



Planning, Property and Development Department • Service de l'urbanisme, des biens et de l'aménagement

Development and Inspections Division • Division de l'aménagement et des inspections

May 30, 2016

On March 23, 2016 City Council adopted the results of a Comprehensive Fee Review (CFR) that adjusts all fees charged for various permits and services. These changes (with the exception of commercial mechanical permit fees) come into effect on June 1, 2016.

The fee changes are in line with other cities across Canada, keeping Winnipeg's fees at pace with industry trends. The analysis of the review included extensive evaluation of cross-municipal comparisons and resulted in adjusting the fee calculation methodology in a number of categories.

It's also important to note a key process change regarding permits. As of June 1 permit fees will have to be paid at the time of application.

The CFR recommended significant changes to the current fees, with significant increases and reductions, as well as the introduction of new fees and the elimination of others. As an example, it is estimated that most commercial interior alterations building permit fees will be reduced. In terms of commercial interior /exterior alteration building permits, the fee changes reflect a significant shift in fee calculation methodology from that of one based on a 'declared value of construction' to one based on a rate per square meter of affected area. While this will be the City's default methodology for this permit category going forward, the City retains the option of using the previous declared value of construction method when an area calculation is difficult to apply, such as for exterior alterations or some smaller changes to the base building commonly known as 'landlord alteration permits'. Shifting back to the declared value methodology will be applied by the City as is reasonable, but will not be used based on the logic of applying it solely because it results in lower fees for a specific project.

The aggregate estimated increase in revenue associated with construction-related fees is estimated at about 10% which is tied to an increase in budgeted resources associated with processing permits and inspections.

Key fee changes that will affect Commercial Property Owners is attached.

A summary of the 10 Major Findings of the Comprehensive Fee Review can be found here:
http://www.winnipeg.ca/ppd/fees/pdf//10-Major-Findings_Planning-Development-and-Building-Fees-and-Charges.pdf

A complete list of the new fees which will be in effect on June 1, 2016 can be found here:
<http://www.winnipeg.ca/ppd/fees/pdf/Planning-Development-and-Building-Fees-and-Charges.pdf>

For additional information about the new fees and charges, please go to
<http://www.winnipeg.ca/ppd/fees/default.stm> or contact the Zoning and Permits Branch at 204-986-5140.



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