Minutes – 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

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development allowed the appeal and cancelled 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 for the premises located at 456 Ross Avenue.

DECISION MAKING HISTORY:

The Chairperson called Councillor Santos 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 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 for the premises located at 456 Ross Avenue, be cancelled.

Carried

Councillor Santos asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

Moved by Councillor Duncan,

That the Appeal Hearing be concluded.

Carried

Councillor Duncan resumed the Chair.

APPEAL HEARING SUMMARY

File: EB-1.1

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

Appeal Hearing: March 5, 2026
February 9, 2026
Council Building, 510 Main Street

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
6. Presentation in support of the appeal submitted by the Appellant at the appeal hearing

REPRESENTATIONS:

In Support of the Appeal:

Byron Gryba

In Opposition to the Appeal:

Nil

For the City:

H. Borys, Director of Planning, Property and Development
R. Clements, Enforcement Supervisor, Planning, Property and Development Department
K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department