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

APPEAL HEARINGS

Item No. 3 The Planning, Development and Building Fees By-law No. 66/2016 – 126-1655 Leila Avenue (Old Kildonan 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 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 126-1655 Leila Avenue, be cancelled.

2. That the monetary fees be reduced from $196.00 to $0.00

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,

That the Appeal be allowed the Decision dated February 10, 2026, 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 126-1655 Leila Avenue, be cancelled, and the monetary fees be reduced from $196.00 to $0.00.

Carried

Moved by Councillor Santos,

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: Nishan Warraich

Premises Affected: 126-1655 Leila Avenue

Nature of Appeal: On February 18, 2026, Nishan Warraich appealed the Decision dated February 10, 2026, 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 Fee Waiver Committee has met and recommended the application be Denied.
- The Committee has reviewed the details of your application, and found that the Same Day Cancellation fee was correctly applied in accordance with the relevant By-laws, therefore your application is Denied.
- The person who called for the inspection, and then cancelled it on the day of the inspection, is an authorized person on the permit.
- Please note that the project still has defects from 2019 from rough-in/preboard that require inspections.

Exhibits Filed:

1. Decision dated February 10, 2026, issued by the by Fee Waiver Committee of the Planning, Property and Development Department
2. Notice of Appeal filed by Nishan Warraich received February 18, 2026
3. Notification of Appeal Hearing dated February 19, 2026
4. Report of the Winnipeg Public Service dated March 16, 2026

REPRESENTATIONS:

In Support of the Appeal:

Nishan Warraich

In Opposition to the Appeal:

Nil

For the City:

K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department
I. Robinson, Chief Housing Inspector, Planning, Property and Development Department