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

APPEAL HEARINGS

Item No. 4 **The Planning, Development and Building Fees By-law No. 66/2016 – 489 Queen Street**
(St. James 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 20, 2026, from 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 489 Queen Street, be cancelled.

2. That the monetary fees be reduced from $196.00 to $98.00

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,

That the Appeal be denied and the Decision dated February 20, 2026, from 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 489 Queen Street, be confirmed.

The motion was put and in view of a tie vote, was declared lost in accordance with Rule 54 of The Procedure By-law No. 50/2007.

Moved by Councillor Dobson,

That the Appeal be allowed and the Decision dated February 20, 2026, from 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 489 Queen Street, be cancelled, and the monetary fees be reduced from $196.00 to $98.00.

Carried

Moved by Councillor Dobson,

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: TJ Michalchuk

Premises Affected: 489 Queen Street

Nature of Appeal: On February 20, 2026,TJ Michalchuk appealed the Decision dated February 20, 2026, from 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 Fee Waiver Committee has reviewed the details of your application and found that reminder emails were sent to request extensions with no response and the permit was not on hold as stated. Therefore, in accordance with Sec. 8.1 of the Planning, development and Building Fees By-Law 66/2016 the Failure to Correct Defects fee was correctly applied in accordance with the relevant By-laws; therefore your application is Denied.

Exhibits Filed:

1. Decision dated February 20, 2026, issued by the Fee Waiver Committee of the Planning, Property and Development Department
2. Notice of Appeal filed by TJ Michalchuk received February 20, 2026
3. Notification of Appeal Hearing dated February 23, 2026
4. Report of the Winnipeg Public Service dated March 16, 2026

REPRESENTATIONS:

In Support of the Appeal:

TJ Michalchuk

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