

THE RURAL MUNICIPALITY OF WOODLANDS

BY-LAW NO 2774/23

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF WOODLANDS to revise and update the fees payable to the Municipality for municipal services and building permits rendered under the authority of The Municipal Act, The Planning Act, The noxious Weeds Act, and the By-laws of the Municipality.

WHEREAS the council of the Rural Municipality of Woodlands deems it advisable to include in one by-law the fees and charges payable to the Municipality for certain services;

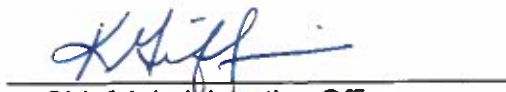
NOW THEREFORE the Council of the Rural Municipality of Woodlands in regular session assembled, enact as follows:

- 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- 2) THAT By-law No. 2751/22 hereby is repealed.

DONE AND PASSED by a by-law of the Rural Municipality of Woodlands, in the Province of Manitoba this 22nd, day of August, A.D 2023.



Reeve
Douglas Oliver



Chief Administrative Officer
Kaitlyn Griffith, C.A.O.

Read a first time this 8th day of August, A.D. 2023.
Read a second time this 22nd day of August, A.D. 2023.
Read a third time this 22nd day of August, A.D. 2023.

Schedule "A" to By-law 2774/23
Fee Schedule

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)
	\$0 - \$100,000.00	0.80% of value
	Balance over \$100,000.00	0.55% of value
	Minimum permit fee	\$100.00

Sec #	RESIDENTIAL USE, BUILDINGS AND ADDITIONS	FEES
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 (including additions to mobile homes) - per square foot	\$45.00
1.1.4	Second floor on additions – per square foot	\$45.00
1.1.5	Existing dwellings (relocation) and older move on (includes foundation) - per square foot	\$30.00 Plus \$75.00
1.1.6	Replacement of Foundations - per square foot Basements, piles, grade beams and underpinning Surface foundations	\$30.00 \$18.00
1.1.7	Attached accessory structures including garages and unheated sunrooms - per square foot	\$30.00
1.1.8	Basement finishing (includes lower level of bi-levels)	\$100.00
1.1.9	Renovations, repairs, Fire damage – Valuation of work	1%
1.1.10	Ready to move dwellings built in the R.M. of Woodlands - per square foot	\$40.00
1.1.11	Ready to move dwellings built outside the R.M. of Woodlands (includes foundation) – per square foot	\$45.00 Plus \$75.00
1.1.12	Mobile homes - per square foot	\$30.00

Sec #	RESIDENTIAL ACCESSORY DETACHED STRUCTURE	FEES
1.1.13	Detached accessory structures - per square foot	\$30.00

Sec #	DECKS AND SIMILAR STRUCTURES	FEES
1.1.14	Open porches or decks - per square foot	\$10.00

Sec #	POOLS AND HOT TUBS	FEES
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

Section 2. Development Permits

Sec #	DEVELOPMENT PERMIT	FEES
2.1	Development Permit	\$100.00

Sec #	PORTABLE SHELTERS	FEES
2.2	Portable storage shelters	\$100.00

Sec #	FARM BUILDINGS	FEES
2.3	Farm building – under 6458 square feet	\$150.00

Sec #	DEMOLITION AND REMOVAL	FEES
2.4	Demolition/removal – any building/structure or part thereof including removal of mobile home	\$75.00

Sec #	TEMPORARY STRUCTURE	FEES
2.5	Temporary building placement- per month To a maximum of	\$25.00 \$200.00

Section 3. Valuation – Commercial & Industrial

Sec #	COMMERCIAL USE, BUILDINGS AND ADDITIONS	FEES
3.1	Valuation as per contract	
	\$0 - \$100,000	1% of value
	Balance over \$100,000.00	0.6% of value
	Minimum permit fee	\$100.00
3.2	Fire damage	1% of contract

Section 4. Plumbing Permits

Sec #	PLUMBING PERMITS	FEES
4.1	Per fixture (including floor drain and laundry stand-pipe)	\$15.00
4.2	Minimum permit fee (we do not charge for rough-in for future fixtures, another permit is required at that time)	\$100.00

Section 5. Sign Permits

Sec #	SIGN PERMITS	FEES
5.1	Permit fee	\$50.00

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:

Sec #	OCCUPANCY PERMITS	FEES
6.1	Occupancy permit (where no building permit issued)	\$50.00
6.2	Interim Occupancy Permit	\$50.00

Section 7. Inspections

Sec #	MISCELLANEOUS INSPECTIONS	FEES
7.1	Any inspections requested and provided for where a permit was issued, and conducted outside of regular office hours (8:30 a.m. to 4:30 p.m. Monday to Friday)	\$60.00/per hour/plus mileage
7.2	Inspection of any structure being relocated to the R.M. of Woodlands	\$60.00/per hour/plus mileage

Mileage per kilometer at current municipal rate driven to and from the site.
Starting point is the RM of Woodlands office.

Section 8. Fee Surcharge

8.1 The following in this section of the By-Law outlines the Fee Surcharges, which shall be deducted from the Security Deposit.

8.2 All fee Surcharges may be appealed to the RM of Woodlands council, if an appeal is provided in writing to council within 30 days of the written notice of the Surcharge. After considering the appeal, the RM of Woodlands council shall pass a resolution upholding, overturning, or modifying the Fee Surcharge as council sees fit.

Sec #	FEE SURCHARGES	FEES
8.3	Where for any reason, a permit is not obtained before the commencement of the work for which a permit is required	Double the fee
8.4	Where work has been covered and the inspector is unable to perform or complete the required inspection, in accordance with the issued permit. (not withstanding payment of the penalty fees, the inspector may still require the work to be uncovered and inspected)	\$150.00
8.5	Occupancy of a dwelling, or accessory structure attached to a dwelling prior to final inspection.	\$1,500.00
8.6	Occupancy is done prior to an occupancy permit or interim occupancy permit granted - where an occupancy permit is required.	\$1,500.00

Section 9. Construction Security Deposits

9.1 The following table in this section of the by-law outlines the security deposit amounts for all construction and/or renovations, which shall be paid to the RM of Woodlands by the applicant or property owner prior to the issuance of a building permit.

9.2 Security deposits shall be refunded in accordance with the following requirements:

- a) The Building inspector has conducted a final inspection of the subject property and has confirmed that all construction and/or renovations have been completed pursuant to the permit and all by-laws, and that all associated documentation has been submitted to his/her satisfaction; and
- b) The RM shall refund the security deposit to a different party if the person who paid it advises the RM in writing that it has been assigned to that other party.

Sec #	SECURITY DEPOSITS FOR ALL CONSTRUCTION	FEES
9.3	Construction value: \$0 to \$10,000.00	none
9.4	Construction Value: \$10,001.00 to \$50,000.00	\$1000.00
9.5	Construction Value: \$50,001.00 to \$150,000.00	\$1,500.00
9.6	Construction Value: \$150,001.00 to \$400,000.00	\$3,000.00
9.7	Construction Value: \$400,001.00 +	\$5,000.00

Section 10. Planning Application Fees

Sec #	ZONING AMENDMENT	FEES
10.1	Zoning amendment (includes advertising costs)	\$2,000.00

Sec #	DEVELOPMENT PLAN AMENDMENT	FEES
10.2	Development amendment (includes advertising costs)	\$2,000.00

Sec #	CONDITIONAL USE	FEES
10.3	Conditional use application	\$275.00
10.4	Second conditional use or variation order on same parcel, both applications at the same time.	\$25.00
10.5	Conditional use – large livestock	\$1,000.00

Sec #	VARIATION ORDER	FEES
10.6	Variation order	\$275.00
10.7	Second variation order or conditional use on same parcel, both applications at the same time.	\$25.00
10.8	Minor variation order	\$100.00

Sec #	ZONING MEMORANDUM	FEES
10.9	Zoning Memorandum	\$50.00

Section 11. Planning Application and Permit Fee Refunds

Sec #	PERMIT FEE REFUND	FEES
11.1	Whenever a permit is revoked or voluntarily surrendered prior to construction pursuant to the permit has begun (Prior to the six month expiry in the Building By-law)	Amount paid less 20%
11.2	Whenever a permit is voluntarily surrendered after construction pursuant to the permit has begun	Amount paid less 20% and \$60.00 per inspection conducted.

Sec #	PLANNING APPLICATION FEE REFUND	FEES
11.3	Whenever a Development Plan Amendment or Zoning By-Law Amendment application is voluntarily surrendered prior to first reading	Amount paid less 20%
11.4	Whenever a Development Plan Amendment or Zoning By-Law Amendment application is voluntarily surrendered after first reading	none
11.5	Whenever a Variation or Conditional Use application is voluntarily surrendered prior to preparation of a report, map, or lists	Amount paid less 20%
11.6	Whenever a Variation or Conditional Use application is voluntarily surrendered after preparation of a report, map, or lists	none

Section 12. Culvert Fees

Sec #	CULVERTS	FEES
12.1	Culvert – included in Approach applications	Cost
12.2	Culvert – Not part of Approach applications	Cost Plus 15%

Section 13. Miscellaneous Fees

Sec #	DOCUMENT COPIES	FEES
13.1	Zoning By-law – per page	\$0.50
13.2	Development Plan – per page	\$0.50
13.3	All other photocopies	\$0.10
13.4	Facsimile messages – per page 1st page 2 nd and additional pages	\$0.50 \$0.10 Plus long distance
13.5	Building permit reports/ work orders	\$50.00

Sec #	SERVICE CHARGES	FEES
13.6	Fee for Non-Sufficient Funds (N.S.F) cheque	\$20.00 Plus financial institution charges