"Exhibit 1" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 489 Queen Street

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

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	TJ Michalchuk
Applicant Email	
Affected Municipal Property Address	489 Queen Street
Permit or Folder Number	25-261147 ER
Fee or Penalty Amount ($)	$196.00
Fee Description/Fee Name	Failure to Correct Defects

Fee Waiver Committee Decision:

Decision	**Denied**	Date	**February 20, 2026**

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**.

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 **March 6, 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:

Rob Clements
Fee Waiver Committee Chair
Supervisor of Enforcement and Investigations
Development and Inspections Division
Planning, Property and Development
City of Winnipeg
/sm

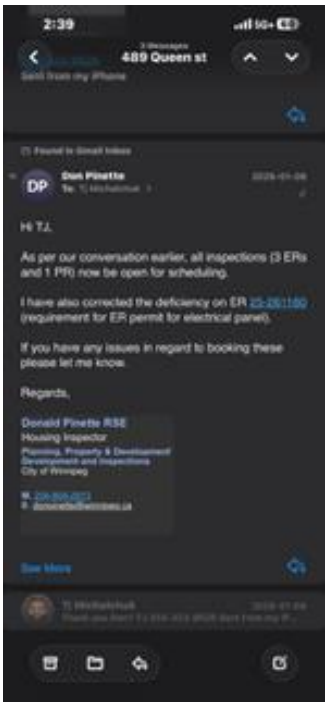
"Exhibit 2" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 489 Queen Street

From: Tj Michalchuk
Sent: Friday, February 20, 2026 2:46 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: 489 Queen st

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.

In my previous statement I said the permits were locked not allowing me to book inspection was a true statement. In your denial letter is said that statement is not true. I have an email from Don the inspector Jan 6th now saying permits are open for inspection. And this reply is after me sending 4 emails asking for clarification on the 3rd permit he I asking me to pull.

Attached is the email. For this particular address I am asking for some grace as Don has created a very unique and difficult distinction for me and homeowners. 30 days during the Christmas season is not enough time to complete the necessary steps to get this complete.
TJ



City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 864 653 090 CA

February 23, 2026

File EP-8

TJ Michalchuk

Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 489 Queen Street

This will acknowledge receipt of your communication dated February 20, 2026, appealing 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.

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

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

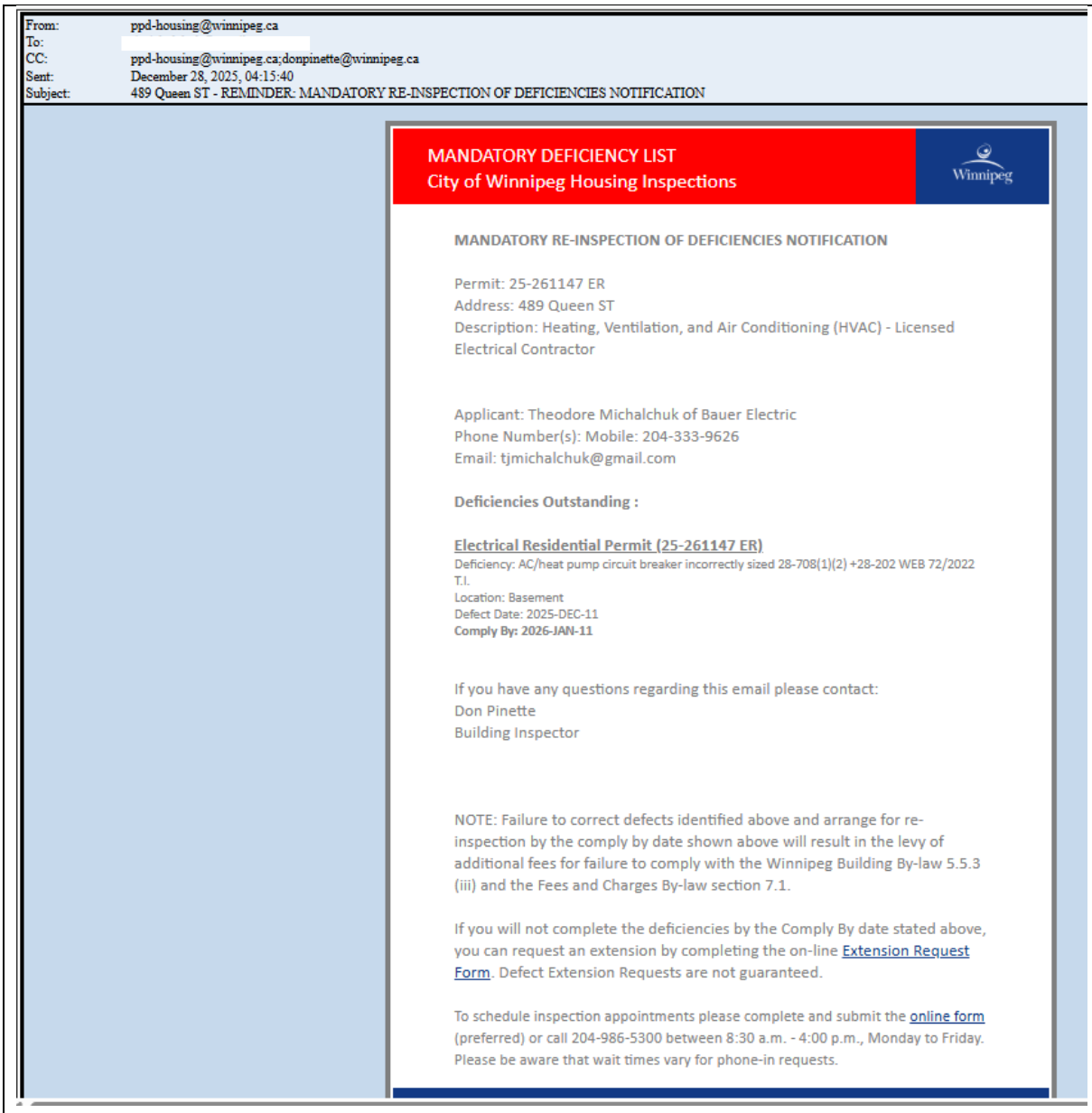
Date:	March 16, 2026
Agenda Item Number/ Description:	PD-SPC Appeal of PPD Fee Waiver Committee decision dated February 20, 2026 25-261147-ER
Affected Municipal Address:	489 Queen Street

Background:

- 489 Queen Street, an R1 zoned property.
- Application was submitted by the homeowner.
- Folder # 25-261147-ER: $196.00 Fail to Correct Defects fee

This non-compliance fee was imposed when the date (January 11, 2026) for compliance passed without the identified defect(s) having been called for a re-inspection.

The applicant was sent a reminder email two weeks ahead on December 28, 2025 advising of the upcoming deadline, along with instructions who to contact and how to contact them. (copy of that email added below).



From: ppd-housing@winnipeg.ca
To:
CC: ppd-housing@winnipeg.ca;donpinette@winnipeg.ca
Sent: December 28, 2025, 04:15:40
Subject: 489 Queen ST - REMINDER: MANDATORY RE-INSPECTION OF DEFICIENCIES NOTIFICATION

MANDATORY DEFICIENCY LIST
City of Winnipeg Housing Inspections

Winnipeg

MANDATORY RE-INSPECTION OF DEFICIENCIES NOTIFICATION

Permit: 25-261147 ER
Address: 489 Queen ST
Description: Heating, Ventilation, and Air Conditioning (HVAC) - Licensed Electrical Contractor

Applicant: Theodore Michalchuk of Bauer Electric
Phone Number(s): Mobile: 204-333-9626
Email: tjmichalchuk@gmail.com

Deficiencies Outstanding :

Electrical Residential Permit (25-261147 ER)
Deficiency: AC/heat pump circuit breaker incorrectly sized 28-708(1)(2) +28-202 WEB 72/2022 T.I.
Location: Basement
Defect Date: 2025-DEC-11
Comply By: 2026-JAN-11

If you have any questions regarding this email please contact:
Don Pinette
Building Inspector

NOTE: Failure to correct defects identified above and arrange for re-inspection by the comply by date shown above will result in the levy of additional fees for failure to comply with the Winnipeg Building By-law 5.5.3 (iii) and the Fees and Charges By-law section 7.1.

If you will not complete the deficiencies by the Comply By date stated above, you can request an extension by completing the on-line Extension Request Form. Defect Extension Requests are not guaranteed.

To schedule inspection appointments please complete and submit the online form (preferred) or call 204-986-5300 between 8:30 a.m. - 4:00 p.m., Monday to Friday. Please be aware that wait times vary for phone-in requests.

By-law Reference:

Under Sections 8 of the Planning, Development and Building Fees and Charges Bylaw 66/2016;

INSPECTIONS AND LICENCING

8.1.COMMERCIAL AND HOUSING INSPECTIONS

Housing - Failure to call for a re-inspection of a defect or to obtain an extension from the City within 1 month of a defect being identified- $162 .00

Designated Employee Recommendation:

The fee waiver applicant is a licensed electrical contractor registered with the City of Winnipeg. Comply-by-date notification emails with option to use comply-by-date extension request form if needed were sent to the contractor before the fee was applied. This permit was not on hold as noted in the application.

The Public Service recommends the decision of the Fee Waiver Committee be confirmed and the fees be upheld.

Compiled by K. Happychuk, Chair- PPD Fee Waiver Committee