**Minutes – Standing Policy Committee on Property and Development – May 25, 2026**

## APPEAL HEARINGS

**Item No. 3** **The Planning, Development and Building Fees By-law No. 66/2016 – 528 Beverley Street – 25-138356 ER (Daniel McIntyre Ward) File EP-8**

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development denied the appeal and confirmed the Decision dated March 17, 2026 for Permit No. 25-138356 ER, 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 528 Beverley Street.

DECISION MAKING HISTORY:

Moved by Councillor Dobson,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Dobson,

That the Appeal be denied and the Decision dated March 17, 2026 for Permit No. 25-138356 ER, 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 528 Beverley Street, be confirmed.

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

**Appeal Hearing:** May 25, 2026
Council Building, 510 Main Street

**Appellant:** Haim Ben Alon

**Premises Affected:** 528 Beverley Street

**Nature of Appeal:** On March 19, 2026, Haim Ben Alon appealed the Decision dated March 17, 2026 for Permit No. 25-138356 ER, 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 Fee Waiver Committee has reviewed the details of your application, and found that the Failure to Commence Work fee was correctly applied in accordance with the relevant By-laws, therefore your application is Denied.

**Exhibits Filed:**

1. Decision dated March 17, 2026, issued by the Fee Waiver Committee of the Planning, Property and Development Department
2. Notice of Appeal filed by Haim Ben Alon received March 19, 2026
3. Notification of Appeal Hearing dated March 23, 2026
4. Communication dated March 19, 2026 from Haim Ben Alon in support of the appeal
5. Report from the Winnipeg Public Service dated May 25, 2026

REPRESENTATIONS:

In Support of the Appeal:

Haim Ben Alon

In Opposition to the Appeal:

Nil

For the City:

K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department