

**BY-LAW 2/06**

**A BY-LAW OF SOUTH INTERLAKE PLANNING  
DISTRICT BOARD REGULATING ITS FEE STRUCTURE**

WHEREAS Section 19(2)(c) of The Planning Act provides that a District Board may enact By-laws that are not contrary to law or inconsistent to the provisions of this section, for prescribing and regulating the fees and charges to be paid by any person in respect of services rendered by any officer or employee of the Board;

AND WHEREAS the members of the Board are of the opinion that a By-Law should be passed setting forth the fees to be charged by South Interlake Planning District Board;

NOW BE AND IT IS ENACTED AS FOLLOWS:

1. The definitions as set forth in By-Law 14/85, as amended, of the Rural Municipality of Rockwood shall apply mutatus mutandis thereto, except as varied below:
  - a) "Basement Area - shall mean the floor area of the basement or any foundation measured within the interior faces of the exterior walls of the basement."
  - b) "Main Building Floor Area - shall mean the floor area of a main building measured within the interior faces of the exterior walls of all floors of the main building above the basement. The floor area of a covered porch, deck or private attached garage shall not be included in the calculations of this area."
  - c) "Building Value - shall mean the value of a building which shall be calculated on the basis of the formula set out in this by-law.
  - d) "Covered Porch Area - shall mean the floor area of a covered porch measured within the interior faces of the exterior walls of the covered porch."
  - e) "Accessory Building Area - shall mean the floor area of an accessory building measured within the interior faces of the exterior walls of the accessory building."
  - f) "Private Attached Garage - shall mean the floor area of a private attached garage measured within the interior faces of the exterior walls of the private attached garage."
  - g) "Renovations - shall mean construction work undertaken within an existing building or structure, but shall not include any structural changes in said structure."

2. A. **BUILDING PERMIT FEES**

The fee for issuance of a Building Permit will be in accordance with the following table, which is based on the buildings value except for renovations, which will be based upon the estimated value of the work to be done which estimate shall be determined jointly by the Building Inspector and the applicant, and failing such agreement such building value shall be determined by the South Interlake Planning District Board:

NOTE: Total Monetary Worth will include all construction work including all painting, papering, roofing, electrical and mechanical work, plumbing, permanent or fixed heating equipment and any permanent equipment and all labour, materials and other devices entering into and necessary for the work in its completed form, including all contractor's overhead and profit.

A.1. **BUILDING PERMIT FEES**

<u>VALUATION</u>	
\$0 to \$1,000	\$6.00
(plus \$6.00 on each additional \$1,000 valuation or part thereof)	
Flat permit fee	\$50.00
A.1.1. Removal or relocation of any building or structure or part thereof	\$50.00
A.1.2. Demolition or any building or structure thereof	\$50.00

A.2. **PLUMBING PERMIT FEES**

A.2.1. Residential buildings	\$ 100.00
A.2.2. Rough in of each fixture outlet including a floor drain (this includes the fixture installations )	\$ 15.00
Meter Permit	\$ 10.00

A.3. **OCCUPANCY PERMITS**

A.3.1. Occupancy Permit (where no other permit is required and where the nature of the occupancy is changed)	\$ 50.00
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A.3.2. No fee is required for an Occupancy Permit where another permit has been issued for the same building	No Fee
A.3.3. Temporary Occupancy Permit (for a temporary use)	\$50.00
A.3.4. Interim Occupancy Permit	\$50.00
A.3.5. Home Occupancy Permit	\$50.00

A.4. **PERMIT REFUNDS**

A.4.1. Where a permit is surrendered for cancellation the holder of the permit is entitled to a refund of the fee paid by him for the permit less:	\$50.00
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A.5 **PENALTY FEES**

A.5.1. Where a permit has not been obtained prior the commencement of the actual work, through neglect, or for some other reason the fees shall be double the normal rate or as approved by resolution of the Board.

A.5.2 Notwithstanding the other fees of this By-law the following fees are applicable to all permits:

- (i) Where in an application, a wrong address or insufficient information is provided, an additional fee of \$10.00 shall be payable, and;
- (ii) Where the work is not ready for inspection the time for which the inspection was called additional a fee of \$30.00 plus .45 per km. travelled shall be payable, and;
- (iii) For each inspection necessary for examination of installation where defects or omissions were found at a previous inspection the fee shall be \$30.00 plus .45 per km. travelled , and;
- (iv) For each re-inspection of an installation made ten days after the permittee has been notified of defects in the installation and whereupon subsequent re-inspection it is found that the defects have not been remedied a fee of \$30.00 plus .45 per km. travelled shall be payable.

A.5.3. Any person who contravenes or disobeys or refuses or neglect to obey:

(i) Any provision of the by-law is guilty of an offence and liable on summary conviction to a fine not exceeding \$1,000.00 in the case of an individual or \$5,000.00 in the case of a corporation, or in a case of an individual imprisonment for a term not exceeding six months or to both such fine and imprisonment;

(ii) Where a corporation commits an offence in contravention of this by-law each director or officer of the corporation who authorized, connived in or knowingly permitted or acquired the doing of the act that constitutes the breach of this by-law is likewise guilty of the offence and liable upon summary conviction to a fine not exceeding \$1,000.00 or to imprisonment for a term not exceeding six months or to both such fine and such an imprisonment;

(iii) In addition to paragraph (i) and (ii) above, any person or corporation may be required to observe or perform such terms and conditions as a magistrate or Provincial Judge may impose;

(iv) Where the contravention, refusal, neglect, omission or failure continues for more than one day, the person is guilty of a separate offence for each day it continues.

A.5.4 Where a fee is required for an application, the application shall be treated as incomplete for processing until the fee is paid and no work shall be performed on said application until said fee is paid.

#### B.1. **INSPECTION FEES**

B.1.1 Where an inspection of a building or structure not provided for by a permit, is requested and conducted during office hours, the fee shall be \$50.00 for the first hour or fraction thereof, plus travelling expenses at \$.45 per KM.

#### C.1. **RESIDENTIAL BUILDINGS**

Buildings with full basement on pilings	\$100.00
Buildings with full bsmt. (bungalows & splits)	\$95.00
Buildings on crawl/space foundations	\$65.00
Buildings/Additions on grade beam and piles	\$65.00
Second floor on a two storey/Additions	\$55.00
RTM's on a full basement	\$60.00
RTM'S on crawl space	\$50.00
RTM's second floor on a two storey	\$35.00

Attached Deck or Veranda on pilings	\$15.00 sq. ft.
Attached Deck on Surface foundation pads	\$10.00 sq. ft.
Basement for existing house	\$20.00 sq. ft.
C.1.1. Basement development	\$15.00 sq. ft.
C.1.2. Attached garages	\$20.00 sq. ft.
C.1.3. Detached garages	\$15.00 sq ft.
C.1.4. Accessory buildings	
(a) under 120 sq ft	No fee
(b) over 120 sq ft	\$15.00 sq ft.
C.1.5. Development Permit	\$50.00
C.1.6. Swimming Pools	\$50.00

C.2. **COMMERCIAL, INDUSTRIAL AND OTHER BUILDINGS**

C.2.1. Commercial buildings and industrial buildings	\$6.60 per \$1,000.00 Value per contract
C.2.2. Signs	Value per contract
C.2.3. Plumbing	\$15.00 per outlet

C.3. **FEES FOR PLAN EXAMINATION**

C.3.1. The fee for examination of plans and specifications for the construction, erection, placement, alteration, repair or renovation of a building, other than a temporary building, shall be \$.60 per \$1,000.00 of total valuation.

D.1. **READY TO MOVE HOMES**

D.1.1. No building permit shall be granted for placement of a ready to move home that has not been inspected.

D.1.2. For ready to move homes purchased outside the Planning District, but within another district:

(a) all inspections will be done on the ready to move by the Development Officer of that District at an agreed rate and a copy of report filed with our office. For ready to move homes purchased outside the Planning District and not within another District arrangements shall be made with an inspector of the local area, or the Development Officer shall go to the builder's site and perform inspections at the shell stage, rough-in-plumbing stage and close-in stage. Foundation and final inspection to be done on the permanent site.

(c) Fee for this service will be as follows:

(d) \$50.00 per hour, calculated from the time of leaving the office until the time returned, plus \$.45 per k.m. travelled.

## **E.1. MISCELLANEOUS FEES**

E.1.1. Rezoning Amendments plus Advertising Costs	\$900.00
Development Plan Amendments plus Advertising Costs	\$900.00
- Rezoning Amendments initiated by member municipalities as a result of development or community amendments. ADVERTISING COSTS ONLY.	
Conditional Uses plus Advertising Costs as required	\$250.00
Variations:	
a) Variations as to yard requirements concerning residential/or commercial buildings for which a Building Permit for the work which the Variation relates to, has been issued within 2 years prior to the date of the application for the Variation	
i. Requiring approval by Council	\$1,250.00
ii. Requiring approval by Development Officer	\$500.00
b) All Other Variations	\$250.00
i. Requiring approval by Development Officer	\$100.00
Zoning Memorandums	\$50.00
Zoning Memorandums - Commercial/Industrial Property	\$75.00
Development Permits	\$50.00
Filing Appeal Fee	\$75.00
E.1.2. Subdivision Fees:	
Application fees	\$300.00
Application fee for 2 or more lots	\$600.00
Lot fees	\$150.00
Revised Application fee	\$150.00
Approval Extention fee	\$150.00
Re-issuing Certificate of Approval fee	\$100.00
E.1.3. Building Permit Reports (Annual Fee)	\$50.00
Document Fees:	
Zoning by-law	\$35.00
Development Plan	\$50.00
Maps	\$10.00
Photocopies per page	.25
E. 1.4. DEPOSIT FEES:	
Fee structure concerning final inspections deposit fees:	
1. Buildings and/or renovations under \$5,000.00	-N/A
2. Buildings and/or renovations \$5,001 to \$60,000.00	\$300.00
3. New building and renovations over \$60,000	\$1,000.00

3. That this By-law shall come into force and become effective on, from, and after the first day of January, A.D. 2006.

4. By-Law 2/04 is hereby repealed.

DONE AND PASSED by the South Interlake Planning District Board in open session, assembled in the Town of Stonewall, in the Province of Manitoba, this \_\_\_\_ day of \_\_\_\_\_ A.D. 2006.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Administrator

Read a First time this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2006.

Read a Second time this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2006.

Read a Third time this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2006.