

THE RURAL MUNICIPALITY OF WOODLANDS

BY-LAW NO. 2637/13

BEING A BY-LAW TO PROVIDE FOR THE ESTABLISHMENT OF A FEE STRUCTURE REGARDING BUILDING PERMITS, ZONING AND DEVELOPMENT.

WHEREAS "The Municipal Act", S.M. 1996, c.58 - Cap. M225 provides as follows:

232(1) "A council may pass by-laws for municipal purposes respecting the following matters:

(a) the safety, health, protection and well-being of people, and the safety and protection of property;

232(2) Without limiting the generality of subsection (1), a council may in a by-law passed under this Division

(e) subject to the regulations, provide for a system of licenses, permits or approvals, including any or all of the following:

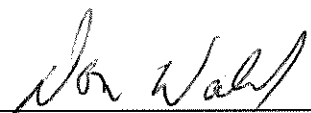
(i) establishing fees, and terms for payment of fees, for inspections, licences, permits and approvals, including fees related to recovering the costs of regulation."

AND WHEREAS the Council of the Rural Municipality of Woodlands deems it necessary to pass a by-law establishing a fee schedule for building permits, variations, zoning memorandums, conditional use orders and anything else associated with the development of property;

NOW THEREFORE the Council of the Rural Municipality of Woodlands in regular session assembled, enacts as follows:

- 1) THAT Schedule "A" attached to and being part of this by-law shall become the Fee Schedule of the Rural Municipality of Woodlands.
- 2) THAT By-law No. 2555/08 is repealed upon final passage of this by-law.

DONE AND PASSED by a by-law of the Rural Municipality of Woodlands, in the Province of Manitoba this 17<sup>th</sup>, day of December, A.D. 2013.

  
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Reeve  
Don Walsh

  
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Chief Administrative Officer  
Lynn Kauppila, C.M.M.A.

Read a first time this 10<sup>th</sup>, day of December, A.D. 2013.  
Read a second time this 10<sup>th</sup>, day of December, A.D. 2013.  
Read a third time this 17<sup>th</sup>, day of December, A.D. 2013.

SCHEDULE "A" to By-law No. 2637/13

**Section 1. Building Permits**

Issuance of a Building Permit for the construction, erection, placement, relocation, alteration, repair, or renovation of a building, structure or sign, based on the following table:

1.1	Valuation and Schedule (Residential – Single and Two Family Dwellings)	
	\$0 - \$100,000.00	0.80% of value
	Balance over \$100,000.00	0.55% of value
	Minimum permit fee	\$75.00
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1.1.1	Main floor (includes foundation) - per square foot	\$60.00
1.1.2	Second floor - per square foot	\$45.00
1.1.3	Additions and Renovations (including additions and renovations to mobile homes) - per square foot	\$40.00
1.1.4	Existing dwellings (relocation) and older move on (includes foundation) - per square foot	\$30.00 Plus \$75.00
1.1.5	Replacement of Foundations - per square foot Basements, Piles, Grade Beams and Underpinning	\$30.00
	Surface foundations - per square foot	\$18.00
1.1.6	Attached accessory structures including garages and unheated sunrooms - per square foot	\$25.00
1.1.7	Detached accessory structures - per square foot	\$25.00
1.1.8	Open porches or decks - per square foot	\$10.00
1.1.9	Fire damage of residence - Valuation of contract or square foot of damaged area - per square foot	1% \$28.00 x 1%
1.1.10	Ready to move dwellings built in the R.M. of Woodlands - per square foot	\$30.00
1.1.11	Ready to move dwellings built outside the R.M. of Woodlands (includes foundation) - per square foot	\$35.00 Plus \$75.00
1.1.12	Demolition – any building/structure or part thereof including removal of mobile home	\$75.00
1.1.13	Temporary building placement - per month	\$25.00
1.1.14	Mobile homes	\$175.00
1.1.15	Outside swimming pool, in ground or above ground (including inflatable pools with a depth greater than 24 inches) and Hot Tubs (includes deck and fencing)	\$125.00
1.1.16	Basement finishing (includes lower level of bi-levels)	\$100.00

1.1.17	Relocation permit	\$75.00
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**Section 2. Development Permits**

2.1	Development permit	\$75.00
2.2	Portable storage shelters	
	- 300 square feet or less	\$25.00
	- Over 300 square feet	\$75.00

**Section 3. Valuation – Commercial & Industrial**

3.1	Valuation as per contract	
	\$0 - \$100,000.00	1% of value
	Balance over \$100,000.00	.6% of value
	Minimum permit fee	\$100.00
3.2	Fire damage	1% of contract

**Section 4. Plumbing Permits**

4.1	Per Fixture (including floor drain and laundry stand pipe)	\$15.00
4.2	Minimum permit fee	\$75.00
	(we do not charge for rough-in for future fixtures, another permit is required at that time)	

**Section 5. Sign Permits**

5.1	Permit fee	\$50.00
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**Section 6. Occupancy Permits**

Where a building permit is required (excluding single and two-family dwellings) pursuant to zoning regulations for the use of a building, structure or land, the fee for an occupancy permit shall be as follows:

6.1	Occupancy permit	\$50.00
6.2	Interim Occupancy Permit	\$50.00

**Section 7. Inspections**

7.1	Any inspections requested and provided for where a permit was issued, and conducted outside of regular office hours (8:00 a.m. to 4:30 p.m. Monday to Friday) Fee	\$55.00/per hour/plus mileage (mileage per kilometer at current municipal rate)
7.2	Inspection of any structure being relocated to the R.M. of Woodlands – Fee	\$55.00/per hour/plus mileage (mileage per kilometer at current municipal rate)

**Section 8. Zoning Amendment**

8.1	Zoning amendment (includes advertising costs)	\$1,000.00
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**Section 9. Development Plan Amendment**

9.1	Development Plan amendment (includes advertising cost)	\$1,000.00
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**Section 10. Conditional Use**

10.1	Conditional use	\$275.00
10.2	Where application is made for a conditional use for 2 "Advertising Signs" at the same time for the same use but on different parcels	\$375.00

**Section 11. Variation Order**

11.1	Variation order	\$275.00
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**Section 12. Zoning Memorandum**

12.1	Zoning Memorandum	\$50.00
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**Section 13. Document Copies**

13.1	Zoning By-law - per page	\$0.50
13.2	Development Plan - per page	\$0.50
13.3	All other photocopies - per page	\$0.10
13.4	Facsimile messages - per page	
	1 <sup>st</sup> page	\$0.50
	2 <sup>nd</sup> and additional pages	\$0.10
		Plus long distance

**Section 14. Building Permit Reports**

14.1	Building permit reports/work orders	\$50.00
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**Section 15. Application Refunds**

15.1	Whenever a permit is revoked or voluntarily surrendered, a refund shall be issued for the amount paid adjusted as follows: Less 20% Less \$40.00 per inspection conducted	
15.2	Whenever an application is revoked or voluntarily surrendered, a refund shall be issued for the amount paid adjusted as follows: Less 20%	
15.3	Whenever an application is revoked or voluntarily surrendered, prior to processing, no charges will apply	

**Section 16. Penalty Fees**

16.1	Where for any reason, a permit is not obtained before the commencement of the work for which a permit is required	Double the fee
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**Section 17. Cheques returned Non Sufficient Funds (N.S.F.)**

17.1	Fee for N.S.F. cheques	\$20.00 Plus financial institution charges
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