Dining Facilities, Cafeterias, Food Preparation/Cooking Areas		
- 280.0 m2 or less	N/A	$10.00
- 280.1 m2 to 850.0 m2	N/A	$13.00
- more than 850.0 m2	N/A	$16.00
All other Group "A" Buildings		
- 4645.0 m2 or less		$15.00
- more than 4645.1 m2		$17.00
GROUP B (Care or Detention Occupancies)		
"B 1" – persons under restraint: security measures not under their control	N/A	$22.50
"B 2" – person with cognitive or physical limitations: require special care or treatment	N/A	$20.50

GROUP C (Residential Occupancies)		
Multiple family dwellings	$5.00	$7.00
Apartment buildings more than three and less than ten storeys in height, shell only	N/A	$6.00
Apartment buildings over three and less than ten storeys in height, finished	N/A	$7.00
Apartment buildings ten storeys or more in height	N/A	$10.00
Hotels/Motels four storeys or less in height	N/A	$8.00
Hotels/Motels more than four storeys in height	N/A	$10.00
GROUP D (Business & Personal Services Occupancies)		
Group "D" buildings, shell only	$3.00	$5.00
Group "D" buildings, finished	$5.00	$7.00
GROUP E (Mercantile Occupancies)		
Group "E" buildings, shell only	$3.50	$4.50
Group "E" buildings, Finished	$4.00	$5.00
GROUP F (Industrial Occupancies)		
High Hazard		
Group "F 1" buildings, shell only	N/A	$4.00
Group "F 1" buildings, finished	N/A	$5.00
Medium Hazard		
Group "F 2" buildings, shell only	$3.00	$4.00
Group "F 2" buildings, finished	$3.50	$4.50
Low Hazard		
Group "F 3" buildings, shell only	$3.00	$3.50
Group "F 3" buildings, finished	$3.50	$4.00

Alterations, renovations, improvements, repairs, installations

66 The following fees per square meter of total building area affected are hereby imposed for permits for the alteration, renovation, repair or installation of commercial buildings that fall within the scope of Part 9 and Part 3 of the Manitoba Building Code:

	Part 9	Part 3
Buildings falling within Occupancy Group "A", "B", or "D"	$3.50	$4.50
Buildings falling within Occupancy Group "C", "E", or "F"	$4.00	$5.00

Fees for work that cannot be defined in terms of area

67 Where the Director determines that construction that falls within the scope of sections 65 and 66 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 in declared value or less.....$60.00

(b) for each additional $1000.00 in declared value or portion thereof..... ..... $8.00

Building plan deposits

68 The following portion of the total fees payable for a building permit must be paid as a deposit 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 $60.00 and $100.00 .....$60.00

(b) Where the total fees payable for a building permit are between $100.01 and $500.00 .....$100.00

(c) Where the total fees payable for a building permit are between $500.01 and $1000.00.....$150.00

(d) Where the total fees payable for a building permit are $1000.01 or more.....$500.00

Partial permits fees structure

69 In addition to the deposit required by section 68, the following fees, expressed as a percentage of the outstanding total fees for the building permit imposed under sections 65 to 67 of this By-law, are hereby imposed for partial permits and are payable when the partial permit is issued:

(a) Excavation permit.....15%

(b) Foundation permit.....25%

(c) Structural Framing permit.....30%

(d) Superstructure permit.....remainder of building permit fee

Temporary buildings

70(1) A building permit fee equal to the fee for a permanent building is hereby imposed for a temporary building, other than a tent.

70(2) In addition to the fee imposed by subsection (1), the following monthly maintenance fee is hereby imposed for a temporary building, other than a tent, and is payable monthly, in advance.....$40.00

70(3) Where a temporary building is removed prior to 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

71 The following fees are hereby imposed for building permits for the following miscellaneous structures and equipment:

(a) Outdoor swimming pool(s)
- (i) above ground, each.....$60.00
- (ii) below ground, each.....$120.00

(b) Satellite dish or antennae, radio or communication tower
- (i) less than 30.48 m in height, each.....$60.00
- (ii) 30.48 m in height or more, each.....$100.00

(c) Above ground and underground storage tanks
- (i) removal per site, each tank.....$15.00
- (ii) installation per site, each tank.....$15.00

(d) Tents
- (i) less than 929 m2 in area, each tent.....$25.00
- (ii) 929 m2 in area or more, each tent.....$80.00

Minimum commercial building permit fees

72 Notwithstanding any other provision in this Part, the following minimum fee is hereby imposed for building permits referred to in this Part.....
.....$60.00

PART 12 - DEMOLITION PERMITS

Definitions

73 In this Part

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

"commercial buildings" includes apartment buildings and row housing.

Residential demolition fees

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

(a) single-family or two-family dwellings and accessory structures (where the accessory structure is demolished on the same permit as the principal building) $100.00

(b) Accessory structures to single-family or two-family dwellings (without demolition of the dwelling).....$60.00

Commercial demolition fees

75(1) Subject to subsection (2), the following fees per square meter being demolished or removed are hereby imposed for a permit to demolish or remove of any commercial building, structure, equipment, system or part thereof:

(a) Demolition by hand, machine or related equipment..... $0.22

(b) Demolition where all or part thereof is by implosion $0.25

75(2) For the purposes of calculating fees under subsection (1), a basement or floor level below grade is included in the area being demolished.

75(3) The following portion of the total fees imposed by this Part are payable when the commercial demolition plans are submitted for plan review, with the balance to be paid when the commercial demolition permit is issued $60.00

Minimum fee

76 Notwithstanding any other section in this Part, the following minimum fee is hereby imposed for demolition permit applications $60.00

PART 13 - PLUMBING PERMITS – LICENCED CONTRACTORS

Definitions

77(1) In this Part

Type "1" 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 garberator) and bidets.

Type "2" 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 dilution tanks, dishwashers, floor drains, roof drains, hub drains, rainwater traps, roof terminals, garbage disposals, and showers with multiple shower heads for a single shower drain.

Type "3" 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 composting water closets, waterless urinals, venting air admission fittings, but does not include temporary, portable washrooms.

77(2) Terms defined in the National Plumbing Code have the same meaning in this Part.

Application of this Part

78 This Part applies only to permits that are issued to plumbers licensed under the Winnipeg Building By-law.

Commercial multi-unit residential plumbing permit fees

79 The following fees are hereby imposed for plumbing permits for new construction of, additions to, renovations or repairs to dwelling units other than in single-family dwellings or two-family dwellings:

(a) For all plumbing done in the first three dwelling units.....$300.00

(b) For all plumbing done in each additional dwelling unit.....$75.00

Commercial plumbing permits

80 The following fees are hereby imposed for permits for commercial plumbing applications:

(a) Types 1, 2 or 3, fixtures or outlets, equipment, repairs:
- (i) For each Type "1" fixture installed $5.00
- (ii) For each Type "1" fixture outlet installed.... .. ..$13.00
- (iii) For each Type "2" outlet and fixture installed together.....$18.00
- (iv) For each Type "2" fixture installed $18.00
- (v) For each Type "2" outlet installed $18.00

(vi) For each Type "3" outlet and fixture installed together $20.00
(vii) For each Type "3" fixture installed $20.00
(viii) For each Type "3" outlet installed $20.00
(ix) For minor repairs (renewal of each fixture trap or drain, etc.) $10.00
(x) For each interceptor $45.00
(xi) For first backflow prevention device with test cocks.....$50.00
(xii) For each additional backflow prevention device with test cocks $17.50

(b) Drainage and venting piping - new construction and additions only
(i) For 304.8 meters of piping or portion thereof $120.00
(ii) For additional piping.....N/A

(c) Potable water service supply pipe
(i) For water service supply pipe 3/4 inch to 2 inches in diameter $30.00
(ii) For each water service supply pipe over 2 inches in diameter $50.00

Commercial plumbing - general

81 The following fee is imposed for issuing a Certificate of Plumbing Acceptance.....$20.00

Minimum fee

82 Notwithstanding any other fee imposed by this Part, the following minimum fee is hereby imposed for commercial plumbing permit applications..... .....$60.00

PART 14 – ELECTRICAL PERMITS – LICENCED CONTRACTORS

Definitions

83(1) In this Part

"hp" means horsepower.

"KW" means kilowatt.

"KVA" means kilovolt amperes.

"KVAR" means kilovars.

83(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

84 This Part applies only to permits that are capable of being issued to electrical contractors licensed under the Winnipeg Electrical By-law.

Commercial multi–unit residential electrical permit fees

85 The following fees are hereby imposed for permits for new construction of, additions to, renovations or repairs to dwelling units other than in single-family dwellings or two-family dwellings:

(a) For all electrical work done in the first three dwelling units ..$300.00

(b) For all electrical work done in each additional dwelling unit.....$75.00

Commercial - new construction or additions to existing structures

86 The following fees are hereby imposed for applications for electrical permits for commercial new construction or additions to existing structures that fall into the following occupancy categories set out in the Manitoba Building Code:

(a) For each 10 m2 or portion thereof based on outside dimensions of educational facilities, including public and private schools and educational institutions..... $8.00

(b) For each bedroom unit of hotels, motels and similar occupancies $38.00

(c) For each 10 m2 or portion thereof based on outside dimensions of floor areas used for service rooms, kitchens, dining rooms, beverage rooms, lounges, conference rooms, restaurants and other accessory areas $8.00

Electrical equipment

87 The following fees are hereby imposed for permits to install commercial electrical equipment and electrical equipment associated with residential dwelling units but not contained within the dwelling unit:

(a) Low Voltage service and distribution boards, enclosed switches (fused disconnect switches & molded case circuit breakers), motor control centers, CSTEs (Customer Service Termination Enclosures) and splitters

(i) 1 ampere to 200 amperes
- For one item.....$50.00
- For each additional item per permit $33.50

(ii) 201 amperes to 400 amperes
- For one item.....$60.00

- For each additional item per permit $50.00

(iii) 401 amperes to 1000 amperes
- For one item $110.00
- For each additional item per permit $67.00

(iv) Over 1000 amperes
- For one item $150.00
- For each additional item per permit $82.50

(b) Electric heating or cooking appliance
(i) 2 KW or less, each $5.00
(ii) more than 2KW to 4KW or less, each $8.50
(iii) more than 4 KW to 14 KW or less, each $12.00
(iv) over 14KW, each $20.00

(c) Installation of fuel burning equipment
(i) For each domestic type package unit or each unit heater $12.00
(ii) For each industrial/commercial type package $40.00

(d) Motorized valves, transformers, motors, controllers, capacitors and similar equipment or apparatus not listed elsewhere in this By-law
(i) not over 1 KVA (HP), each $7.00
(ii) 1 kVA (kVAR) (hp) to 25 kVA (kVAR) (hp), each $12.00
(iii) 25.1 kVA (kVAR) (hp) to 100 kVA (kVAR) (hp), each ... $32.00

(iv) over 100 kVA (kVAR) (hp), each $65.00

(e) Light switches, 15 ampere receptacles, lighting fixtures and similar equipment (including low voltage remote switch control relays), each $1.10

(f) Receptacles, light switches, and similar equipment over 15 amperes and automobile heater receptacles, each $1.60

(g) Lamp standard, each $10.00

(h) Gasoline dispensing device/similar equipment, each $17.00

Electrical fire alarm systems

88 The following fees are hereby imposed for commercial electrical fire alarm systems and fire alarm systems in residential dwelling units:

(a) bell, detector or similar device, each $3.50

(b) control panel or annunciator, each $13.00

(c) control panel containing an annunciator, each $13.00

Miscellaneous commercial electrical items

89 The following fees are hereby imposed for miscellaneous commercial electrical items:

(a) Generator driven by a prime mover and associated equipment, each $140.00

(b) Spray booth installations
- (i) 110 m2 or less in area $100.00
- (ii) Each additional 10 m2 of floor area..... $9.00

(c) Temporary installations or traveling shows
- (i) supplied from existing permanent electrical system intended for such use.....$60.00
- (ii) supplied from a temporary electrical service $100.00

(d) Fire pump electrical connection and associated equipment, each $125.00

Commercial electrical signs

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

(a) Each free standing sign installed
- (i) for one sign $60.00
- (ii) each additional free standing sign on the same premises and installed at the same time $35.00

(b) Each non-free-standing sign
- (i) for one sign $60.00
- (ii) each additional sign on the same premises installed at the same time $10.50

Commercial high voltage electrical permits

91 The following fees are hereby imposed for commercial high voltage electrical permits:

(a) each service including metering and grounding.....$175.00

(b) distribution, each unit or cell of protective or switching equipment $40.00

(c) Motors and transformers
- (i) up to 500 hp/KVA, each $60.00
- (ii) 501 hp/KVA to 1000 hp/KVA, each.....$110.00
- (iii) over 1000 hp/KVA, each $220.00

Annual permit

92(1) The following fee is imposed for an Annual Electrical Permit issued pursuant to the Winnipeg Electrical By-law.....$200.00

92(2) Notwithstanding subsection (1), the fees set out in this By-law remain applicable for any 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

93 Notwithstanding any other provision in this Part but subject to section 95, 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

94 The following fee is imposed for a Certificate of Electrical Inspection Acceptance.....$20.00

Minimum fee

95 Notwithstanding any other fee imposed for commercial electrical permit applications by this Part, the following minimum fee for commercial electrical permit applications is hereby imposed.....$60.00

PART 15 - PLAN REVIEW SERVICES

Fire Paramedic Services plan review

96(1) 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 storage tanks containing or designed to contain flammable, combustible, corrosive or hazardous liquids, gases or substances, including piping changes, per site.....$61.00

(b) New construction, additions, renovations or changes in occupancy for buildings regulated under Part 3 of The Manitoba Building Code, per building.....$70.00

(c) New construction, additions or renovations which would permit a change of occupancy for buildings regulated under Part 9 of The Manitoba Building Code (except single-family and two-family dwellings), per building.....$61.00

(d) Temporary structures (other than tents), per structure.....$61.00

(e) Tents, 84 m2 or more in area, per tent.....$31.00

(f) Special events not using tents, per event.....$31.00

(g) Miscellaneous plan reviews of items not otherwise addressed in this section.....$31.00

96(2) Where an inspection is reasonably required as part of a plan review by the Fire Paramedic Service, the following inspection fee is hereby imposed.....$60.00

Environmental Health Services plan review

97 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 establishments, day care centres, residential care homes, tattoo parlors.....$78.00

(b) Second hand stores, beauty salons, barber shops, massage parlors, incinerators, junkyards, pet shops, temporary structures.....$26.50

(c) Tents.....$15.00

(d) Public swimming pools, water recreation facilities.....$154.00

(e) Public wading pools.....$52.00

Multiple plan reviews on single project

98(1) For the purposes of this section, a plan review has taken place when

(a) the plan review cannot be completed due to insufficient information from the applicant; or

(b) revised details, information or specifications provided by the applicant require a re-examination of the plans by one of the following disciplines:

(i) structural;
(ii) electrical;
(iii) plumbing/mechanical;
(iv) fire;
(v) health.

98(2) Where the number of plan reviews reasonably required in order to process a building permit application exceeds the number set out below, a fee equal to 15% of the total building permit value is hereby imposed for each additional plan review.

Building Classification	Number of Plan Reviews
One or two family dwellings	2
Commercial buildings falling under either Part 9 or Part 3 of the Manitoba Building Code	4

Fee for re-examination

99 Where

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

(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;

an additional fee equivalent to 10% of the building permit value is hereby imposed.

PART 16 – CONTRACTOR AND INSTALLER LICENSE FEES

Contractor general fees

100 The following fee is hereby imposed for the administration of a contractor's examination applied for under the Winnipeg Building By-law and the Winnipeg Electrical By-law $60.00

Plumbing contractor license fees

101 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 $150.00
  (ii) three year license $420.00

(b) License "B" type
(i) one year license $100.00
(ii) three year license $275.00

(c) License "C" type
(i) one year license $100.00
(ii) three year license $275.00

Electrical contractor license fees

102 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 $150.00
(ii) three year license $420.00

(b) License "B" type
(i) one year license $100.00
(ii) three year license $275.00

(c) License "C" type
(i) one year license $100.00
(ii) three year license $275.00

(d) License "D" type
(i) one year license $100.00
(ii) three year license $275.00

Late renewal fee

103 In addition to any other fee imposed by this Part, the following administration fee is hereby imposed for a contractor license that being renewed after its expiry date: $60.00

PART 17 - RESIDENTIAL BUILDING PERMITS

Definitions

104 In this Part

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

"finished space" means space within a residential building that is habitable.

"unfinished space" means space within a residential building that, if developed, would be habitable and includes unfinished basements and attached garages, but does not include crawl spaces or attic spaces.

Residential dwelling construction

105 The following fees are hereby imposed per square meter for permits for the construction of a single family dwelling or a two-family dwelling:

(a) finished space $2.37

(b) unfinished space $1.18

Residential dwellings basement development

106 The following fee is hereby imposed for a permit to develop a basement in a single-family dwelling or two-family dwelling.....$50.00

Residential dwellings accessory structures

107 The following fees are hereby imposed for construction of accessory structures to a single-family dwelling or a two-family dwelling:

(a) Detached garage.....$60.00

(b) Accessory building over 10 m2 in area $60.00

(c) Below-ground swimming pool $110.00

(d) Installation of a solid fuel-burning appliance which did not form part of the original construction of the structure $60.00

(e) Above-ground pool, hot tub, spa tub, satellite dish.....$35.00

(f) Non-sheltered deck or landing.....$35.00

(g) Radio tower, communication tower.....$35.00

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

108 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.....$60.00

(b) for each additional $1000.00 in declared value or portion thereof $7.50

PART 18 - RESIDENTIAL PLUMBING/MECHANICAL PERMITS

Residential new construction/conversion to a plumbing system

109 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.....$122.00

Residential renovations, repairs, alterations

110 The following fees are hereby imposed for permits for plumbing carried out as part of 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 $60.00

(b) Plumbing renovations or repairs (fixtures, drains, piping, etc.)
- (i) three or fewer drains and associated fixtures.....$60.00
- (ii) For each additional drain outlet $5.00
- (iii) For each additional fixture..... $5.00

Certificate of Plumbing Acceptance

111 The following fee is charged for a Certificate of Plumbing Acceptance $20.00

Minimum fees

112 Notwithstanding any other provision in this Part, the following minimum fees are hereby imposed:

(a) Minimum charge for any plumbing permit $60.00

(b) Minimum charge for any plumbing inspection $60.00

PART 19 - RESIDENTIAL ELECTRICAL PERMITS

Definitions

113 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.

Residential electrical new construction/conversion

114 The following fees are hereby imposed for a permit for electrical work carried out as part of the construction of a single-family dwelling or two-family dwelling with an electrical service:

(a) Service with 400 amperes capacity or less.....$122.00

(b) Service with more than 400 amperes capacity $150.00

Residential electrical renovations, repairs, alterations

115 Subject to sections 118 and 119, the following fees are hereby imposed for a permit for electrical renovations, repairs or alterations within or outside a single family dwelling or to a garage, enclosed deck, enclosed pool, or outbuilding:

(a) installation of one service or distribution panel board
  (i) 600 amperes capacity or less.....$60.00
  (ii) 601 amperes capacity or more $125.00

(b) installation of each additional panel board
  (i) 600 amperes capacity or less.....$45.00
  (ii) 601 amperes capacity or more $80.00

(c) each piece of electrical equipment other than an air-conditioner .....
..... $5.00

(d) Wiring alone, without installation of electrical equipment.....$60.00

(e) installation of fire alarm system
  (i) no other wiring being installed.....$60.00
  (ii) electrical permit has been obtained for wiring..... $5.00

Other electrical permit fees

116 Notwithstanding section 119, the following fees are hereby imposed for permits for the installation, construction, renovation or alteration of the following:

(a) Air-conditioners.....$35.00

(b) Outdoor, unenclosed swimming pools or hot tubs (above or below ground).....$35.00

(c) Open decks, gazebos, patios, landscape lighting.....$35.00

Certificate of Electrical Acceptance

117 The following fee is hereby imposed for issuing a Certificate of Electrical Acceptance $20.00

"Wiring only"

118 Notwithstanding any other provision in this Part but subject to section 119, 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.

Minimum Fees

119 Subject to section 116 but notwithstanding any other provision in this Part, the following minimum fees for any permit issued under this Part are hereby imposed: $60.00

PART 20 – MULTI-TRADE PERMITS – RESIDENTIAL NEW HOMES

Definitions

120 In this Part

"finished space" means space within a residential building that is habitable.

"unfinished space" means space within a residential building that, if developed, would be habitable and includes unfinished basements and attached garages, but does not include crawl spaces or attic spaces.

Multi-trade residential new home permit

121 In addition to the fees imposed in Parts 18 and 19 of this By-law, the following fees are hereby imposed for new single-family dwellings 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:

(a) finished space, per square meter..... $2.37

(b) unfinished space, per square meter $1.18

Minimum fee

122 Notwithstanding section 121, 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..... .....$60.00

PART 21 - INSPECTIONS

General inspection fees

123(1) In addition to the inspection fee imposed by subsection 96(2), an inspection fee set out in subsection (3) is hereby imposed where, in the context of a permit approval:

(a) an inspection is conducted to ensure all safety requirements are met with respect to temporary shows, exhibitions, festivals and traveling shows ;

(b) an inspection is conducted with respect to the relocation of a building or structure;

(c) work is not ready for inspection at the time arranged for the inspection;

(d) an inspection has been attempted but, due to incorrect or insufficient information provided by the applicant, the activity or work to be inspected cannot be reasonably located;

(e) a third or a subsequent inspection is required because a defect or lack of 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; or

(f) more than one inspection is required to confirm compliance with applicable codes, statutes and by-laws so that a building occupancy permit, an interim occupancy permit or temporary building occupancy permit may be issued.

123(2) An inspection fee specified in subsection (3) is hereby imposed where an inspection is requested for a building, structure, system, equipment or property for which a permit has not been sought and is payable prior to the inspection.

123(3) The following inspection fees are hereby imposed in the circumstances set out in subsections (1) and (2):

(a) For each hour or portion thereof for each inspector involved where an inspection takes place during office hours (8:30 a.m. to 4:30 p.m. – Monday to Friday, except holidays) $60.00

(b) where an inspection takes place outside of regular office hours
  (i) minimum fee for each inspector involved.....$240.00
  (ii) For each hour or portion of an hour in excess of four hours for each inspector involved.....$60.00

Maximum number of inspections

124(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 Building Code and applicable standards and by-laws, whether or not the number of inspections is due to the actions of the applicant, the designated employee is hereby delegated authority to impose the inspection fees set out in section 123.

124(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 prior to issuance of final permit or occupancy permit.

PART 22 – ADMINISTRATION FEES

Work without a permit

125 Where construction takes place prior to a building permit being issued that authorizes that construction, in addition to the fee required for the permit, an additional charge equal to the amount of the fee required for the permit is hereby imposed on the person responsible for the construction, as defined in the Winnipeg Building By-law.

Work without a development permit

126 Where construction takes place prior to a development permit being issued that authorizes that construction, in addition to the fee required for the permit, an additional charge equal to the amount of the fee required for the permit is hereby imposed on the person responsible for the construction, as defined in the Winnipeg Building By-law.

Failure to obtain permit or approval
127 Where construction or a land use has taken place without a necessary permit or approval, an additional charge for the permit or approval to accommodate the existing building or use is hereby imposed in the amount of the fee that would otherwise have been applicable.

Maximum fee
128 The maximum additional charge imposed under sections 125, 126 and 127 is $50,000.00.

Incorrect information
129 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.....$60.00

Written notification
130 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 fee will be charged pursuant to sections 125, 126 or 127;

the following administrative fee is hereby imposed: $25.00

PART 23 – PERMIT REFUNDS AND ADJUSTMENTS

Building plan deposit fee and building permit fee refunds;
131(1) Where a building plan deposit is required under section 68 and an applicant withdraws an application prior to any review by City staff of the application, 75% of building plan deposit is refundable.

131(2) Where a building plan deposit is required under section 68 and an applicant withdraws an application after any review has been undertaken by City staff of the application, no portion of the building plan deposit is refundable.

131(3) Where a building plan deposit is required under section 68 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 deposit is refundable and the following fees are hereby imposed:

(a) Administration fee ..... $60.00; and

(b) Any applicable inspection fees; and

(c) A plan examination fee equal to 10% percent of total permit fees to a maximum of $500.

Refunds when permit cancelled

132 Where an applicant cancels a permit after it has been issued and before construction pursuant to the permit has begun, 40% of the total building permit fee is refundable.

Refunds payable as soon as practicable

133 Where a sum is refundable to an applicant under this section, it shall be refunded as soon as practicable after the request for the refund is made.

Refund or waiver of fees by Standing Policy Committee

134 Where an applicant withdraws a development application prior to the issuance of a permit, the Standing Policy Committee on Property and Development is authorized to direct the Director to refund all or part of a filing fee or advertising fee to the applicant.

Powers of Director

135(1) The Director of Planning, Property and Development is hereby authorized to waive all or part of:

(a) an additional charge imposed under sections 125 to 127 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.

135(2) Where

(a) 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 coming into effect of the increased permit fees, an applicant was bound to a contract predicated on payment of the lower fee for the permit;

the Director may refund an amount equal to the increase in the fee to the applicant.

135(3) A decision by the Director under this section must be in writing and sent to the applicant in accordance with *The City of Winnipeg Charter*.

135(4) An appeal from a decision of the Director under this section may be made to the Standing Policy Committee of Property and Development in accordance with *The City of Winnipeg Charter.*

PART 24 - CONSEQUENTIAL AND INCIDENTAL AMENDMENTS TO OTHER BY-LAWS

Winnipeg Building By-law amended

136 The Winnipeg Building By-law No. 4555/87 is amended by

(a) striking out subsection 14.1.2(2);

(b) striking out clause 14.2.2(f) and replacing it with the following:

(f) state the valuation of the proposed work, where required by the designated employee, and be accompanied by the required fee;

(c) striking out *"The"* at the beginning of subsection 14.2.3(1) and replacing it with *"Where authorized by the Planning, Development and Building Fees By-law, the"*;

(d) in subsection 17.5.1(1), striking out everything after *"transferable"*;

(e) adding the following after subsection 17.5.1(1):

(1.1) Plumbing Contractor's Licences may be issued for multiple years and expire on the thirty-first day of December on the year of their expiration.

(f) in subsection 17.5.1(2), adding *"following the expiration of his or her licence" after"the first day of March".*

Winnipeg Electrical By-law amended

137 The Winnipeg Electrical By-law No. 36/2003 is amended in Schedule "A"

(a) by adding the following after section 2-004:

2-005 Annual Electrical Permit

(1) Notwithstanding section 2-004, a designated employee may issue an Annual Electrical Permit to an individual holding an Electrical Contractor's Licence "A" or "B" and the Permit must specify the particular site or sites to which it applies.

(2) Notwithstanding subsection 2-004(1), construction, connection, re-connection, alteration, repair or extension of an electrical installation may take place under the supervision and responsibility of the holder of an Annual Electrical Permit without the necessity of a permit being issued for the specific construction, connection, re-connection, alteration, repair or extension of an electrical installation.

(3) The designated employee may issue an Annual Electrical Permit subject to reasonable terms or conditions.

(4) An Annual Electrical Permit expires on the thirty-first day of December of the year in which it was issued.

(5) The designated employee may suspend, withdraw or refuse to re-issue an Annual Electrical Permit where

(a) the permit holder has failed to comply with the applicable codes and by-laws or the terms and conditions of the Annual Electrical Permit;

(b) the permit holder has failed to remit the permit fees applicable to the construction, connection, re-connection, alteration, repair or extension of an electrical installation that has taken place under the authority of the Annual Electrical Permit within the time set out in the Planning, Development and Building Fees By-law.

(b) by striking out subsection 2-006(11) and replacing it with the following:

(11) A licence may be issued for multiple years and expires on the thirty-first day of December on the year of its expiration.

(c) by adding *"following the expiration of the licence."* at the end of subsection 2-006(12);

PART 25 – ANNUAL INCREASE IN FEES

Annual increase by rate of inflation

138 The fees imposed in this By-law shall be increased on the first day of January on each year by an amount that is equal to the amount of inflation as calculated by the Consumer Price Index average, all items, for Winnipeg for the preceding 12 month period beginning on November 1st and ending on October 31st.

PART 26 - REPEAL AND COMING INTO FORCE

Development Fees By-law repealed

139 The Development Fees By-law No. 6965/97 is hereby repealed.

By-law replaces Development Fees By-law

140 This By-law replaces the Development Fees By-law No. 6965/97 and a reference by any by-law, policy, resolution or other document to the Development Fees By-law No. 6965/97 or a fee imposed under The Development Fees By-law 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

141 This By-law comes into force three months after it has been passed by Council.

DONE AND PASSED, in Council assembled, this day of , 2004.

Mayor

City Clerk

Approved as to Content:

Director of Planning, Property and Development

Certified as to Form:

City Solicitor/Manager of Legal Services