

Planning, Development and Building Fees and Charges 2024

Associated with the Planning,
Development and Building Fees
By-law 66/2016

January 1, 2024

All fees are payable at the time of application.

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1. Housing

1.1 Building Permits

1.1.1. New Construction and Additions

Base Fee	
New or Addition to single-family dwellings, two-family dwellings, detached secondary suites, and multi-unit dwellings	\$242
+ Area Fee	
<ul style="list-style-type: none"> Single-family and two or more-family dwellings or detached secondary suites for the construction of, or addition to, housing below, at or above grade level 	\$4.90/m ²
<ul style="list-style-type: none"> Multi-unit residential dwellings, including row housing; new and additions 	\$9.80/m ²
Additional fee to establish secondary suite at the time of new construction; including detached secondary suites (plus base fee and area fee)	\$451
Alternative fee calculation method – Declared Value	
For construction that cannot be described in terms of area; as determined by the designated employee.	
<ul style="list-style-type: none"> Base fee for declared value of \$1000 or less 	\$182
<ul style="list-style-type: none"> For each additional \$1000 or portion thereof in declared value (in addition to base fee) 	\$12.10

Notes:

- [Development Permit fees](#) apply.
- Area calculations include the total floor area of all floors including finished space, unfinished basements, attached garages, sunrooms, covered porches and covered decks.

1.1.2. Renovations and Alterations

Renovations affecting each floor of previously established habitable floor space including basement development	\$182/floor
Flood Proofing permit (includes electrical, plumbing and foundation repair); non-structural	\$182
Establishment of any additional units or suites in an existing building. <ul style="list-style-type: none"> includes secondary suites or conversion to a duplex or triplex this fee is in addition to the per floor renovation fee if a building permit is required. 	\$725
Establishment of a detached secondary suite in an existing accessory building (e.g. garage)	\$725
Reducing the number of units in a multi-unit dwelling. <ul style="list-style-type: none"> includes secondary suites, duplexes, converted residential dwellings, etc. this fee is in addition to the per floor renovation fee if a building permit is required. 	\$56
Removal of a dwelling unit(s) / suite(s) in a house with previously established 2 or more units, including those within a Division II building compliant with By-law 4304.	\$56

Notes:

- [Development Permit fees](#) may apply.
- Alterations of stairs connecting two floors are only allocated to a single floor.
- Alterations on roofs, trusses, and dormers are treated as part of the single floor immediately below.
- Alterations to covered porches/decks, and attached garages are treated as part of the floor.

- Permit work limited to exterior alterations of exterior walls only are treated as a one floor fee.
- Renovations to two or more suites of a multi-unit dwelling are treated as floors per unit (e.g. renovation to a single floor but involving 2 suites are considered to be two floors.)
- **Housing includes:**
 - Single-family and two-family dwellings, and
 - Multi-unit dwellings (including row housing) not requiring an Occupancy Permit.

1.1.3. Accessory Structures

Detached Garages and other large structures (no base fee)

Detached Garages	
• Construction of a detached garage up to 25 m ²	\$122
• Construction of a detached garage greater than 25 m ²	\$237
• Multi-owner detached garage for a multi-family building	\$9.80/m ²
Accessory Structures	
• Construction of an accessory structure greater than 10 m ² and up to 25 m ²	\$122
• Construction of an accessory structure greater than 25 m ²	\$236
Structural alterations or repairs to an existing accessory structure	\$122

Decks - uncovered (no base fee)

Single-level, simple* deck	\$122
Multi-level or complex* deck	\$182

Other Accessory Structures (no base fee)

In-ground swimming pool	\$182
Above ground swimming pool, hot tub, or spa tub	\$122
All other exterior projects requiring a building permit, e.g.: exterior alterations to an existing structure, radio or communication tower for single-family & two-family dwellings, etc.	\$122

*Notes:

- [Development Permit fees](#) may apply.
- Deck complexity is determined based on foundation designs. Multiple foundations, multiple foundation types or single foundations with multiple, stacked structural loads would be considered complex.

1.1.4. Other Fees

Installation of solar photovoltaic systems with the submission of plans under an engineer's seal	\$92
Installation of solid fuel burning appliance	\$122
Additional fee for multiple plan reviews on a single project: percentage of original permit fee	25%

Note: [Development Permit fees](#) apply.

1.2 Electrical Permits

New / Additions – Single-family dwellings, Two-family dwellings, Multi-unit dwellings, creation of additional, self-contained dwelling units such as a secondary suite

Base Fee	
New construction of single-family dwellings, two-family dwellings, multi-unit dwellings and additions - up to 400 Amp service size	\$92
+ Area Fee	
For all floors Area calculations include the total floor area of all floors including finished space, unfinished basements, attached garages, sunrooms, covered porches and covered decks.	\$1.18/m ²
Voice, Data, Video (VDV) for structures with 2 or more units	
<ul style="list-style-type: none"> Work undertaken as part of the new construction electrical permit (no base fee applies) 	\$0
<ul style="list-style-type: none"> Work undertaken by a separate contractor and/or separate permit (no base fee applies) (Assumes inspections are completed at the time of other inspections. Additional inspection fees immediately apply if work requires VDV only inspections for the initial inspection or due to defects.) 	\$23.20/unit

Renovations / Interior Alterations – Single-family dwellings, Two-family dwellings, Multi-unit dwellings

Base Fee	
(includes 1 affected floor)	\$92
Each additional floor affected	\$92
Electrical permit as part of a flood-prevention related building permit	\$0
Voice, Data, Video (VDV) for structures with 2 or more units (no base fee applies) (no multi-floor additional fee applies)	\$92/unit

Note: An “affected floor” for the purposes of the calculation above is determined by fixtures, switches, outlets, and other electrical elements located on that floor.

Examples:

1. A project on one floor that passes through another floor solely to connect wiring to an existing panelboard on another floor is considered to be a single floor.
2. A project that only involves a service upgrade, alteration or repair (to a maximum of 200 Amps), is considered to be a single floor.
3. A project on one floor that includes a service upgrade or alteration (to a maximum of 200 Amps) on that same floor is considered to be a single floor.
4. A project on one floor that includes a service upgrade or alteration (to a maximum of 200 Amps) on another floor is considered to be two floors.
5. A project on one floor with the installation of an additional panelboard (sub panel) will be assessed a single floor base fee plus the “extra fee” for the additional panelboard.
6. A project on one floor that includes a service upgrade or alteration greater than 200 Amps will be assessed a single floor base fee plus the “extra fee” for the service.
7. A project that involves a new service installation on a detached garage (to a maximum of 200 Amps) that refeeds the existing house panel as a subpanel, will be assessed the base fee plus the exterior electrical permit fee.

8. A project that involves a new service installation greater than 200 Amps on a detached garage that refeeds the existing house panel as a subpanel, will be assessed the base fee plus the exterior electrical permit fee plus the extra fee for the service.

Additional or 'Add-on' fees

Fees are in addition to new construction fees, or in the case of an existing building, in addition to the base fee and /or other fees assessed

Extra fee (in addition to base or per floor fee) for greater than 200 Amp service (initial installation or upgrade)	\$72
Extra fee (in addition to base or per floor fee) for each additional panel board (at time of new construction or later)	\$61
Extra fee (in addition to base or per floor fee) to install or remove renewable energy systems (e.g. solar photovoltaic systems, wind systems, etc.) (at time of new construction or later)	\$212
Extra fee (in addition to base or per floor fee to install or remove a generator (at time of new construction or later)	\$212
Fee for interview/test if required to establish competency of homeowner to engage in work for a homeowner permit	\$36
Installation of fire alarm system: Single-family dwellings, two-family dwellings (no base fee applies unless other wiring is involved)	\$122
Removal of fire alarm system: Single-family, two-family dwellings (no base fee applies unless other wiring is involved)	\$92
Extra fee (in addition to base or per floor fee) for installation of a level 2 electric vehicle charger	\$72

Exterior Electrical Permits

(exterior must be separate permits from interior work; no base fee applies)

Air-conditioners: installation, construction, renovation or alteration	\$72
Outdoor, unenclosed swimming pools or hot tubs: installation, construction, renovation or alteration	\$72
All other exterior electrical work (excluding exterior plugs installed as part of new construction or clearly those part of an interior project)	\$72
Open decks, detached garages, gazebos, patios, landscape lighting: installation, construction, renovation or alteration	\$72

1.3 Plumbing Permits

New Construction / Additions

Minimum fee: (applied to each suite / dwelling unit)	\$92
Cost per drain	\$30

Renovations/Interior Alterations

Minimum fee:	\$92
Plumbing renovations or repairs – each drain outlet impacted	\$30
Plumbing permit as part of a flood-prevention related building permit	\$0

1.4 Other Fees

1.4.1. Alternative Solutions and Meetings

Apply commercial alternative solution and meeting fees in Sections [2.1.5. Alternative Solutions and Electrical Code Deviations](#) and [2.1.7. Other Fees](#)

1.4.2. Conforming Construction Agreements with Caveat on Title

Includes legal processing fees	\$2410
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2. Commercial

2.1 Building Permits

2.1.1. New Construction and Additions

Construction of new buildings, or additions where the area being developed can be clearly determined	Finished	Base Building Only
Base Fee	\$970	\$850
+ Area Fee based on occupancy group		
Group A – Assembly Occupancy (Open-air structures)	\$18/m ²	\$13.75/m ²
Group A – Assembly Occupancy (All others)	\$22/m ²	\$16.50/m ²
Group B – Care, Treatment or Detention Occupancy	\$29/m ²	\$22.00/m ²
Group C – Residential Occupancy	\$16.30/m ²	\$11.90/m ²
Group D – Business & Personal Services Occupancy	\$18/m ²	\$13.75/m ²
Group E – Mercantile Occupancy	\$15.75/m ²	\$12.00/m ²
Group F1 – Industrial Occupancy	\$18/m ²	\$13.75/m ²
Group F2 – Industrial Occupancy	\$12.10/m ²	\$9.25/m ²
Group F3 – Industrial Occupancy	\$9.80/m ²	\$8.30/m ²
+ Area Fee		
Any other structure defined in the Building By-law that can be measured in terms of area	\$9.80/m ²	\$7.20/m ²

Temporary open-air structures, other than stages and bleachers, covered or uncovered, (in addition to tent and occupancy fees if applicable)

Minimum fee:	\$242
Area Fee	\$18/m ²

Note: Area calculations include the total floor area of all floors including below grade floors.

Other Projects

Residential Balcony Enclosures (no base fee)	\$482
Base Fee	
Declared value for new construction which cannot be described in terms of area, including base building only	\$482
+ Value Fee	
Each \$1000 or portion thereof in declared value for new construction which cannot be described in terms of area, including base building only (in addition to base fee)	\$11.80 per \$1000 of declared value

**Spray Booth – install new, alteration or removal
(includes fees for electrical and mechanical permits)**

Base Fee	
First booth	\$1090
+ Base Fee	
each additional booth	\$609
+ Area Fee	
	\$12.10/m ²
Alterations to existing booths	base fee only
Removal of existing booths (no base fee) (includes electrical and mechanical permits)	\$422

2.1.2. Staged Building Permits

Permit fees for each stage of construction	% of Total Permit Fee Payable	Surcharge (as a % of the total permit fee)
Site Preparation, Excavation, Piling, Interior Demolition*	20%	2.5%
Foundation Only	35%	5%
Structural Framing	65%	2.5%
Customized Stage	Determined by the Designated Employee	5%
Superstructure or Final Building Permit	Balance of building permit fees	not applicable

***Notes:**

- Partial permit fees are expressed as a percentage of the total building permit fee less any stage percentage previously paid. Note that an additional staged permit premium will also be applied and is calculated and applied independent of this percentage.
- Interior Demolition can be included along with a staged permit for a building addition only.

2.1.3. Interior/Exterior Alterations and Other

Fees for Work that is evaluated based on Floor Area

(Fee is calculated using either entire floor area of tenant space or entire tenant floor area of one floor level of a tenant space where alterations affect only one floor of a multi-level tenancy)

Alterations where an area calculation is used would include projects that affect an entire tenant space or entire floor level of a tenant space (e.g. a tenant fit-up, a complete interior demolition or a change of use of a defined occupancy/tenant space).

Base Fee	\$361
+ Area Fee (based on occupancy group)	
Group A – Assembly Occupancy (Open-air structures)	\$7.20/m ²
Group A – Assembly Occupancy (All others)	\$9.25/m ²
Group B – Care, Treatment or Detention Occupancy	\$11.50/m ²
Group C – Residential Occupancy	\$6.30/m ²
Group D – Business & Personal Services Occupancy	\$7.20/m ²
Group E – Mercantile Occupancy	\$6.30/m ²
Group F1 – Industrial Occupancy	\$7.20/m ²
Group F2 – Industrial Occupancy	\$5.50/m ²
Group F3 – Industrial Occupancy	\$4.90/m ²
+ Area Fee	
Any other structure defined in the Building By-law that can be measured in terms of area	\$3.90/m ²

Fees for Work that is evaluated based on Declared Value of Construction

Alterations where an area calculation is not used would include small projects within a larger tenant floor area; 'landlord' alterations or alterations to a base building only; projects that are mostly exterior alterations, etc. Note that *declared value of construction* is defined in the Winnipeg Building By-law.

Interior/Exterior Alteration Permits

Minimum fee:	\$362
Declared value of construction – Each \$1000 or portion thereof (based on complete project cost/value)	\$11.80

Adding or Removing suites/units in Multi-Unit Residential Buildings (Unless indicated, no minimum or base fee applies if a separate permit)

Adding one or more additional suites or units to an existing, compliant multi-unit dwelling including a converted residential dwelling or "rooming house." The fee is in addition to the area or declared value of construction fee if renovations require a building permit.	\$482
Reducing one or more suites or units in an existing multi-unit dwelling. No base fee applies if no work requiring a building permit is involved. If the work requires a building permit, regular fees would apply and this fee would not.	\$152

Temporary Buildings

Temporary Building Fee – calculated as a new commercial building under section 2.1.1. (including the base fee)	same as applicable building permit
+ Maintenance Fee per month (in addition to Temporary Building Fee) payable annually	\$80
Non-payment resulting in an inspection (in addition to monthly fee)	\$242

Miscellaneous Structures

Outdoor swimming pool - above ground or below ground	\$362
Satellite dish or antennae; radio or communication tower	\$302
Storage tanks – removal of one tank (includes Fire Prevention Inspections no longer being charged)	\$182
Storage tanks – installation of one tank (includes Fire Prevention Inspections)	\$422
Storage tanks – for each additional tank, same site	\$61

2.1.4. Special Events

Tents/Bleachers/Stages

- Tents with 1000 or more occupants and/or electrical and mechanical systems are considered temporary buildings and are subject to Temporary Building fees in Section 2.1.3.
- All fees for outdoor structures include occupancy and inspection fees

Tents greater than 84m ² in area	\$242
Each additional tent greater than 84 m ² on the same site	\$18
Stages between 0.6 and 1.5 meters in height and less than 84 m ² in area	\$122
All other stages	\$610
Bleachers with less than 300 persons design occupant load	\$122
All other bleachers	\$610

Occupancy

Indoor special event occupancy permit: greater than 60 occupants and greater than the established occupant load for the space (no base - maximum permit fee of \$600)	\$0.11/m ²
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Development

(Charged on all outdoor and indoor special events)

Temporary event or a temporary use	\$30
Additional fee for request of a special events permit within 3 days or less, per event	double fees; minimum \$225

2.1.5. Alternative Solutions and Electrical Code Deviations

Alternative Solutions Fees	Classification*	New Building	Existing Building
Pre-Application Stage	Minor	\$242	\$122
	Major	\$610	\$363
Application Stage	Minor	\$422	\$302
	Major	\$910	\$610
Post Permit Issuance	Minor	\$610	\$482
	Major	\$1210	\$1210

	Example Descriptions
Minor	Sprinkler systems used in lieu of basement fire separation in a house conversion
	Mezzanine exceeds % limit
	Provide window or additional measures
	Building area exceeds classification
	Alternative measures are provided such as additional fire compartments
	Window sprinkler protection
Major	School addition requires total building to be non-combustible construction
	Existing wood frame roof
	Racking mezzanine in large stores and warehouses
	Fire protection consultant (fire or time-based egress modeling)
	Other types by Architect or P. Eng with or without detailed reports

Electrical Requests for Code Deviation Fees	Classification*	New Building or Structure	Existing Building or Structure
Pre-Application or During Electrical Plan Examination Review	Standard	\$182	\$122
	Complex	\$363	\$242
Post Electrical Plan Examination review or post-permit issuance where no plan review was performed	Standard	\$422	\$362
	Complex	\$725	\$610

Resubmission of Alternative Solutions or Electrical Requests for Code Deviations

Fee for each resubmission	50% of original fee
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***Note:** Classification of an alternative solution or electrical deviation will occur during processing.

2.1.6. Fire Paramedic Services

Fire Prevention Plan Examiner Review

Fee per hour of inspection reasonably required as part of a plan review by the Fire Paramedic Service	\$125/hr
Fee per hour for re-examination of plans due to revisions, alternate solutions or Fire Protection Reports	\$125/hr
Base Fee	
Application that requires Fire Paramedic Service to establish an occupant load	\$363
+ Hourly Fee	
Each hour or portion thereof for plan examination or inspections required to establish occupant load	\$182/hr

2.1.7. Other Fees

Meetings

Base Meeting Fee	
Pre-application meeting, alternative solutions meeting, inspections or occupancy meeting: meeting/ discussion/ presentation by applicant concerning Building Code compliance	\$242
+Staff Fee	
Each City employee required to be in attendance - each hour	\$182
Charge for cancellation or postponement within 24 hours /missed preliminary plan review meeting	\$242

Additional Plan Reviews

Fee for re-examination – an additional fee where:	\$1200 plus
a) New plans are submitted, or additional or revised detail, information or specifications for the previous plans are provided, or interim occupancy proposals and	\$180/hour per discipline to a maximum of
b) The designated employee determines that the re-examination of the new plans or modification of the original plans made necessary by the additional details, information, or specifications will require time and resources consistent with a full plan examination on a single project by one or more disciplines.	10% of building permit fee

Conforming Construction Agreements with Caveat on Title

Includes legal processing fees	\$4820
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2.2 Electrical Permits

Base Fee	
Applies to all commercial electrical permits except for items indicated with an asterisk (*) when they are the only items included on the permit	\$122
+ Per Item Installation Fees:	
Low voltage service or distribution board/enclosed switch/motor control center/CSTE/splitter	
<ul style="list-style-type: none"> • First item less than 400 Amps • Each additional like item less than 400 Amps • First item 400-1000 Amps • Each additional like item 400 -1000 Amps • First item over 1000 Amps • Each additional like item over 1000 Amps 	<ul style="list-style-type: none"> \$126 \$96 \$232 \$138 \$292 \$163
High voltage equipment (Over 750 V)	
<ul style="list-style-type: none"> • Each service including metering and grounding • Distribution, each unit or cell of protective or switching equipment • Each motor or transformer: 500 hp/kVA or less • Each motor or transformer: 501 hp/kVA to 1000 hp/kVA • Each motor or transformer: over 1000 hp/kVA 	<ul style="list-style-type: none"> \$347 \$182 \$242 \$302 \$434
Motorized valves, transformers, motors, controllers, capacitors and similar equipment not listed elsewhere in this schedule	
<ul style="list-style-type: none"> • 1 kVA/kW/hp/kVAR/Amps or less, each • Over 1 to 25 kVA/kW/hp/kVAR/Amps, each • Over 25 to 100 kVA/kW/hp/kVAR/Amps, each • Over 100 kVA/kW/hp/kVAR/Amps, each 	<ul style="list-style-type: none"> \$12.70 \$23.20 \$92 \$182
Life Safety and Health Equipment and Devices	
<ul style="list-style-type: none"> • Control panel or annunciator, each • Transponders, each • Detectors and alarms, each (includes smoke, heat, CO, methane, etc. detectors and alarms, signals, pull stations, nurse call system devices, sprinkler & standpipe switches, miscellaneous monitoring & supervisory points) 	<ul style="list-style-type: none"> \$81 \$36 \$6.30
Emergency Lighting and Exit Signs	
<ul style="list-style-type: none"> • Battery banks, each • Remote emergency lighting heads, per outlet • Combination emergency lighting/exit sign units, each • Exit signs, each 	<ul style="list-style-type: none"> \$12.80 \$2.10 \$14 \$2.10
Voice, Data, Video (VDV) & Intrusion Alarm Systems	
<ul style="list-style-type: none"> • Fibre optic cable (any length) • Voice, Data, Video & Intrusion Alarm systems: associated devices, each (data outlets, CCTV outlets, etc.) • Data rack or control panel including all components installed, each • Amplifiers, each • Extra low voltage controllers/cabinets, each 	<ul style="list-style-type: none"> \$36 \$2.10 \$66 \$12.25 \$2.10

VDV Audit Program	
<ul style="list-style-type: none"> Annual fee (includes registration information, review of applicant's training and operational procedures and audit inspections) 	\$4220
<ul style="list-style-type: none"> Permit fee per installation per address 	\$36
<ul style="list-style-type: none"> Fee for non-compliance during an audit 	\$362
<ul style="list-style-type: none"> Fee for suspension from the program 	\$6040
Empty Raceways	
<ul style="list-style-type: none"> 60 m or less 	\$39
<ul style="list-style-type: none"> Over 60 m to 300 m 	\$81
<ul style="list-style-type: none"> Over 300 m 	\$154
Receptacles, wall switches, luminaires, thermostats, I/O devices and similar equipment	
<ul style="list-style-type: none"> 15 Amp, each 	\$2.10
<ul style="list-style-type: none"> Over 15 Amp or car heater receptacles, each 	\$3.10
Electric vehicles	
<ul style="list-style-type: none"> Level 2 electric vehicle charger, each 	\$72
<ul style="list-style-type: none"> Level 3 electric vehicle charger, each 	\$145
<ul style="list-style-type: none"> Electric vehicle energy management system, each 	\$72
Electric heating and/or cooking appliances	
<ul style="list-style-type: none"> 2 kW or less, each 	\$10
<ul style="list-style-type: none"> Over 2 kW to 5 kW, each 	\$15.50
<ul style="list-style-type: none"> Over 5 kW to 15 kW, each 	\$23.50
<ul style="list-style-type: none"> Over 15 kW, each 	\$40
Fuel burning equipment	
<ul style="list-style-type: none"> Each domestic package unit or unit heater 	\$24
<ul style="list-style-type: none"> Each industrial/commercial type package 	\$67
Door Controls	
<ul style="list-style-type: none"> Electric strikes, request-to-exit sensors or pushbuttons, card readers, each 	\$2.10
<ul style="list-style-type: none"> Door hold-open devices, each 	\$6.30
<ul style="list-style-type: none"> Electromagnetic locks, each 	\$12.25
<ul style="list-style-type: none"> H/C door operators, each 	\$2.10
<ul style="list-style-type: none"> Reset/release switch for electromagnetic locks, each 	\$12.25
Miscellaneous Life Safety Equipment	
<ul style="list-style-type: none"> Fire pump electrical connection and associated equipment, each 	\$246
<ul style="list-style-type: none"> Generator driven by prime mover & associated equipment, each 	\$275
Miscellaneous Exterior Equipment	
<ul style="list-style-type: none"> Fuel dispensers and similar equipment, each 	\$35
<ul style="list-style-type: none"> Light standards, each 	\$18.40
<ul style="list-style-type: none"> Solar photovoltaic panels, each 	\$6.20
Machine/HVAC controls	
<ul style="list-style-type: none"> Control panels, each 	\$78
<ul style="list-style-type: none"> Control devices, each 	\$2.10

Multi-Residential Per Unit Fees	
<ul style="list-style-type: none"> • Multiple-family dwelling: <ul style="list-style-type: none"> ○ first three dwelling units* ○ for each additional dwelling unit* • Hotels and motels: per bedroom unit*, new construction or additions to existing structures 	\$595 \$151 \$71
<p>*Note: Applicable to new buildings and additions only. Applies to all electrical equipment and devices contained within the dwelling or bedroom units except for life safety & health equipment. Fees for life safety & health equipment and for electrical equipment installed in areas outside of dwelling or bedroom units are assessed on per device fees.</p>	
Enclosures	
<ul style="list-style-type: none"> • Relay cabinets, lighting contactors, dimming control panels and similar enclosures, each 	\$36
*Spray booths	
<ul style="list-style-type: none"> • install new, alteration or removal (fee incorporated in spray booth building permit) (Electrical permit still required) 	\$0
Reduction of electrical permit fees	
<ul style="list-style-type: none"> • Where equipment is connected to existing wiring that has been previously inspected under another electrical permit, the fee imposed for the items being installed is one half (½) the fee that would otherwise be applicable 	fee to be calculated
*Signs	
<ul style="list-style-type: none"> • First free-standing sign <ul style="list-style-type: none"> ○ Each additional free-standing sign installed at the same time • First non-free-standing sign <ul style="list-style-type: none"> ○ Each additional non-free-standing sign installed at the same time 	\$122 \$71 \$122 \$20
*Temporary installations	
<ul style="list-style-type: none"> • Supplied from a permanent electrical system • Supplied from a temporary electrical service 	\$122 \$200
*Annual permits	
<p>Notes: Buildings listed on one Annual Electrical Permit must be located within the same Electrical Inspection District. Adjacent buildings must be declared by the applicant. Those not declared will be assumed to be non-adjacent.</p>	
<ul style="list-style-type: none"> • 1-15 buildings, for every 5 buildings/addresses or portion thereof • 16 or more buildings, first 15 buildings/addresses <ul style="list-style-type: none"> ○ plus for each building/address in excess of 15 • For non-adjacent buildings, per building/address • Log book not provided or with insufficient info, per quarter 	\$610 \$1840 \$7.90 \$11.25 \$112
*Defect Re-Inspections	
Re-inspections of defects where defects are identified during a requested inspection and re-inspection is required to confirm their correction/ each hour or portion thereof/per visit	\$152
Meeting/discussion concerning Electrical Code or Life Safety compliance	
Base Meeting Fee	\$242
+ Staff Fee <ul style="list-style-type: none"> • Each City employee required to be in attendance, each hour • Charge for meeting cancellation within 24 hours 	\$183 \$242

2.3 Plumbing Permits

Type of Installation

Base Fee	
Applies to all commercial plumbing permits except for items indicated with an asterisk (*) when they are the only items included on the permit.	\$182
*Underground Rough-in only (separate permit for work up to the lowest below grade floor level); outlet and fixture fees also apply	\$302
New Multiple-family dwelling: each additional dwelling unit (in addition to base fee)	\$122/suite
Outlet and/or fixture each (except for dwelling units in new multi-family dwellings)	\$36
Backwater valve	\$61
*Domestic potable water backflow prevention device with test cocks, first device	\$227
*Domestic potable water backflow prevention device with test cocks, each additional device	\$31
Interceptor, sump, catch basin, pit, each	\$61
Minor repairs to drainage or venting systems (renewal of each fixture trap or drain, etc.)	\$18
Renewal of stacks only – new work proposed (one or more) (in addition to base fee)	\$770
Potable water service pipe only	
<ul style="list-style-type: none"> Water service pipe ¾" to 2" in diameter Water service pipe over 2" in diameter Renewal of potable water supply to existing fixtures (hot, cold or recirculation potable water piping) 	\$61 \$98 no charge
Re-piping only of existing water supply to fixtures	
<ul style="list-style-type: none"> For each dwelling unit, or For each floor or portion thereof 	\$194 \$545

2.4 Mechanical Permits

M1 Mechanical Permit

Base Fee	\$302
+ Area Fee	
<ul style="list-style-type: none"> Floor area impacted Rough in HVAC only (eligible for entire base building only) Base building HVAC extension for tenant fit-up Unconditioned floor area mechanical air system in F2 or F3 occupancies only (no heating, no cooling, and no air distribution system) 	\$0.42/m ² \$0.24/m ² \$0.29/m ² \$0.11/m ²
Repair or alteration of an existing mechanical system which cannot be described in terms of area (no base fee)	\$302
Spray Booth - install new, alteration or removal (fee incorporated in spray booth building permit) (M1 permit still required)	\$0

M2 Mechanical Permit

Base Fee	\$302
+ Area Fee	
<ul style="list-style-type: none"> Floor area impacted 	\$0.29/m ²
Fire Pump /Standpipe (no base fee or fees for each additional floor)	\$610
First backflow prevention device with test cocks (no base fee if only item)	\$227
<ul style="list-style-type: none"> Each additional backflow prevention device with test cocks 	\$31
Spray Booth - install new, alteration or removal (fee incorporated in spray booth building permit) (M2 permit still required)	\$0

M3 Mechanical Permit

Fire Suppression	
<ul style="list-style-type: none"> New Repair/Minor modification 	<p>\$302</p> <p>\$122</p>
Special Ventilation Systems – Commercial Kitchen Exhaust, Dust Collector, etc.	
<ul style="list-style-type: none"> New system (base fee) New system additional connection (e.g. additional kitchen exhaust hoods, dust collection inlet), each connection Repair or alteration to existing system 	<p>\$482</p> <p>\$242</p> <p>\$362</p>
Spray Booth – install new or alteration (fee incorporated in spray booth building permit) (M3 permit still required)	\$0

2.5 Occupancy Permits

Occupancy Permit Associated with a Building Permit

Base Fee	
<ul style="list-style-type: none"> Final Occupancy Permit 1st Interim Occupancy Permit or denial of request 2nd and subsequent Interim Occupancy Permit or denials of request 	<p>\$242</p> <p>\$242</p> <p>\$242</p>
+ Area Fee	
<ul style="list-style-type: none"> Final Occupancy Permit 1st Interim Occupancy Permit or denial of request per discipline* 2nd Interim Occupancy Permit or denial of request per discipline* 3rd and subsequent Interim Occupancy Permit or denials of request per discipline* 	<p>\$0.12/m²</p> <p>\$0.06/m²</p> <p>\$0.12/m²</p> <p>\$0.23/m²</p>
Maximum (per permit or denial)	
<ul style="list-style-type: none"> Final Occupancy Permit 1st Interim Occupancy Permit or denial of request 2nd and subsequent Interim Occupancy Permit or denials of request 	<p>\$725</p> <p>\$965</p> <p>\$1445</p>
Discounts – for tenant spaces where the only defects are related to the base building	
<ul style="list-style-type: none"> 1st Interim Occupancy Permit or denial of request 2nd and subsequent Interim Occupancy Permit or denials of request 	<p>50%</p> <p>50%</p>

***Note:** When a per discipline rate is indicated, the following are identified as a discipline: 1. Building, structural, fire prevention; 2. Electrical; 3 Mechanical (M1, M2, M3).

Refunds and Discounts

For building permits applied for after June 1, 2016, a full refund of the Final Occupancy fee will be granted if there is a complete submission of all required documents (i.e.: no incomplete certificates) at the time of the first request for an occupancy permit and there are no defects at inspections (i.e.: no re-inspections required). This refund does not apply to individual dwelling units, special events permits and only applies if occupancy is required as part of a related building permit.

A fifty percent fee discount will be granted for interim occupancy permits per tenancy space when the only reason for the interim occupancy permit is defects in the base building.

Other Occupancy Permit Fees

Indoor special events occupancy permit: greater than 60 occupants and greater than the established occupant load for the space (no base - maximum permit fee: \$600)	\$0.11/m ²
Temporary building occupancy permit for each 12-month period or portion thereof in addition to the base fee (to a maximum permit fee of \$400)	\$0.29/m ²
Base Fee	
Application to establish an occupant load – includes first hour of plan examination or inspections	\$362
+Hourly Fee	
Each hour or portion thereof of plan examination or inspections required to establish occupant load	\$182/hr
Replacement: occupancy permit certificate or occupant load placard (each)	\$61
Update and provide a copy of an issued occupancy permit (change of ownership/change of operating name)	\$98
Condominium display suite (when applied for under a Temporary Approvals application)	\$422

2.6 Testing Life Safety Systems for the Purposes of Occupancy

Fees for Life, fire, safety and health systems testing	Test	Re-Test
Regular – normal office hours	\$6040	\$3020
Regular – fully or in part outside office hours*	% time inside office hours x \$6040 + % time outside office hours x 1.5 x \$6040	% time inside office hours x \$3020 + % time outside office hours x 1.5 x \$3020
Complex or unusually large projects (as determined by the City) – normal office hours	\$9040	\$3620
Complex or unusually large projects (as determined by the City) – fully or in part outside office hours*	% time inside office hours x \$9040 + % time outside office hours x 1.5 x \$9040	% time inside office hours x \$3620 + % time outside office hours x 1.5 x \$3620

***Note:** When tests occur fully or in part outside of regular business hours, the fee will be multiplied by 1.5 times in proportion to the percentage of the time spent outside of business hours.

2.7 Building Permits for Signs, Awnings, and Canopies

For Review of the Sign Support Structure (when the sign support structure <u>requires</u> engineering)	Engineer seals <u>not</u> included at the time of application	Engineer seals included at the time of application
Freestanding sign 2.44 m or less in height	\$302	\$182
Freestanding sign over 2.44 m in height but under 7.6 m in height	\$482	\$302
Freestanding sign over 7.6 m in height	N/A	\$482
Mansard roof, projecting or other structural signs	\$302	\$182
Any other sign type	\$242	\$122
Awning / canopy or similar types of structure or equipment	\$302	\$182
Second and each subsequent additional sign involving the same type, same category, applied for in a single application	\$122	\$93
Single sign face replacement	\$61	\$61

For Review of the Sign Support Structure (when the sign support structure does not require engineering)

Freestanding sign 2.44 m or less in height	\$182
Freestanding sign over 2.44 m in height but under 7.6 m in height	\$302
Freestanding sign over 7.6 m in height	\$482
Mansard roof, projecting or other structural signs	\$182
Any other sign type	\$122
Awning / canopy or similar types of structure or equipment	\$182
Second and each subsequent additional sign involving the same type, same category, applied for in a single application	\$93
Single sign face replacement	\$61

Note: The installation of a sign also requires a Development Permit. See Development Permit fees for signs in Section 3.1.

3. Zoning

3.1 Development Permits

Housing-related Development Permits

Base Fee	
Single-family and Two-family dwellings	\$153
+ New Dwelling Fee	
<ul style="list-style-type: none"> 180m² total floor area or less more than 180m² of total floor area 	<ul style="list-style-type: none"> \$40 \$92
+ Addition Fee	
Addition to an existing principal building	\$39
New accessory building/structure (no base fee applies)	\$29
Addition to accessory building (no base fee applies)	\$30
Housing change of use (no base fee applies)	\$30
Installation of solar photovoltaic systems (no base fee applies)	\$30

Commercial-related Development Permits*

New site development or new construction	\$730
Additions or exterior alterations to existing buildings or existing site redevelopment	\$362
New construction of, or an addition to, an accessory building	\$362
Temporary event or a temporary use	\$30
Commercial change of use	\$183
Erection of tents including tents considered to be a temporary building	\$30

Signs

Free standing, mansard, projecting, or other structural supported signs	\$92
All Digital Signs	\$188
Awning or canopy with or without signs	\$92
All other types of signs	\$58
Sign face replacement	\$36
To place or locate a mobile advertising sign for one month or less	\$80
To place or locate a mobile advertising sign for a period of up to three calendar months	\$194

Other Fees

Home-based business development permit (The fee applies to both Minor and Major categories. Major home-based businesses incur an additional conditional use fee.)	\$183
Frozen Waterways Permit Application	\$123

Fee for re-examination e.g. Review of re-submitted plans	half the fee of the initial development permit
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***Note:** For commercial permits that include multiple development types, only one development permit fee is charged. The fee selected will be the highest development permit fee as applicable to the scope of the permit work.

3.2 Variances and Conditional Uses

Variances	Single or Two-family dwellings		Other Residential & Commercial
	Accessory Structures	New/Additions	
Temporary Use and/or Density	\$1810	\$1810	\$1810
A-Variance – first	\$123	\$182	\$662
– each additional	\$61	\$123	\$242
- first non-compliance	\$183	\$363	\$975
- each additional non-compliance	\$92	\$242	\$362
B-Variance – first	\$422	\$725	\$1450
– each additional	\$123	\$242	\$362
- first non-compliance	\$660	\$1090	\$3020
- each additional non-compliance	\$183	\$362	\$540
C-Variance – first	N/A	\$730	\$2420
– each additional	N/A	\$242	\$615
- first non-compliance	N/A	\$1090	\$4820
- each additional non-compliance	N/A	\$362	\$910
D-Variance – first	N/A	\$730	\$2420
– each additional	N/A	\$242	\$615
- first non-compliance	N/A	\$1090	\$4820
- each additional non-compliance	N/A	\$362	\$910
Request to demolish a building containing a dwelling unit without an Order issued by or on behalf of the City and without the establishment of an approved permitted use on the site			\$615

Note:

Variances are categorized as follows:

- A-Variance: A minor tolerance of a zoning rule for residential and/or commercial applications.
- B-Variance: A zoning variance reviewed and approved or denied by the director.
- C-Variance: A zoning variance reviewed by the director, approved or denied by the Board of Adjustment.
- D-Variance: A zoning variance reviewed by the director, approved or denied by the Community Committee in conjunction with another Development Application.

Conditional Uses	Single or Two-family dwellings		Other Residential & Commercial
	Accessory Structures	New/Additions	
General Conditional Use – Non-compliance	\$730 \$1090	\$730 \$1090	\$3030 \$6040
Attached secondary suite – Non-compliance	\$302 N/A	\$302 \$730	N/A N/A
Detached secondary suite – Non-compliance	\$730 N/A	\$730 \$1150	N/A N/A
Home Based Business – Major – Non-compliance	\$730 \$1090	\$730 \$1090	\$730 \$1095

3.3 Other Fees

Zoning Letters (fee per property – for single or multiple addresses on same property)

Verification of existing zoning for a specific property	\$61
Verification of existing or proposed use – single- and two-family dwellings – all other	\$156 \$242
Zoning or land use history	\$630
Any other information	\$242
Zoning memorandum – single- and two-family dwellings – all other	\$61 \$242
Lot of record search (in addition to direct Manitoba Land Title search costs)	\$302

Miscellaneous Fees

Mobile home – development application approval – inspection – first hour – each additional hour	\$362 \$183 \$123
Pre-application fee (can be applied to application fee if applicant proceeds with formal application)	\$610
Zoning Inspection Fee (including alignments) – 1st hour – each additional hour	\$183 \$123
Winnipeg Building Commission: application fee	\$1850
Spatial Separation / Party Wall agreement with Caveat on Title (includes legal processing fees)	\$4890 + LTO fees
Development application for variation or removal of building restriction caveat (includes legal costs)	\$730 + LTO fees
Communication facility proposal – review – review for exempted installations	\$1430 \$610
Advertising of public hearings	newspaper advertising charges
Land Titles Office (LTO) Fees (Teranet MB)	as billed by Teranet MB
Delivery of issued permits and plans by courier	\$12.10

4. Real Estate

4.1 Property Management Administrative Fees

Not-for-profit tenants lease/licence; per year	\$271
School division land lease/licence; per year	\$271
Organization related to the City of Winnipeg lease/licence; per year	\$271
All others lease/licence (not including encroachments)	\$0

4.2 Property Management Rent

Short term use agreements – one day or less	\$1
Short term use agreements – not-for-profit tenants	\$1
Short term use agreements – all others more than one day; per day	\$55
Landscape and maintenance lease/licence agreements; per year	\$271
Noise barrier lease/licence agreements; per year	\$1

4.3 Circulation Requests

Sale circulation requests and processing (non-governmental)	\$190
Easement circulation request and processing	\$545

4.4 Film and Special Events Rent

Short term use agreements – one day or less	\$1
Short term use agreements – not-for-profit tenants	\$1
Short term use agreements – all others, more than one day; per day	\$55

5. Planning and Land Development

5.1 General Planning

Plan Reviews

Plan Review for Plan Approval – Director	\$242
Plan Review for Plan Approval - Committee	\$422
Second and each subsequent review	\$241
Master Plan in an Educational or Institutional Zoning District	\$1380
Second and each subsequent review	\$1040
Parking Management Plan review	\$302
Alternative equivalent compliance approval	\$302

Design Reviews

New building or new addition	\$482
Signs	\$183
All other development applications	\$303

Downtown Development Applications Urban Design Review

New building or new addition	\$900
Second and each subsequent review	\$535
Signs	\$218
All other development applications	\$338
Appeal of a decision	\$910

Historical Buildings and Resources Review

Heritage Permits	
Rehabilitation or new addition	\$900
Second and each subsequent review	\$535
Signs	\$218
All other development applications	\$338
Owner - initiated nomination	\$302
Removal from or modification of list	\$3020
Expedited review	\$3020
Appeal of a decision	\$910

Heritage Conservation Districts Review

Heritage Permits	
Rehabilitation or new addition	\$875
Second and each subsequent review	\$525
Signs	\$213
All other development applications	\$331
Owner - initiated nomination	\$2810

Appeals	
Base Fee	\$865
Appeal of Director's decision not to nominate	\$1690
Appeal of Director's decision to nominate	no fee
Appeal of Designated Employee's decision re: heritage permit (by owner)	\$845

Street/Building Names and Addresses

Addition of one street name to Street Name Reserve List (Fee exempt for applications recognizing individuals)	\$192
Fee for each additional street name to add to Street Name Reserve List	\$34
Honourary Street name application	\$192
Honourary Street name topper (each)	\$256
Advertising street name change	newspaper advertising charges
Public street name change (does not include Teranet MB costs)	\$1055 + LTO fees
Privately-owned street name designation (does not include Teranet MB costs)	\$483 + LTO fees
Street address confirmation by letter	\$86
Street address change	\$242
Request for a building name	\$87

City Plans

Amendment to OurWinnipeg: Application Fee	\$34,910
OurWinnipeg: Advertising fee	newspaper advertising charges
Complete Communities Amendment: Application Fee	\$34,912
Complete Communities: Advertising fee	newspaper advertising charges
New Secondary Plan (Precinct Plan, Area Master Plan, etc.)	\$42,110
Amendment to Secondary Plan: Application Fee	\$13,240
Secondary Plan: Advertising fee	newspaper advertising charges

5.2 Land Development Applications

Land Development Administration Fee	\$2580 per acre
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Plan of Subdivision (DAS)

(subdivide property and create new rights-of-way; public hearing required for subdivision approval)

Base fee	\$7780
+ Per Acre fee (to a maximum of \$20,000)	\$482 per acre

Rezoning (DAZ)

(rezoning of land or zoning text amendment)

Base fee	\$13,550
+ Per Acre fee (to a maximum of \$50,000)	\$482 per acre
Zoning text amendment	\$410

Plan of Subdivision and Rezoning (DASZ)

(approval of plan of subdivision and rezoning of the land contained in the subdivision)

Base fee	\$14,910
+ Per Acre fee (to a maximum of \$50,000)	\$482 per acre

Short Form Plan of Subdivision (DASSF)

(subdivide property but will not create new rights-of-way; public hearing not required)

Base fee	\$4170
+ Per Acre fee (to a maximum of \$15,000)	\$482 per acre

Plan of Survey (DAPS)

(development application for the approval of a plan of survey)

Base fee	\$4170
+ Per Acre fee (to a maximum of \$15,000)	\$482 per acre

Other Fees

Consent Application (CA) fee: each consent, for approval to convey	\$3620
CONDO fee: application for the approval of a condominium plan	\$4820
Zoning agreement amendments	\$2180
DAO fee (application for a street, lane or walkway opening)	\$1330 + LTO fees
DAC fee (application for a street, lane or walkway closing)	\$2420 + LTO fees
DAOC fee (application for a street, lane or walkway opening and closing)	\$2420 + LTO fees
DAASP fee (for the approval of an air space plan)	\$640

Extension Fees

For an extension of the time period approved by Council for enactment of a by-law under a Development Application	\$870
For an extension of the time period approved by Council for a by-law coming into force under a Development Application	\$660
For administrative re-approval of a plan of subdivision under DASSF	\$441
For an extension of the time period for the Standing Policy Committee to complete a DASSF application	\$870
For time extension of the one-year limitation for registration of plan of subdivision at the LTO (re-approval of mylars)	\$441

Mylar Signing Fees

DAS/DASZ/DASSF/DAPS/DAASP Mylar signing fees	
– for each lot within plan	\$76
– minimum lot/parcel fee for each plan	\$204
Condo plan mylar signing fee	
– each plan	\$76
– minimum fee for each condominium complex	\$204

5.3 Agreements

Subdivision agreement	\$404
Servicing agreement	\$1410
Development agreement	\$2020
Zoning agreement	\$404
Subdivision/Servicing/Development agreement amendment	\$872

5.4 Other Fees

Subdivision park plan review	\$411
Subdivision land equivalencies	\$411
Consent to assign servicing or development agreement	\$851
Certificate of consent	\$204
Certified copy of a certificate of consent	\$76
Land Titles Office (LTO) Fees (Teranet MB)	as billed by Teranet MB

5.5 Waterways / Flood Fringe

Base fee	
- Deck	\$92
- Detached Garage	\$183
- Single- or two- family dwelling addition	\$362
- Single- or two- family dwelling	\$1208
- Multi-family dwelling	\$2420
- Commercial	\$2420
- Commercial Accessory Structure	\$615
+Area Fee*	
- Deck	\$1.20/m ²
- Detached Garage	\$2.50/m ²
- Single family dwelling	\$4.95/m ²
- Multi-family dwelling to a maximum of 8 stories above grade	\$9.80/m ²
- Commercial to a maximum of 8 stories above grade	\$9.80/m ²
Waterway Permit: for value of work which cannot be described in terms of area up to \$5,000 and/or base fee for over \$5,000	\$242
Waterway Permit: for each additional \$1,000 between \$5000.01 and \$500,000.00 (in addition to base fee)	\$5.80
Waterway Permit: for each additional \$1,000 between \$500,000.01 -to- \$1,000,000.00 (in addition to base fee)	\$4.10
Waterway Permit: for each additional \$1,000 over \$1,000,000.00 (in addition to base fee)	\$3.80
Discount for all Waterway Permits where a maintained public street or the Primary Line of Defense is intervening between the proposed development and the waterway, as determined by the Waterways Authority.	50%
Renewal of Waterway Permit	\$123
Waterway record search	\$61
Flood Fringe Agreements / waiver caveated on title	\$2420

Fees for Non-Compliance	Work not involving a Contractor	Work performed by a Contractor
Work without a Waterway Permit	Equivalent to the permit fee or \$468 whichever is greater	Equivalent to the permit fee or \$1170 whichever is greater
Maximum Fee for non-compliance	\$4820	\$24,090
<u>Note:</u> Fee for non-compliance does not supersede or in any way limit the provisions of the City of Winnipeg Waterway By-law 5888/92, and in particular Section 5.		

***Notes:**

- Includes the floor area of all levels, unfinished basements/attached garages.
- Compound projects, including multiple components will pay one base fee equal to the greatest of the applicable base fee(s), plus the individual unit rates for all components of the project.

6. Encroachments

6.1 Encroachment Fees Charged by Planning, Property and Development

6.1.1. Simple Encroachments and Patios

Application Fees

Simple encroachments relating to single- or two-family dwellings and accessory structures	\$153
Simple encroachments relating to all other types of property	\$242
Patios	\$242

Annual Fees

Licence Fee for simple encroachments relating to single- or two-family dwellings, or multi-family dwellings subject to Part 9 of the Manitoba Building Code, and accessory structures	
- First 5 m ² or less of occupied space	\$92
- Each additional 5 m ² , or part thereof, of occupied space	\$49
Licence Fee for simple encroachments relating to all other types of property	
- First 5 m ² or less of occupied space	\$123
- Each additional 5 m ² , or part thereof, of occupied space	\$72
Licence Fee for Patios	
- First 5 m ² or less of occupied space	\$123
- Each additional 5 m ² , or part thereof, of occupied space	\$72

6.1.2. Sign Encroachments

Application Fees

Sign encroachment (except for billboards)	\$183
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Annual Fees

Administration fee	\$61
+ Licence Fee (per m ² of encroachment area) (first year rate to be charged pro-rated)	\$14.60/m ²

6.1.3. All Other Encroachments

Application Fees

All other types of encroachments	\$2420
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Annual Fees

Administration fee	\$453
+ Licence Fee	
• Accessory surface use under Downtown Winnipeg Zoning By-law No. 100/2004	\$34.90/m ²
• Building addition or overhead pedestrian walkways for any use under Downtown - Zoning By-law No. 100/2004	\$17.20/m ²
• Commercial use under Winnipeg Zoning By-law No. 200/2006	\$17.20/m ²
• Industrial use under Winnipeg Zoning By-law No. 200/2006	\$3.40/m ²
• Residential use under Winnipeg Zoning By-law No. 200/2006	\$13.90/m ²
• Private utilities and areaways	\$3.40/m ²
• Accessibility and community gardens	\$1 each

Other Fees

Encroachment discharge fee (all encroachment types except patios)	\$123
Encroachment licence late payment fee	\$18.10

6.2 Document Preparation Fees Charged by Legal Services (Collected at Time of Application)

Encroachment Agreements

For Simple Encroachments	\$1390
For Overhead Pedestrian Walkways	\$6980
For all other Encroachments (except for patios)	\$3490

Agreements for Assignment of or Amendments to Encroachment Agreement

For Simple Encroachments	\$283
For Overhead Pedestrian Walkways	\$1390
For all other Encroachments (except for patios)	\$700

7. Demolition Permits

Housing – Single and Two-Family, Triplexes, Rooming Houses

Demolish/remove	\$422
If part of new home project with building permit application	\$242
Demolish/remove – garage, porch, lean-to or similar structure or other accessory structures (without demolition of the dwelling)	\$122
If part of new project with building permit application	\$61
Fee for non-compliance for incomplete demolitions beyond the term of the demolition permit (fee per week)	\$242
Tax status search	\$28

Commercial

Base Fee	
<ul style="list-style-type: none"> • simple demolition (no basement or deep foundation, slab on grade, no piles, single storey maximum 3 metre wall height) • all other demolition 	<p>\$302</p> <p>\$610</p>
+ Area Fee	
of all floor area(s)	\$0.42/m ²
Fee for non-compliance for incomplete demolitions beyond the term of the demolition permit (fee per week)	\$1210
Discount when demolition permit is accompanied by a concurrent building permit	20%
Tax status search	\$28

Note: Fees for non-compliance for demolition **without a permit** are in the [Fees for Non-compliance](#) section.

8. Inspections and Licencing

8.1 Commercial and Housing Inspections

Excess Commercial and Housing Inspections

<p>Inspection cannot be performed (in addition to the fees listed, each site visit also consumes one of the inspections included in the permit fee)</p> <ul style="list-style-type: none"> • Work not ready for inspection when inspection arranged <ul style="list-style-type: none"> ○ All defects not corrected at time of re-inspection ○ Plumbing, electrical, HVAC or structure not ready ○ More than 10 defects identified • Incorrect/Insufficient information provided <ul style="list-style-type: none"> ○ Truss drawings (floor and roof) not on-site ○ Accepted construction drawings not on-site • No address on site, building, or suite • Inspector unable to gain access • Inspection cancelled same day • Unsafe work site 	<p>\$182 ea.</p> <p>\$182 ea.</p> <p>\$182 ea.</p> <p>\$182 ea.</p> <p>\$182 ea.</p> <p>\$482 ea.</p>
<p>Extra Inspections-Commercial (applied in cases where a re-inspection of a defect is required, Fire Prevention inspections and any other additional inspections.)</p> <ul style="list-style-type: none"> • 1st • 2nd • 3rd and subsequent 	<p>\$152</p> <p>\$302</p> <p>\$422</p>
<p>Extra inspections-Housing</p> <ul style="list-style-type: none"> • 1st • 2nd • 3rd and subsequent 	<p>\$122</p> <p>\$242</p> <p>\$362</p>
<p>Inspections conducted outside office hours</p> <ul style="list-style-type: none"> • first two hours or portion thereof, per inspector • each additional hour or portion thereof, per inspector 	<p>\$540</p> <p>\$182/hr.</p>
<p>Inspection to identify Non-compliance</p>	<p>\$182/hr</p>
<p>Stagnant Permit/Failure to Call for Inspection</p> <ul style="list-style-type: none"> • Failure to either call for an inspection or to notify the City that work has been initiated within a 6-month period after the permit has been issued. • Failure to call for an inspection within two weeks of the end of each quarter for an Electrical Annual permit. 	<p>\$61</p> <p>\$61</p>
<p>Deposit for permit extension request for work initiation or completion (this deposit to be refunded, without interest, if work is initiated or completed within the extended time period)</p>	<p>40% of permit fees</p>
<p>Housing - Failure to call for a re-inspection of a defect or to obtain an extension from the City within 1 month of a defect being identified</p>	<p>\$182</p>
<p>Commercial - Failure to call for a re-inspection of a defect or to obtain an extension from the City within seven (7) working days of a defect being identified</p>	<p>\$182</p>
<p>Failure to close a permit or obtain a formal extension from the City within 3 years of permit being issued</p>	<p>\$242</p>

Notes:

- Permits for new single-family and two-family dwellings, detached secondary suites and additions, the number of inspections included in a project would be 7 (3 for building, 2 for plumbing, and 2 for electrical if applicable to the construction project). Since most of the required inspection points can be combined to include more than one permit, the inspections can be ‘transferred’ between permits on these projects. However, for many interior renovation projects or accessory structure (external to the house) projects which might include more than one permit (e.g. a garage with a building and electrical permit), the inspections would not be transferable because each electrical or plumbing contractor will typically call for inspections independently.
- There are two inspections in total per flood proofing permit package.

8.2 Contractor Licence Fees

Plumbing/ Electrical/ Mechanical/ Demolition Contractors

Contractor examination fee	\$110
Contractor licence - late renewal fee	\$110
Re-application fee (to re-activate a previously inactivated mechanical or demolition contractor licence)	\$110

Plumbing Contractors

One-year licence	\$263
Three-year licence	\$742

Electrical Contractors

"A" – one-year licence – three-year licence	\$263 \$742
"B" – one-year licence – three-year licence	\$176 \$480
"C" – one-year licence – three-year licence	\$176 \$480

Mechanical Contractors

"M1" – one-year licence – three-year licence	\$263 \$742
"M2" – one-year licence – three-year licence	\$263 \$742
"M3" – one-year licence – three-year licence	\$263 \$742
"M-Prime" – one-year licence – three-year licence	\$263 \$742

Demolition Contractors

"D1" – one-year licence	\$263
"D2" – one-year licence	\$176
"D-Prime" – one-year licence	\$263

Fee for Non-compliance

<p>Work performed without a permit by a contractor licensed by the City of Winnipeg or by an individual or contractor not licensed by the City of Winnipeg for work which requires a permit and requires the permit holder to have a valid licence issued by the City. The fee is to be charged to the contractor or individual directly. Additional fees or penalties for work without a permit will apply to the property owner.</p>	<p>\$610</p>
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9. Documents, Records and Information

Property Document Request

Search fee – minimum 1 hour, paid in advance	\$122/hour
Each additional 15-minute increment	\$30.50

Search and Reproduction Consultation Fees – i.e. for review of plans, consulting on documents, choosing of copies

Consultation fee – each 15-minute increment	\$30.50
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Records Centre Fees (City Archives)

Internal Charges from the Records Centre are recovered as billed - see Records Centre Fees and Charges	cost recovery
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Imaging Processing Fees

Copies from papers records to paper or digital - first page - each additional page - charge for digital storage device (output to paper and digital each charged separately as above)	\$12.10 \$6.05 \$12.10
Outsourced copying from paper records - Administration fee - Outsource printing charges (billed directly to customer)	\$30 billed directly to customer
Copies from Microfiche/film - to paper (11 x 17) paper or digital per image - charge for digital storage device - to both digital and paper in addition to fees above (output to paper and digital each charged separately as above)	\$6.05 \$12.10 \$23.20
Copies from digital records - to paper or digital, each page (minimum \$10) - charge for digital storage device (output to paper and digital each charged separately as above)	\$1.18 \$12.10

Property Information Request

Centralized property file search – single-family and two-family dwellings or one unit of a condominium building – all other buildings or uses	\$209 \$630
Land Titles Office (LTO) Fees (Teranet MB)	as billed by Teranet MB

Documents, Records and Information

Electronic Data

Permit activity & statistical report (from the Building Permit Computer System)	
– single permit	\$71
– annual	\$71
– semi-annual - for one calendar year	\$99
– provided quarterly - for one calendar year	\$165
– provided monthly - for one calendar year	\$411
– provided weekly - for one calendar year	\$1125
– provided daily - for one calendar year	\$2750
Digital information	
– first hour	\$138
– each additional hour	\$113

Mapping

Street Wall Map	\$67
Zoning Map	\$41
Property Map	\$13.80
Custom Maps	
– base fee	\$49.50
– first hour	\$93
– each additional hour	\$72
Shipping and handling	cost + \$29

10. Refunds, Discounts and Fees for Non-compliance

10.1 Refunds

Refund Calculations for construction related permits

Review Stage	Refund as % of Total Permit Fees*	Minimum Fee Retained by the City		Maximum Fee Retained by the City
		Housing permits	Commercial permits	
Prior to Plan Review (pre, during or post screening)	90%	\$61	\$123	\$1210
Plan Review Started but not complete	75%	\$122 or the total permit fee, whichever is less	\$361 or the total permit fee, whichever is less	\$60,200
Permit Approved but not yet issued	50%	\$122 or the total permit fee, whichever is less	\$361 or the total permit fee, whichever is less	No maximum. In cases where the 50% of the permit fee to be retained by the City is greater than the \$100k maximum paid at the time of application, the applicant would owe the remainder to the City.
Permit Issued but construction not initiated	40%	\$122 or the total permit fee, whichever is less	\$361 or the total permit fee, whichever is less	N/A

Refund Calculations for development and zoning-related applications (including variances, conditional uses, re-zonings)

Review Stage	Refund as % of Total Application Fee	Minimum Fee Retained by the City		Maximum Fee Retained by the City
		Housing applications	Commercial applications	
Prior to zoning and planner review	90%	\$61	\$122	\$1210
Prior to administrative approvals or public postings	25%	\$122 or the total permit fee, whichever is less	\$360 or the total permit fee, whichever is less	N/A
Post public posting or Administrative approval	No refund	No refund	No refund	No refund

Notes:

- The calculation for refund in the event of a staged permit would be based on the total collected to that application point. The staged permit premium would not be refunded.
- Percentage of total fees refundable when fees and charges paid are \$100 or more and the applicant withdraws an application for an electrical, mechanical, or plumbing permit is 50%.

10.2 Discounts and Rebates

Discount applied to all building permits for new multi-family dwellings of three or more units in the Downtown (in mixed-category or mixed-use buildings, the discount would apply proportionally to the residential / non-residential area)	30%
Discount applied to all building permits for multi-family dwellings (three or more units) outside the downtown but not including Part 9 row housing.	20%
Discount applied to all new single-family and two-family infill housing building permits (In mature neighbourhoods as defined by OurWinnipeg.) The property must not contain a parcel created by a subdivision that created more than five parcels, where the subdivision was created after January 1, 2002.	30%
Discount for building permits processed in the Optional Professional Certificate Program	10%

Housing - Annual Rebate Program (applied to builder assigned to the building permit, not to property owner)

Refund for each inspection or plan examination 'pass' received as part of the Residential Audit Program	\$92
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10.3 Fees for Non-compliance

	Equivalent to the permit fee or the Minimum Fee whichever is greater.	
	Housing and related accessory structures Minimum Fee*	Commercial Minimum Fee
Work without permit		
Work without a Building or Demolition Permit	\$422•	\$1210
Work without a Sign Development Permit	N/A	\$610
Work without a Development Permit (excluding sign development permits)	\$422•	\$1210
Work without an Electrical Permit	\$422•	\$610
Work without a Voice/Data Electrical Permit	\$422•	\$422
Work without a Plumbing Permit	\$422•	\$610
Work without a Mechanical Permit	\$422•	\$610
Failure to obtain any other permit or zoning approval (when not set out in the fee structure)	\$422•	\$610
All work that is initiated prior to a permit issued, but after the appropriate permit has been applied for	75% of the value of the required permit or \$237 – whichever is greater	75% of the required permit fee. Same minimums apply.
Maximum Fee for non-compliance	\$30,100	\$30,100
Work requiring a licensed contractor by a non-licensed company or individual	\$610	\$610

Refunds, Discounts and Fees for Non-Compliance

Note:

For Housing permits, the non-compliance Fee is calculated and applied on a project basis and not for each related permit. For example, if a basement is developed or renovated without a permit and:

- If the total fees for the post-construction building, electrical and plumbing permits exceed \$422 (i.e.: the min. non-compliance fee), the non-compliance fee charged will be equal to the total permit fees.
- If the total permit fees are less than \$422, the non-compliance fee charged will be \$422.

Sum of project permit fees	Non-compliance fee charged
less than or equal to \$422	\$422
greater than \$422	equal to the sum of the project permit fees

Penalties for Non-compliance with the Residential Fire Safety By-law	Continued non-compliance fees as of 2022
Monetary penalty per building	\$800 per suite
Minimum monetary penalty	\$4000
Maximum monetary penalty	\$40,000

11. General Administration

Fees payable at the time of application/service request:

Most fee payments will be collected at the time of application. In cases where construction-related permit fees are collected at the time of application, a maximum of \$100,000 will be collected. In cases of applications for which permit fees exceed \$100,000, the balance of the fees will be due upon issuance of the permit.

Fees payable after submission of an application:

Any fee that cannot be calculated at the time of application, or fees that are incurred subsequent to the time of application, must be paid within 15 days following the date of invoice or prior to the issuance of a permit, whichever occurs earlier. These fees include, but are not limited to:

- Inspections calculated on the basis of time spent attending to the inspection;
- Fees that are only calculated after the application has been reviewed or the permit has been issued such as additional inspection fees, fees for non-compliance, certain deposits etc.;
- Any fee that is calculated on the basis of time engaged in the provision of a service;
- Fees that fall within policies and programs approved by the Director;
- Fees waived by Council; and
- Newspaper Advertisement Fees.

Fees Paid by Credit Card

The maximum fee that may be paid by a credit card transaction is \$10,000.

Fees on a single permit that exceed \$10,000 may not be paid by credit card. Multiple permits each with a fee of less than \$10,000 may be paid by credit card individually and separately.

Subdivision Registration and Agreements for subdivision, servicing, development and zoning

Mylar signing fees are payable prior to the release of mylars for registration at the Winnipeg Land Titles Office. Fees for a subdivision agreement, a servicing agreement, or a development agreement are payable prior to referral of the application to the relevant Committee of Council. Zoning agreement fees are payable prior to execution of the agreement.

Payment of encroachment licence fees

An annual encroachment licence fee is payable in respect of each calendar year, or part of a calendar year, during which the encroachment has been maintained. There is no refund of any portion of an encroachment licence fee upon cancellation of the encroachment licence.

Powers of the Director

The Director and his or her delegate and all designated employees may conduct inspections and take steps to administer The Planning, Development, Building and Vacant Building Fees and Charges Schedule and, for those purposes, have the powers of a “designated employee” under The City of Winnipeg Charter.

Fees determined by the Director

The Director is authorized to charge fees and charge for services provided, documents produced, permits issued or other actions taken that are not referred to in the Schedule. In deciding whether to charge a fee and in determining the amount of fee to be charged, the Director must be fair and equitable while attempting to recoup the costs incurred by the City.

Fees waived by the Director

The Director is authorized to waive all or part of an additional fee or monetary penalty for non-compliance for work without a building permit, work without a development permit, or failure to obtain permit or approval where the Director is satisfied that the applicant acted reasonably in the circumstances; and any fee where the Director is satisfied that the imposition of the fee would be unfair in the circumstances.

Increased fees refunded by the Director

The Director is authorized to refund an amount equal to the increase in the fee to the applicant where:

- a) a new fee is imposed, a permit fee higher than the regular fee is imposed, or an amendment to the fee schedule results in an increased permit fee; and

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

Refunds or waiver of fees by Standing Policy Committee

Where the applicant is a corporation whose main purpose is not the earning of a profit or is a charity registered with Canada Revenue Agency, the Standing Policy Committee on Property and Development, Heritage, and Downtown Development is hereby authorized to waive or direct the refund of all or part of a fee imposed for Development Applications and Agreements, Development Permits, Encroachments and Variances and Conditional Uses, excluding an advertising fee, where:

- a) the proposed development will have the effect of providing a public service or will otherwise benefit the community of Winnipeg; and
- b) the waiver or refund has been endorsed by the community committee in which the proposed development will take place.

Administration Fees

Administration fee for collection process on overdue accounts (including cost of registering and unregistering a caveat or lien on title)	\$182
Administration fee for preparation and issuance of an Order to Comply after a warning has been issued	\$1210