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

APPEAL HEARINGS

Item No. 3 **The Planning, Development and Building Fees By-law No. 66/2016 – 28 Arpin Bay – Work Without Permit**
(St. Boniface Ward)
File EP-8

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development allowed the appeal and directed:

1. That the Decision dated December 19, 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 28 Arpin Bay, be cancelled.

2. That the monetary fees be reduced from $443.00 to $0.00

DECISION MAKING HISTORY:

The Chairperson called Councillor Dobson to the Chair in order to move the following motions:

Moved by Councillor Duncan,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Duncan,
That the Appeal be allowed and the Decision dated December 19, 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 28 Arpin Bay, be cancelled, and the monetary fees be reduced from $443.00 to $0.00.

Carried

Moved by Councillor Duncan,
That the Appeal Hearing be concluded.

Carried

Councillor Duncan resumed the Chair.

APPEAL HEARING SUMMARY

File: EP-9

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: Sharon Skeete

Premises Affected: 28 Arpin Bay

Nature of Appeal: On January 5, 2026, Sharon Skeete appealed the Decision dated December 19, 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 was advised that Work without Permit was confirmed during inspections processes.

Exhibits Filed:

1. Decision dated December 19, 2025, issued by the Fee Waiver Committee of the Planning, Property and Development Department
2. Notice of Appeal filed by Sharon Skeete received January 5, 2026
3. Notification of Appeal Hearing dated January 9, 2026
4. Report of the Winnipeg Public Service dated February 9, 2026

REPRESENTATIONS:

In Support of the Appeal:

Sharon Skeete

In Opposition to the Appeal:

Nil

For the City:

G. Chubey, Manager of Housing and Existing Buildings, Planning, Property and Development Department
K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department