Agenda – Standing Policy Committee on Property and Development – March 5, 2026

APPEAL HEARINGS

Item No. 1 **The City of Winnipeg Building By-law No. 4555/87 – 456 Ross Avenue (Point Douglas Ward)**
File EB-1.1

Appellant: Byron Gryba

Premises Affected: 456 Ross Avenue

Nature of Appeal: On January 12, 2026, Byron Gryba appealed the Order dated December 30, 2025, issued by the Enforcement Services Officer, Development and Inspections Division, Planning, Property and Development Department, regarding provisions of The City of Winnipeg Building By-law No. 4555/87

The Order stated:

- It has come to the attention of the undersigned that work requiring a permit has been carried out at the above noted premises, without a valid permit having been first obtained.

- This contravenes the City of Winnipeg Building By-law No. 4555/87, specifically:

  Section 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;" and/or,

Nature of Appeal:
(continued)

Section 5.4.2 "If an owner has failed to obtain a required permit, acceptance or approval prior to commencing work in compliance with sentence 5.4.1, the owner at the time the work was commenced or carried out – and every subsequent owner – is nonetheless required to obtain all permits, acceptances and approvals and to pay all applicable fees despite the fact that the work has already commenced or has been completed. For greater clarity, if work for which a permit, acceptance or approval is required has been commenced or carried out without the required permit, acceptance or approval, the current owner is responsible for obtaining the required permit, acceptance or approval and must pay any fees or penalties associated with the permit, acceptance or approval, including fees for its issuance after the work has been commenced or carried out."

- Justification for Order: The structure located at 456 Ross Ave was reduced to a rubble pile by the Winnipeg Fire Paramedic Service due to structural instability as a result of the fire that occurred on April 7, 2023. Work has been carried out at the property requiring a demolition permit. Specifically, the remaining debris and foundation were removed without the required demolition permit.

- ACCORDINGLY, YOU ARE HEREBY ORDERED to engage in the following scheduled timelines at the address known municipally as 456 Ross Avenue:

    1. Obtain the necessary Demo Permit for the property located at the address known municipally as 456 Ross Avenue on or before, but not later than February 5, 2026.

    2. Call for inspections to close off the permit on or before, but not later than March 6, 2026.

Exhibits Filed:

1. Order dated December 30, 2025, issued by the Enforcement Services Officer, Development and Inspections Division, Planning, Property and Development Department
2. Notice of Appeal filed by Byron Gryba received January 12, 2026
3. Notification of Appeal Hearing dated January 15, 2026
4. Report of the Winnipeg Public Service dated February 9, 2026
5. Notice of Adjournment dated February 10, 2026

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the Appeal be allowed / allowed in part / denied and the Order of the Enforcement Services Officer, Development and Inspections Division, Planning, Property and Development Department, be confirmed / cancelled.

Moved by Councillor

That the Appeal Hearing be concluded.

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On February 9, 2026, the Standing Policy Committee on Property and Development adjourned the appeal hearing to its meeting on March 5, 2026, at 9:30 a.m. in the Council Building at 510 Main Street.