Minutes – Standing Policy Committee on Property and Development – February 9, 2026

APPEAL HEARINGS

Item No. 2 **The Planning, Development and Building Fees By-law No. 66/2016 – 787 Borebank Street (River Heights-Fort Garry Ward) File EP-8**

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development denied the appeal and confirmed the Decision dated December 3, 2025, issued by 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.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,

That the Appeal be denied and the Decision dated December 3, 2025, issued by 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, be confirmed.

Carried

Moved by Councillor Santos,

That the Appeal Hearing be concluded.

Carried

APPEAL HEARING SUMMARY

File: EP-8

Before: Standing Policy Committee on Property and Development
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos

Appeal Hearing: February 9, 2026
Council Building, 510 Main Street

Appellant: Carlos Vieira

Premises Affected: 787 Borebank Street

Nature of Appeal: On December 15, 2025, Carlos Vieira appealed the Decision dated December 3, 2025, issued by Fee Waiver Committee of the Planning, Property and Development Department, regarding provisions of The Planning, Development and Building Fees By-law No. 66/2016.

The Decision stated:

- 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.

Exhibits Filed:

1. Decision dated December 3, 2025, issued by the Fee Waiver Committee of the Planning, Property and Development Department
2. Notice of Appeal filed by Carlos Vieira received December 15, 2025
3. Notification of Appeal Hearing dated December 17, 2025
4. Report from the Winnipeg Public Service dated February 9, 2026

REPRESENTATIONS:

In Support of the Appeal:

Carlos Vieira

In Opposition to the Appeal:

Nil

For the City:

K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department