Agenda – Standing Policy Committee on Property and Development – March 16, 2026

APPEAL HEARINGS

Item No. 2 **The Planning, Development and Building Fees By-law No. 66/2016 – 393A Horace Street**
(St. Boniface Ward)
File EP-8

Appellant: Denis Vrignon-Tessier

Premises Affected: 393A Horace Street

Nature of Appeal: On February 10, 2026, Denis Vrignon-Tessier appealed the Decision dated February 10, 2026, issued by 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.

The Decision stated:

- 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 Conditional Use Fee was correctly applied in accordance with the relevant By-laws, therefore your application is Denied.
- Under the Winnipeg Zoning By-law, the Use Specific Standard 120.1(e) is very explicit in that a short term rental use is not permitted within a secondary suite, attached.
- The dwelling was not established as a two-family dwelling, this is a secondary suite use that is accessory to a single-family dwelling.

Exhibits Filed:

1. Decision dated February 10, 2026, issued by the Fee Waiver Committee of the Planning, Property and Development Department
2. Notice of Appeal filed by Denis Vrignon-Tessier received February 10, 2026
3. Notification of Appeal Hearing dated February 12, 2026
4. Report of the Winnipeg Public Service dated March 4, 2026
5. Communication dated March 13, 2026 from Denis Vrignon-Tessier in support of the appeal

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 Decision of the Fee Waiver Committee of the Planning, Property and Development Department, be confirmed / cancelled.

Moved by Councillor

That the Appeal Hearing be concluded.