Minute No. 257
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

Item No. 7 Penalty Fees for Non-Compliance with Approved Site Plans and Building Permits

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the Council Motion of January 28, 2021, be received as information.

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DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 12, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted to the Executive Policy Committee and Council:

1. That the Council Motion of January 28, 2021, be received as information.

COUNCIL DECISION:

On January 28, 2021, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

Moved by Councillor Klein,
Seconded by Councillor Nason,

WHEREAS builders are required to provide their design plans when applying for permits to build a new home, addition, or garage;

AND WHEREAS the standard operating practice has been to inspect specific permitted items individually as construction progresses;

AND WHEREAS the City of Winnipeg has experienced an increase in residential complaints from residents regarding new builds not complying with approved designs upon completion;

AND WHEREAS some builders in non-compliance with the design plans they submitted will opt to pay the minimal fine, considered a more economical solution than adhering to the process, thus utilizing the nominal fine amounts to achieve their goals and increase profits;

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

THEREFORE BE IT RESOLVED:

1. That the Winnipeg Public Service be directed to implement a minimum penalty fee for non-compliance with approved site plans and building permits in the amount of $10,000 or 10% of the assessed value of the developed subject property, whichever is greater.

2. That all applicable by-laws and Council policies be amended in accordance with the above recommendation.

3. That the Proper Officers of the City be authorized to do all things necessary in order to implement the intent of the foregoing.