"Exhibit 1" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 – 126-1655 Leila Avenue

Winnipeg | Planning, Property & Development
Urbanisme, biens et aménagement

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	Nishan Warraich
Applicant Email	
Affected Municipal Property Address	126-1655 Leila Avenue
Permit or Folder Number	19-133228 HO
Fee or Penalty Amount ($)	$196.00
Fee Description/Fee Name	Same Day Cancellation

Fee Waiver Committee Decision:

Decision	**Denied**	Date	**February 10, 2026**

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.

If the denied fee has not been paid, a payment is still required;
If the denied fee has been paid, no further action is required by you.

Appeal Information:

In accordance with section 189 (1) (b) (ii) of The City of Winnipeg Charter, you may appeal this decision. To do so, you must send your written appeal by **February 24, 2026** to:

Standing Policy Committee on Property and Development
Attention:
City Clerk's Department
510 Main Street, Winnipeg MB R3B 1B9

Fax: 204-947-3452 • CLK-Appeals@winnipeg.ca

Fee Waiver Committee
Development & Inspections Division
Per:

K. Happychuk (*)

Kelly Happychuk
Fee Waiver Committee Chair
Chief of Enforcement and Investigations
Development and Inspections Division
Planning, Property and Development
City of Winnipeg
/sm

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CITY CLERKS WPG '26 FEB 17 13:37

Fee Waiver Committee Decision for 126-1655 Leila Avenue

From: PPD-FeeWaiver-Committee (ppd-feewaiver-committee@winnipeg.ca)

To:

Date: Tuesday, February 10, 2026 at 11:37 AM CST

Good morning,

Please see the attached response from the Fee Waiver Committee regarding the application you made on January 13, 2026.

On the bottom of the decision form, there is a section with direction on how to appeal the Fee Waiver Committee's decision if you wish to do so. Appeals are made to the Standing Policy Committee (SPC) that is ran by the City Clerk's Department. If there are further inquiries on how to appeal the attached Fee Waiver Committee decision please feel free to contact the SPC; their contact information is on the attachment.

Regards,

Samantha Madu
Secretary, Fee Waiver Committee
Planning, Property and Development
City of Winnipeg

Email: PPD-FeeWaiver-Committee@winnipeg.ca

Website: winnipeg.ca

Address: 4th floor, 65 Garry St, Winnipeg, MB R3C 4K4

Connect with us:

Confidentiality Notice: *The information contained in this message is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any use, dissemination, distribution, copying or disclosure of this message and attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender and permanently delete the complete message and any attachments. Thank you.*

126-1655 Leila Avenue - 19-133228 HO - FWC Decision .pdf
174.9 kB

(No new emails) -

MANDATORY RE-INSPECTION OF DEFICIENCIES NOTIFICATION

Permit: 19-133228 HO
Address: 1655 Leila AVE Unit 126
Description: Develop Lower Level - Row Housing

Applicant: Nishan Warraich of Ekam Development

Deficiencies Outstanding :

Building Permit (19-133228 HO)

Deficiency: Insulation shall be applied to the full width and length of the space between furring or framing 9.25.2.3.(2)(Floor joist spaces in laundry area)

Location: Walls

Defect Date: 2019-JUN-24

Comply By: 2019-JUL-28

From: Nishan Warraich
Sent: Wednesday, February 18, 2026 2:05 PM
To: Cowan, Leah
Subject: Re: Request to appeal Fee Waiver Committee decision

EXTERNAL EMAIL : Proceed with Caution!
Think carefully before you click on a link, open an attachment, or scan a QR code.
NEVER provide User IDs or Passwords.

_____

REQUEST TO APPEAL

1) UNiT 126 Construction permit was issued under Ekam Development and construction a copy of permit is submitted, and the mailing Address is 54 Edmund muys pl Winnipeg R3P 2R1

2) A letter from city for re inspection of deficiencies under the permit # 19-133228 HO was not received.

3) I did not request for inspection and have no knowledge why and when West link customer service request for inspection and then cancelled on same day and why West link got involved not in my knowledge

Now I am getting Letters to have re inspection for unit 144 & 146- 1655 Leila which we will complete soon (why I did not get the inspection letter or email for unit 126-1655 Leila)

There for I request to waive this fee because I did not have knowledge of the Request to have inspection and don't know who cancelled it

Thanks

Ekam

development and construction

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 864 653 130 CA

February 19, 2026

File EP-8

Nishan Warraich

Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 126-1655 Leila Avenue

This will acknowledge receipt of your communication dated February 18, 2026, appealing the Decision dated February 10, 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 126-1655 Leila Avenue.

Please be advised that the appeal will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, March 16, 2026, at 9:30 a.m. in the Council Building, 510 Main Street. The purpose of the appeal hearing is to allow interested persons to make submissions, ask questions or register objections with respect to this matter.

If you wish to speak on this matter at the meeting, or submit documentation, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Friday, March 13, 2026 to make the necessary arrangements to register.

Information or documents concerning this matter are available for inspection in the City Clerk's Department, 510 Main Street, or can be accessed four business days prior to the meeting via the Decision Making Information System at winnipeg.ca/CLKDMIS. A description of the procedure to be followed at the hearing can be accessed at winnipeg.ca/publichearings.

Leah Cowan
Senior Committee Clerk

c. H. Borys, Director of Planning, Property and Development
R. Klassen, Manager of Development and Inspections, Planning, Property and Development Department

K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department
R. Clements, Enforcement Coordinator, Planning, Property and Development Department
S. Madu, Enforcement Services Clerk, Planning, Property and Development Department
PPD-Enforcement-Services@winnipeg.ca Planning, Property and Development Department

"Exhibit 4" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 – 126-1655 Leila Avenue

Winnipeg

Planning, Property and Development Department • Service de l'urbanisme, des biens et de l'aménagement

Development and Inspections Division• Division de l'aménagement et des inspections

Prepared for: Standing Policy Committee on Property and Development

Date:	March 16, 2026
Agenda Item Number/ Description:	Appeal of PPD Fee Waiver Committee decision dated February 10, 2026 19-133228-HO
Affected Municipal Address:	126-1655 Leila Ave

Background:

- 126-1655 Leila Ave, an RMF (Residential Multi-Family) zoned property.
- Application was submitted by the permit applicant.
- Folder # 19-133228-HO: $196.00 Same Day Cancellation

With respect to the 19-133228-HO: Same Day Cancellation fee: $196.00:

Appellant: Nishan Warraich (Permit Applicant)

126 – 1655 Leila Ave/ 19-133228 HO Develop Lower Level/ Same Day Cancellation

• Inspection Date: January 9th, 2026

• Inspection Result: Cancellation

• Fee Appealed: Same Day Cancellation $196.00

- For context, this project is a multi-family building, with multiple open permits.

Folder Number	Folder Name	Description	Status	Work	In Date	Folder Type	Issued
2018 120234 000 00 HO	1655 Leila AVE - BLDG 9 - ...	Unit 126 All work must be inspected before being covered and at final completion. To sche...	Final	Construct New(72100)	Apr 09, 2018	Housing	Oct 29, 2018
2018 174109 000 00 ER	1655 Leila AVE Unit 126	WD - wire 1100 square foot home with attached garage Related Building Application # HO ...	Final	Single-Family Dwellin...	Oct 12, 2018	Electrical Residential	Oct 17, 2018
2018 178594 000 00 PR	1655 Leila AVE Unit 126	Plumbing a Single Family House with unfinished Basement Related Building Application # ...	Final	Plumb New Single-Fa...	Oct 30, 2018	Plumbing Residential	Oct 31, 2018
2019 133228 000 00 HO	1655 Leila AVE Unit 126	Lower level development. No bedrooms created under this permit. All work must be inspe...	Defects	Develop Lower Level(...	May 08, 2019	Housing	May 08, 2019
2019 136326 000 00 ER	1655 Leila AVE Unit 126	WD - wire AC All work must be inspected before being covered and at final completion. To ...	Closed	Air Conditioner(43027)	May 16, 2019	Electrical Residential	May 16, 2019
2019 136519 000 00 ER	1655 Leila AVE Unit 126	WD - electrical for basement Related Building Application # HO 133228 / 19. All work must ...	Final	Lower Level(43009)	May 17, 2019	Electrical Residential	May 17, 2019
2019 139312 000 00 PR	1655 Leila AVE Unit 126	Lower level development roughin Plumbing already exist and inspected now we installing f...	Final	Plumb Lower Level(4...	May 27, 2019	Plumbing Residential	Jun 03, 2019

- **January 6th, 2026** –
  - 3:19 PM a phone call took place where it was confirmed with Manpreet (ph. # that the inspection was to be scheduled for this property. The scheduling clerk asked to verify that the caller represented the company number listed on the permit. Manpreet stated the company was 5423571 Manitoba Ltd.
  - A confirmation notice was sent to the caller's email address given during the phone call This noted the scheduled inspections of the Final and re-inspect lower-level pre-board.
- **January 8th, 2026** –
  - An email was sent to ppd-housing@winnipeg.ca, at 5:40 PM responding to the "Inspection Scheduled Notice" that was sent January 6, 2026. The title simply stated "CANCEL" and was from "Site Supervisor" of West Link Developments
  - The Inspection Notice states that at least 24 hours' notice is required to cancel or reschedule. Same day inspection cancellation will be charged as per our Fees and Charges Schedule.
- **January 9th, 2026** –
  - 9:25 AM a phone call took place where it was confirmed with Manpreet (ph. # that the inspection was to be cancelled.
  - 9:33 AM – Scheduling Clerk - Received email and phone call from Manpreet (5423571 Manitoba Ltd) wanting to do Same Day Cancellation because nobody is on the site and the tenant is not available for today's inspection.
- **Inspector comments:**

  Ekam Development (Mr. Nishan Warraich) is the permit applicant.

  5423571 Manitoba Ltd. Is the owner of the property as noted on the permit.

Anand Sharma is the owner of 5423571 Manitoba Ltd. who represents himself as Westlink Developments in several communications with Housing Inspections over years of correspondence.

Thanks,
Anand Sharma
Westlink Developments Ltd.

Designated Employee Recommendation:

To summarize the fee, City resources were used to schedule the inspection by a person representing the owner. When inspections are scheduled and cannot be completed, this takes time from others who could have used the inspection time to progress their projects. This also impacts the City's ability to meet Bill 38 and a 2-day inspection service when resources are misused. The owner and permit applicant share a responsibility to follow the bylaw and manage the permit from issuance, through inspections and to completion.

The fee was applied in accordance with the Winnipeg Building Bylaw and Fees and Charges Schedule.

8. Inspections and Licencing

8.1. Commercial and Housing Inspections

Excess commercial and housing inspections

Inspection cannot be performed (in addition to the fees listed, each site visit also consumes one of the inspections included in the permit fee).

Work not ready for inspection when inspection arranged • All defects not corrected at time of re-inspection • Plumbing, electrical, HVAC or structure not ready • More than 10 defects identified	$196
Incorrect/insufficient information provided • Truss drawings (floor and roof) not on-site • Accepted construction drawings not on-site	$196
No address on site, building, or suite	$196
Inspector unable to gain access	$196
Inspection cancelled same day	$196

https://www.winnipeg.ca/building-development/fees-charges

The information for same day cancellations is on the Housing Inspection website:

https://www.winnipeg.ca/building-development/inspections/housing

Winnipeg Building Bylaw references:

14.1.16 Applicable fees set out in the Planning, Development and Building Fees By-law are payable in respect of permits, certificates and inspections referred to in this section.

"Owner" means a person or agent of a person who owns, manages or is in possession of land or a building, or who is in receipt of the whole or part of any rents or profits therefrom, whether the rents and profits are received on the person's own account, or as agent or trustee for another person.

5.5.4 The owner of property with respect to which a permit has been issued must ensure that:

(a) work that is required to be inspected is not covered until the required inspection has taken place; and

(b) where an inspection has revealed a defect that must be remedied prior to continued work, that the defect is not covered until the required re-inspection has taken place.

7.2 Every constructor shall ensure that all construction safety requirements of the Code are complied with.

7.3 Every constructor shall give notice to the designated employee

(a) of intent to do work that has been ordered to be inspected during construction;

(b) of intent to cover work that has been ordered to be inspected prior to covering; and

(c) when work has been completed so that a final inspection can be made.

7.4 Every constructor is responsible jointly and severally with the owner for any work actually undertaken.

Compiled by: I. Robinson, Acting Chief Housing Inspector, PPD
K. Happychuk, Chair- PPD Fee Waiver Committee