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BY-LAW NO. 7713

A BY-LAW OF THE CITY OF PORTAGE LA PRAIRIE to regulate and control new and existing construction, including the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, occupancy or change in occupancy of a building, erection or structure or an addition to a building, erection or structure.

WHEREAS the Buildings and Mobile Homes Act CCSM Cap. 893 provides as follows:

1. Notwithstanding anything to the contrary in any other Act of the Legislature, each municipality, unless excluded under clause 2(2)(c) shall adopt and enforce any building construction code or building construction standard adopted, established or prescribed under Section 3 for the province or the municipality or the part of the Province in which the municipality is situated, and may make such by-laws as are necessary for those purposes.

AND WHEREAS pursuant to Section 3 of The Building and Mobile Homes Act, the Manitoba Building Code and the Manitoba Plumbing Code have been adopted, established and prescribed for the Province;

AND WHEREAS pursuant to Part V, Division IV the Municipal Act, Chapter M225 authorizing the Municipality to regulate the building standards;

AND WHEREAS the City of Portage wishes to adopt the code and to enact a by-law to provide for the administration and enforcement of the code;

NOW THEREFORE The City of Portage la Prairie in council assembled enacts as follows:

SECTION 1 - TITLE

- 1.1 This by-law may be cited as The Building By-law.

SECTION 2 - DEFINITIONS OF WORDS AND PHRASES

- 2.1 Unless otherwise expressly provided or unless the context otherwise requires, words and terms in this by-law have the same meaning as the words and terms in the Code.

- 2.2 For the definition of words used in this by-law that are not included in this section or in the Code, the words in the standard English Dictionary shall apply.

- 2.3 The words and terms used in this by-law which are not defined in the Code, have the following meanings:

"BUILDING INSPECTOR" means Manager of Building Inspections and By-law Enforcement or a designate as the person appointed by Council to administer and enforce this by-law.

"CITY" means the corporation of The City of Portage la Prairie.

"COUNCIL" means the council of The City of Portage la Prairie.

"ENCLOSURE" means a fence, wall or other structure, including doors and gates surrounding a swimming pool to restrict access thereto.

"MOBILE HOME" means a portable dwelling unit that

- (a) is capable of being transported on its own chassis and running gear by towing or other means and is designated to be used as a dwelling unit.

"PERMIT" means permission or authorization in writing by The City of Portage la Prairie to perform work regulated by this by-law, and in the case of an occupancy permit, to occupy any building or part thereof.

"PERSON" means any person, firm, partnership, co-operative, body corporate or politic and the plural thereof where the context so requires.

"RELOCATION" means the moving of an existing building or structure from one location to another location on the same property.

"REMOVAL" means the moving of an existing building from one property to another property.

"RENOVATION" means the reconstruction of all or part of the interior or exterior or both of an existing building where there is no structural reconstruction, alteration or enlargement of the building.

"REPAIR" means work done to an existing building for the purpose of maintenance not amounting to a renovation.

"SERVICE ENTRANCE" means that entrance into a building which would normally be used by persons entering that building for the purpose of delivering goods or rendering maintenance service.

"SWIMMING POOL" means any body of water located outdoors which is partly or completely below grade or is completely above grade, contained in part or in whole by artificial means, in which the depth of the water at any point can exceed 24 inches and is used or capable of being used for swimming but does not include a pool operated for public accommodation.

"THE ACT" refers to The Buildings and Mobile Homes Act.

"THE CODE" refers to the Manitoba Building Code and Standards and the Manitoba Plumbing Code.

SECTION 3 - SCOPE

- 3.1 This by-law applies to the corporate boundaries of The City of Portage la Prairie.
- 3.2 This by-law adopts the building construction codes and building construction standards contained in the Manitoba Building Code and

the Manitoba Plumbing Code as adopted, established and prescribed under Section 3 of The Buildings and Mobile Homes Act.

SECTION 4 - PROHIBITIONS

- 4.1 No person shall deviate from the accepted plans and specifications forming a part of the permit or omit or fail to complete, prior to occupancy, work required by the accepted plans and specifications without first having obtained the acceptance for such change from the Building Inspector.
- 4.2 No person shall occupy or allow the occupancy of any building or part thereof or change the occupancy unless the owner has obtained an occupancy permit as required by Section 14 hereof.
- 4.3 No person shall cause, allow or maintain any unsafe condition with respect to the construction reconstruction, demolition, alteration, relocation or occupancy of a building.
- 4.4 No person shall knowingly submit false or misleading information in connection with any application or other matter under this by-law.

SECTION 5 - DUTIES AND RESPONSIBILITIES OF THE OWNER

- 5.1 Every owner or occupier shall allow the Building Inspector to enter any building or premises at any reasonable time for the purpose of administering and enforcing the Code and this by-law as provided for in the Municipal Act, Chapter M225.
- 5.2 Every owner shall obtain all permits, acceptances and approvals required in connection with the proposed work prior to commencing the work to which they relate.
- 5.3 Every owner shall ensure that the drawings and specification on which the issuing of the building permit was based are available continuously at the site of work for inspection during working hours by the Building Inspector and that the permit or a true copy thereof is posted conspicuously on the site during the entire execution of the work.
- 5.4 Notices:
 - 5.4.1 Every owner shall give notice to the Building Inspector
 - (a) of intent to do work that has been ordered to be inspected during construction;
 - (b) of intent to cover work that has been ordered to be inspected prior to covering; and
 - (c) of the completion of work so that a final inspection can be made.
 - 5.4.2 Every owner shall give notice in writing to the Building Inspector immediately of any change in ownership or change in the address of the owner that occurs prior to the issuance of an occupancy permit.

- 5.4.3 Every owner shall give such other notice to the Building Inspector as may be required by the provisions of the Code or this by-law and shall comply in all respects with this by-law and the Code.
- 5.5 Every owner shall provide an up-to-date survey of the building site when required to do so by the Building Inspector prior to issuance of a building/development permit.
- 5.6 Every owner, when required by the Building Inspector, shall uncover and replace at the owner's expense any work that has been covered contrary to the provisions of this by-law or the Code.
- 5.7 Every owner is responsible for the cost or repair of any damage to public property or works located thereon that may occur as a result of the undertaking of work for which a permit is required by this by-law.

SECTION 6 - THE BUILDING INSPECTOR

- 6.1 Council shall appoint a Building Inspector for the City at such salary and for such period as may be determined by a by-law or resolution in that behalf.
- 6.2 Powers of the Building Inspector

The Building Inspector may

- (a) Enter any building or premises necessary for the performances of his duties.
- (b) Revoke or suspend a permit or order work to stop if:
 - (i) construction is not started within a period of 60 days from the date of issuing the permit;
 - (ii) construction is discontinued for a period of 60 days;
 - (iii) there is a violation of any condition under which the permit was issued;
- (c) Require the owner or his agent to produce any required written clearance from any department of government before a permit is issued.
- (d) Order the person receiving a building permit to take all proper precautions for the protection of the public generally and for the guarding of any excavations, the public highways, streets and sidewalks, and from preventing the placing of material, equipment or scaffolding on the highways, streets or sidewalks in any manner that would, in the opinion of the Building Inspector, constitute an inconvenience or

menace to traffic or pedestrians.

- (e) Upon the completion of the work, the holder of the permit will immediately remove all building material, equipment, scaffolding and rubbish from the streets, sidewalks and boulevards and clean and repair and leave in good condition the streets, sidewalks and boulevards and to put them in the same condition as they were in before the permit was issued.

SECTION 7 - BUILDING PERMITS

- 7.1
 - (a) Application for a building permit shall be made in writing and shall be signed by the owner or his agent and such signing shall be deemed to be a declaration by the owner that the information contained in the application is true.
 - (b) Application for a building permit shall include or shall be accompanied by such plans, specification and other information and material as may be required to determine whether the proposed work is in compliance with the provisions of the Code and this by-law.
 - (c) Application for a building permit shall set forth fully the particulars of the breadth and height of the building, the materials to be used in construction and intended use of the building to be erected, altered or relocated and the estimated value of such new building or alteration when completed (inclusive of the value of land upon which the same is situate).
 - (d) Every application for a building permit to construct a building, except a single family dwelling or a duplex, shall be accompanied by foundation plans which shall be dated and shall bear the authorized professional seal and signature of the designer.
 - (e) Every application for a building permit to construct a building with a preserved wood basement or concrete walls more than 13 metres (39 feet 4 inches) shall be accompanied by plans designed by a professional engineer, dated and bearing the engineer's signature and seal.
- 7.2
 - (a) The Building Inspector shall not issue a permit if the work proposed in the plans and specifications is not in conformity with the requirements of this by-law, the Code, any provincial statute, any planning scheme, any development plan or basic planning statement in force and effect in the City and the provisions of The Planning Act C.C.S.M. Cap P80. No permit shall be issued unless all required fees in connection with the issuance of the building permit have been paid in full.
 - (b) The approval of drawings and specification in the issuance of a permit shall not in any way relieve the owner from full responsibility for carrying out the work in accordance with the provisions of the by-law and the Code.

SECTION 8 - PLUMBING

- 8.1 No person shall install a plumbing system or any part thereof without a plumbing permit.
- 8.2 Plumbing permits shall be issued only to plumbing firms with a journeyman plumber on staff.
- 8.3 In single family dwellings and side by side dwellings, thermo-plastic pipe may be used for wastewater under the floor and roof increasers for vent stacks, provided that with respect to a side by side dwelling:
- (a) each unit shall have a separate wastewater pipe connection to the public sewer in the street, and
 - (b) the thermo-plastic pipe for wastewater shall not cross through, under or over a fire separation.
- 8.4
- (a) In one storey commercial buildings, thermo-plastic pipe may be used for wastewater under the floor and for roof increasers for vent stacks provided that the pipe shall not cross through, under or over a fire separation.
 - (b) In one storey commercial buildings, thermo-plastic pipe for wastewater may be run under a cast-in-place concrete slab under a fire separation where each occupier has a separate vent stack and roof increaser and where the pipe does not cross through or over a fire separation.
- 8.5
- (a) No weeping tile will be required for a concrete basement when the distance from the top of the footing to the finished grade adjacent to the basement wall is less than one metre.
 - (b) No weeping tile shall be permitted to drain into the sanitary sewer system of the City.
 - (c) No weeping tile shall be permitted with a preserved wood basement.

SECTION 9 - GENERAL REQUIREMENTS

- 9.1
- (a) The Building Inspector shall be notified and shall inspect the footings before the concrete is poured.
 - (b) The water proofing on the foundation walls shall be left visible and shall be inspected and approved by the Building Inspector.
 - (c) All dwellings shall be inspected by the Building Inspector after framing has been completed but before the insulation is installed.

SECTION 10 - ELEVATIONS - NEW RESIDENTIAL BUILDINGS

- 10.1 In this section
- "BENCH MARK" means a point established on a fixed object, referenced to mean sea level, used to determine the geodetic elevation of other points in the same area.
- "BUILDING" means a new residential building.
- "FINISHED GRADE ELEVATION" means the elevation, referenced to mean sea level, of the top of the final material placed on the land at the completion of the work. For lawn areas, this is typically the top of sod, if sod is used, or the top of topsoil if seed is used.
- "SUBGRADE ELEVATION" means the elevation, referenced to mean sea level, of the top of the material used for levelling of the land prior to the placement of topsoil or finishing material.
- 10.2 Every applicant for a building permit shall, at the time of application
- (a) deposit with the Building Inspector, in the form of cash, bond or irrevocable letter of credit, the sum of \$1,000.00 for each building under construction to a maximum of \$3,000 if the applicant has 3 or more units under construction at the same time, such deposit to be in addition to any other amount payable under this by-law.
 - (b) produce to the Building Inspector
 - (i) construction drawings in such detail as the Building Inspector may require;
 - (ii) a plan showing the location of the building on the sides, and
 - (iii) an elevation plan showing a dimension from the top of the footing to the finished grade.
- 10.3 The Building Inspector when issuing a building permit shall request the Director of Operations or his designate to
- (a) establish a bench mark on the fire hydrant nearest to the building site or other fixed object;
 - (b) establish the finished grade elevations;
 - (c) install on the building site stakes setting out the finish grade elevations for which the applicant shall pay a fee to be fixed by Council from time to time.
 - (d) Verify that the footings are at the proper elevation.
- 10.4 Every person who constructs a building shall, after forming but before pouring the footing, request the Building Inspector on 24 hours notice, to verify that the footings are at a proper elevation.

- 10.5 Every holder of a building permit shall complete the finished lot grading within one year from the date on which the building permit was issued.
- 10.6 In the event an applicant refuses or neglects to correct a deficiency within 30 days of being notified thereof by registered mail, the Building Inspector may, without further notice to the applicant, correct the deficiency and apply the whole or any part of the deposit to the cost of correcting the deficiency.
- 10.7 The Building Inspector shall return to the applicant the deposit referred to in Section 10.2 when he is satisfied that the applicant has complied with all the provision of the building permit and this by-law. The applicant shall not be entitled to interest on the deposit. In the event that the applicant, by terms of a contract with an owner, is not required to complete landscaping to the finished grade elevation, the Building Inspector may return the deposit to the applicant when
- (a) he is satisfied that the applicant has completed the subgrade requirements, and
 - (b) he has received from the owner an undertaking to complete the landscaping to finished grade elevation.
- 10.8 The Building Inspector may, in his absolute discretion, allow a variation or tolerance of 50 mm plus or minus with respect to any requirements set out in the building permit.
- 10.9 The Building Inspector may issue an occupancy permit prior to completion of the elevation requirements if weather conditions do not permit completion and shall set a date by which the elevation requirements must be completed.
- 10.10 Every owner of a residential property shall maintain the approved elevations.

SECTION 11 - DEMOLITION AND REMOVAL OF BUILDINGS

- 11.1 Upon application for a permit to demolish, relocate, or remove a building or structure, the applicant shall submit a statement that the taxes upon the land and building or structure have been paid in full, and that the land and building or structure have not been sold for taxes, and if sold, have been redeemed.
- 11.2 The Building Inspector may require that an application for a permit to remove, relocate or demolish a building or structure shall include the following:
- (a) a description of the building or structure, giving the existing location, construction materials, dimensions, number of rooms and condition of exterior and interior;
 - (b) a legal description of the existing site;
 - (c) a legal description of the site to which it is proposed that the building or structure is to be moved if located within the City;

and

- (d) a plot plan of the site to be occupied by the building or structure if located within the City.

11.3 Every applicant for a permit to move or demolish a building, prior to making the application, shall ensure that

- (a) the gas, hydro and telephone services are disconnected;
- (b) the City is notified 96 hours prior in order that all water meters and read out devices are disconnected and removed.

11.4 If as a result of moving or demolishing a building the water meter and the read out device or either of them are lost or destroyed, the City may add the cost thereof to the taxes shown on the tax roll to be charged and levied against the land on which such meter or device was situated, to be collected in the same manner in which ordinary taxes against the land are collectible and with like remedies.

11.5 An applicant for a permit to move a building, or part thereof, shall deposit with the City the sum of \$500.00 to be held by the City until the building in respect of which the permit is applied for is moved, and from which the City may deduct the amount of any loss or damages to the City, and the amount of all claims, demands, actions, suits and proceedings and all costs in respect of any damages or loss occasioned to any property, real or personal, belonging to the City or any other person, arising from the moving of the building or part thereof.

11.6 No portion of the sum of \$500.00 referred to in Section 11.5 shall be refunded until all claims for loss or damages have been fully paid and satisfied. No interest shall be payable on any amount refunded to the applicant.

11.7 The person to whom a permit is issued to demolish a building shall

- (a) remove the building, clean out the basement and remove all debris to 1.2 metres below subgrade, level the site and apply 10 centimetres of top soil from the building site within 30 days of the date the permit was issued;
- (b) immediately upon removal of the building, erect a fence around the basement of such quality and design as to make the premises safe;
- (c) remove all sewer and water service connections from the site within 6 months of the date a permit for moving or demolishing a building or structure is issued. If a building permit is issued for the same site during the 6 month period referred to above, the person to whom the permit for moving or demolishing a building or structure was issued shall not be required to remove the sewer and water service connections;
- (d) The Building Inspector, in consultation with the Director of Operations, may extend the 6 month period referred to in subsection (c) having regard to climatic conditions.

- 11.8 The person to whom a permit is issued to move a mobile home from a site other than a designated mobile home park, shall within 30 days of the date of the permit
- (a) abandon the water and sanitary sewer services and restore the surface features in the manner set out in Section 11.7.
 - (b) remove all debris; and
 - (c) level the site, apply 10 cm of topsoil on the levelled area and seed the area to grass.

provided that the Building Inspector may waive the application of Section 11.7 if, within the said 30 day period, he has issued a building permit for a new building on the site which shall use the existing water and sanitary sewer services.

- 11.9 The City may do anything required to be done under Section 11.7 or 11.8 and may add the cost thereof to the taxes shown on the tax roll to be charged and levied against the land benefiting thereby to be collected in the same manner in which ordinary taxes against the land are collectible and with like remedies.

SECTION 12 - MOBILE HOMES

- 12.1 In this section
- (a) Assessment Value is the apportionment value minus depreciation;
 - (b) Apportionment Value is the exterior square footage of a mobile home times the Assessment Value times the rate of apportionment as determined from time to time by the municipal assessor;
 - (c) Depreciation is the normal depreciation set out in Schedule A;
 - (d) A sample calculation of a license fee is set out in Schedule B.
- 12.2 No person shall park, stand or locate a mobile home within the City of Portage la Prairie without obtaining a license from and paying a license fee to the City.
- 12.3 The license fee payable for each home shall be calculated as follows:
- (a) Annual License Fee: Assessment value times mill rate (commercial or residential);
 - (b) Monthly License Fee: Annual License Fee divided by 12.
- 12.4 (a) The City shall render accounts for license fees in the latter part of each month preceding the month for which the license fees are due and the license fees shall be paid on or before the last day of the month in which they are due, provided that

the license fee shall be pro-rated for the month in which a mobile home is first located in the City and shall be paid on or before the end of that month;

- (b) The owner of the land on which the Mobile Home is located shall be responsible to collect and remit the monthly license fee to the City, failing which, the amount thereof shall be added as arrears to the property taxes on which the mobile home is located.
- (c) A penalty of 1.25% per month shall be added to all amounts outstanding beyond one month from the due date.

- 12.5 No license fee shall be payable if the Director of Finance and Administration, or other designated officer of the City, is satisfied that the mobile home is being used for vacation or holiday purposes.
- 12.6 No person shall remove a mobile home from its location within the City unless and until all license fees in respect thereof have been paid.
- 12.7 No person shall park, stand or locate a mobile home within the City unless it is connected to a sewer and water system.
- 12.8 The Medical Officer of Health or his designate, the Building Inspector and the Provincial Assessor shall be permitted free access to all mobile homes located in the City at all reasonable times for the purpose of inspection or assessment.

SECTION 13 - SWIMMING POOLS

- 13.1 No person shall construct, install or use a swimming pool unless the owner is in possession of a permit issued by the Building Inspector.
- 13.2 No person shall place water in a swimming pool or allow water to remain therein unless the enclosure including gates therein, extends from the ground to a height of not less than 1.8 metres and not more than 2.4 metres measured on the outside of the enclosure.
 - (a) When a wall of a building forms part of such enclosure, no main or service entrance to the building shall be located within the swimming pool area enclosure, but this requirement shall not apply when all exterior service meters and intakes are located outside the enclosures and a sign is erected and maintained directing all service personnel to use the main entrance;
 - (b) A fence or its equivalent forming part of such enclosure
 - (i) shall be of vertically boarded wood construction, chain link construction or of other construction as provided for in clause (e)(vii);
 - (ii) if of chain link construction it shall be supported by at least 38 mm diameter galvanized steel posts each covered by a minimum of 50 mm of concrete from grade to a minimum of 50 mm below grade, and spaced not more than 3 metres apart. Top and bottom

horizontal rails of 32 mm minimum diameter galvanized steel shall be provided but a 6 mm minimum diameter galvanized steel tension rod may be substituted for the bottom horizontal steel rail. A vinyl or other approved coating may be substituted for the galvanized coating;

- (iii) if of wood construction, shall
 - (a) have the vertical boarding attached to supporting members in such a manner as not to facilitate climbing from the outside. Such vertical boards shall be not less than 25 mm by 100 mm nominal dimensions spaced not more than 38 mm apart;
 - (b) be supported by a minimum of 100 mm square or 100 mm diameter cedar posts, nominal dimensions, spaced not more than 2 metres on centres securely embedded to a minimum of .6 metres below grade. That portion of the wood post below grade shall be treated with a wood preservative. Top and bottom rails shall be provided of wood 50 mm by 100 mm minimum nominal dimensions;
- (iv) shall have no barbed wire or wire having similar dangerous characteristics and no device for projecting an electric current through the fence;
- (v) shall be located not less than 1.2 metres from the swimming pool unless a continuous hand hold is available along the edges of the pool for the purpose of providing, in an emergency, support for a person in the pool;
- (vi) shall not, regardless of height, be located closer than 1.2 metres to any condition or feature on the property that would contribute to the lessening of minimum safety requirements by facilitating the climbing of the swimming pool fence;
- (vii) subject to the approval of the Building Inspector, may be of construction other than that specified provided an equivalent degree of safety is maintained and the height and rigidity is equal to that specified for fences described in clauses 13.2 and (b)(ii) or (iii);
- (c) Gates forming part of such enclosure shall:
 - (i) be of construction and height equivalent to that required for the fence;
 - (ii) be supported on substantial hinges; and
 - (iii) be self-closing, equipped with a locking device and with a self-latching device;

- (d) Subject to the provisions of subsection (c), doors providing access from a building directly to an enclosed swimming pool area, other than doors located in a dwelling unit or a rooming unit, shall each be self-closing and equipped with a locking device and with a self-latching device located not less than 1.5 metres above the bottom of the door except when there is .6 metres of water in the pool.
- (e) Sewer and water connections shall comply with the City by-laws, electrical connections shall comply with regulations of Manitoba Hydro and metallic objects in or within 1.5 metres of a pool shall be grounded in accordance with regulations contained in the current edition of the Manitoba Electrical Code.

SECTION 14 - OCCUPANCY PERMITS

- 14.1 Every owner shall obtain an occupancy permit from the Building Inspector prior to any occupancy of a building or part thereof after construction, partial demolition, alteration or change of use of that building.
- 14.2 The Building Inspector shall not issue an occupancy permit unless the building meets the requirements of this by-law, the Code, The Public Health Act, The Planning Act, The Zoning By-law and the required fees have been paid in full.

SECTION 15 - PERMIT FEES

- 15.1 Permit fees shall be paid to the City concurrently with an application for a permit.

SECTION 16 - VICARIOUS LIABILITY

- 16.1 When a building contractor or other person is employed by an owner to construct, reconstruct, repair, alter, wreck or move any building or part of parts thereof, the building contractor, tradesman or other person, shall do all things required of an owner under this by-law and shall be liable for the penalties provided herein for the failure to comply with any provisions of the Code or this by-law.

SECTION 17 - OFFENSES AND PENALTIES

- 17.1 Any person who contravenes, disobeys, refuses or neglects to obey
 - (a) any provision of the Code or of this by-law or any provision of any other by-law that, by this by-law, is made applicable to proceedings taken or things done under this by-law, or
 - (b) any provision of any by-law, regulations, or order enacted or made by the City

for which no other penalty is herein provided, is guilty of an offence

and liable, on summary conviction, to a fine not exceeding \$1,000.00 or, in the case of an individual, to imprisonment for a term not exceeding 30 days or to both such a fine and such an imprisonment.

17.1.1 Where a corporation commits an offence against this by-law, each director or officer of the corporation who authorized, consented to, connived at, or knowingly permitted or acquiesced in the doing of the act that constitutes the offence, is likewise guilty of the offence and liable, on summary conviction, to the penalty for which provision is made in Section 17.1.

17.1.2 In addition to section 17.1 and 17.1.1, any person or corporation may be required to observe or perform such terms and conditions as a justice or judge may impose.

17.1.3 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.

SECTION 18 - REPEAL ALL BY-LAWS

18.1 By-laws 6062, 7464 and 7317 and all amending by-laws are hereby repealed.

DONE AND PASSED TO COUNCIL, DULY ASSEMBLED THIS

27th DAY OF March, 1995.

THE CITY OF PORTAGE LA PRAIRIE

[original signed by W.Glenn Carlson]
MAYOR

[original signed by Dale Lyle]
Director of Finance/Administration

GIVEN FIRST READING THIS 13th DAY OF March, 1995

GIVEN SECOND READING THIS 27th DAY OF March, 1995

GIVEN THIRD READING THIS 27th DAY OF March, 1995

SCHEDULE "A"

30 YEAR NORMAL DEPRECIATION TABLE

<u>YEAR</u>	<u>NORMAL</u>	<u>RESIDUAL</u>
1.....	3.....	97
2.....	6.....	94
3.....	9.....	91
4.....	11.....	89
5.....	14.....	86
6.....	17.....	83
7.....	19.....	81
8.....	22.....	78
9.....	24.....	76
10.....	26.....	74
11.....	29.....	71
12.....	31.....	69
13.....	33.....	67
14.....	35.....	65
15.....	37.....	63
16.....	39.....	61
17.....	40.....	60
18.....	42.....	58
19.....	44.....	56
20.....	46.....	54
21.....	47.....	53
22.....	49.....	51
23.....	50.....	50
24.....	52.....	48
25.....	53.....	47
26.....	55.....	45
27.....	56.....	44
28.....	57.....	43
29.....	59.....	41
30.....	60.....	40

SCHEDULE "B"

SAMPLE CALCULATION

1991 Market Value - Mobile Homes	\$23.00
Area of Mobile Home	93.6 square metres
Class 2 Apportionment Rate (1994)	45.0%
Age of Mobile Home - 1979	15 Years
1994 Residential Tax Mill Rate	
1994 Commercial Tax Mill Rate	
Apportionment Value - 1,008 x \$23.00 x 45.0%	%10,432.80
Depreciation for Age - 10,432.80 x 37%	\$3,860.14
Annual Tax/License Fee - 6,572.66 x	
Monthly License Fee - Divided by 12	