Minutes – 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**

STANDING COMMITTEE DECISION:

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

1. That 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 for the premises located at 393A Horace Street, be cancelled.

2. That the monetary fees be reduced from $824.25 to $0.00.

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Wyatt,

That the Appeal be allowed and 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 for the premises located at 393A Horace Street, be cancelled, and the monetary fees be reduced from $824.25 to $0.00.

Carried

Moved by Councillor Wyatt,

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
Councillor Wyatt

Appeal Hearing: March 16, 2026
Council Building, 510 Main Street

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

Exhibits Filed (continued):

5. Communication dated March 13, 2026 from Denis Vrignon-Tessier in support of the appeal

REPRESENTATIONS:

In Support of the Appeal:

Denis Vrignon-Tessier

In Opposition to the Appeal:

Nil

For the City:

K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department
R. Hayer, Chief Zoning Officer, Planning, Property and Development Department