Winnipeg | Planning, Property & Development
Urbanisme, biens et aménagement

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	Carlos Vieira
Applicant Email	
Affected Municipal Property Address	787 Borebank Street
Permit or Folder Number	25-201227 AS
Fee or Penalty Amount ($)	$443.00
Fee Description/Fee Name	Work Without Permit

Fee Waiver Committee Decision:

Decision	**Denied**	Date	**December 3, 2025**

The Fee Waiver Committee has met and recommended the application be **Denied.**

The Committee has reviewed the details of your application, and found that the Work Without Permit fee was correctly applied in accordance with the relevant By-laws, therefore your application is **Denied**.

The Committee also recommended to note that you also require an electrical permit for the Air Conditioner that has been installed in the house.
In order to avoid any further non-compliance fees being assessed, you must obtain the required permit for the A/C.

If the denied fee has not been paid, a payment is still required;
If the denied fee has been paid, no further action is required by you.

Appeal Information:

In accordance with section 189 (1) (b) (ii) of The City of Winnipeg Charter, you may appeal this decision. To do so, you must send your written appeal by **December 17, 2025** to:

Standing Policy Committee on Property and Development
Attention:
City Clerk's Department
510 Main Street, Winnipeg MB R3B 1B9

Fax: 204-947-3452 • CLK-Appeals@winnipeg.ca

Fee Waiver Committee
Development & Inspections Division
Per:

K.Happychuk (*)

Kelly Happychuk
Fee Waiver Committee Chair
Chief of Enforcement and Investigations
Development and Inspections Division
Planning, Property and Development
City of Winnipeg
/sm

From: beyond brick
Sent: Monday, December 15, 2025 2:59 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Appeal permit number 25-201227 AS

EXTERNAL EMAIL : Proceed with Caution!
Think carefully before you click on a link, open an attachment, or scan a QR code.
NEVER provide User IDs or Passwords.

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Hello Appeal committee ,

I'd like to appeal the decision on permit number

25-201227 AS

787 borebank st

Carlos vieira

The reason that I feel strongly about this appeal is that I feel this fine is unjust .

Firstly I'd like to start off by saying that I've never built a house before so this whole process to me is new . Between calling the permits desk to looking online my knowledge was minimal, but I thought I had it all differed out . I did pull all necessary permits - (or at least I thought) the confusion I had was it was my understanding that when I pulled my building permit for 787 borebank that I was free to build without any problems and get it Inspected .

I was obviously totally wrong as I called the inspector to inspect my property totally unaware that I had missed a permit . My argument in this case is if I was really trying to build without permit why did I call for inspection ? I was also notified that I required an AC permit (which I was told by my installer for the AC that a permit was not required since there had been an AC hooked up previously to house (again I'm new to this process and had no idea what was required)

I'm asking for a break in this situation as this was something I did totally without knowing - I should add that I did pull all permits for house and I thought since I had pulled the permit for 787 borebank that I was free to build . I should also add I called for all inspections during each stage . Everything passed and unfortunately after calling for inspection on my garage that I was told I needed a separate permit (which I currently have pulled)

I took this project upon myself to build a personal home and thought I was following all rules but unfortunate unknowingly I missed a permit - this is why I'm asking for some leneancy in regards to fine .

Regards

Carlos Vieira

787 borebank street

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 864 653 024 CA CA

December 17, 2025

File EP-8

Carlos Vieira
787 Borebank St
Winnipeg, MB, R3N 1G3

Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 787 Borebank Street

This will acknowledge receipt of your communication dated December 15, 2025, appealing the Decision dated December 3, 2025, from the Fee Waiver Committee of the Planning, Property and Development Department, regarding provisions of The Planning, Development and Building Fees By-law No. 66/2016 for the premises located at 787 Borebank Street.

Please be advised that the appeal will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, February 9, 2026, at 9:30 a.m. in the Council Building, 510 Main Street. The purpose of the appeal hearing is to allow interested persons to make submissions, ask questions or register objections with respect to this matter.

If you wish to speak on this matter at the meeting, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Friday, February 6, 2025 to make the necessary arrangements to register.

Information or documents concerning this matter are available for inspection in the City Clerk's Department, 510 Main Street, or can be accessed four business days prior to the meeting via the Decision Making Information System at winnipeg.ca/CLKDMIS. A description of the procedure to be followed at the hearing can be accessed at winnipeg.ca/publichearings.

Leah Cowan
Senior Committee Clerk

c. H. Borys, Director of Planning, Property and Development
R. Klassen, Manager of Development and Inspections, Planning, Property and Development Department

K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department
R. Clements, Enforcement Coordinator, Planning, Property and Development Department
C. Berg, Administrative Assistant, Planning, Property and Development Department
PPD-Enforcement-Services@winnipeg.ca Planning, Property and Development Department

Winnipeg

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

Prepared for: Standing Policy Committee on Property and Development

Date:	February 9, 2026
Agenda Item Number/ Description:	PD-SPC Appeal of PPD Fee Waiver Committee Decision dated December 3, 2025. 25-201227-AS: $443.00 non-compliance fee for Work Without Permit
Affected Municipal Address:	787 Borebank Street

Background:

- 787 Borebank Street – Zoned R1
- The subject property was the site of a fire that occurred in the detached garage in June 2020. The fire extended to the rear of the primary structure (house), resulting in the garage being a complete loss, and damage to the house.
- The owner at the time obtained a demolition permit to remove the remains of the garage, which was completed in August 2020.
- The current owner (and applicant) purchased the property and has built a new garage without permits.
- This new garage build was observed by City of Winnipeg Building Inspectors in April 2025, while on a site visit to conduct inspections to other work under permit (renovation to the primary structure- house).
- In addition, it was observed that an Air Conditioner unit was installed, but no permit had been obtained.
- As a result, the owner was directed to obtain the proper permits for both the garage and the Air-Conditioner unit.
- A permit application was submitted in July 2025, however the application for the garage was incomplete, as it was missing details and documents that were required to be reviewed by the Department.
  A completed permit application was received in September 2025, however at the time of preparing this report, the permit is not yet issued, due to lack of payment by the applicant.
- The electrical permit for the garage is also not yet issued, due to lack of payment by the applicant.

- The permit for the Air Conditioner has not yet been applied for.

- For Permit # 25-201227-AS, the fees owed are $249.00 for the permit, plus $443.00 for the non-compliance fee for Work Without Permit. (Garage Build permit)
- For Permit # 25-202940-ER, the fees owed are $76.00. (Garage Electrical permit)

Designated Employee Recommendation:

- The Winnipeg Building Bylaw 4555/87 and the Manitoba Building Code state that a permit is required for construction and electrical work for detached accessory structures intended to be used as garage and larger than 10 square metres or 108 square feet.

- The Fee Waiver Committee reviewed the details of the application and rendered a decision that the non-compliance fees were correctly applied in accordance with Council-approved bylaws and fee structures.
- The Public Service requests that the Standing Policy Committee deny the appeals and confirm the decisions of the Fee Waiver Committee.

Relevant By-law references:

The Winnipeg Building By-law 4555/87 states in part:

4.2: Where a permit is required by this By-law, no person shall engage in any construction or other activity that requires a permit, or authorize or allow construction or another activity that requires a permit to begin or to proceed, unless a valid permit exists for the construction or the other activity.

5.4.1: An owner of property must, prior to commencing work on the property for which a permit, acceptance, or approval is required pursuant to this By-law, obtain all necessary permits, acceptances and approvals.

14.1.1: Except as provided for in Sentence 14.2.1(2), a permit is required whenever work regulated by this By-law or the Code is to be undertaken.

14.2.1(1): Except as permitted in items (2) and (2.1) herein, unless the required permit has first been obtained

Complied by K. Happychuk, Chair- PPD Fee Waiver Committee