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

APPEAL HEARINGS

Item No. 5 **The Planning, Development and Building Fees By-law No. 66/2016 – 4819 Roblin Boulevard (Charleswood-Tuxedo-Westwood 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 April 15, 2026, 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 4819 Roblin Boulevard, be cancelled.

2. That the monetary fees be reduced from $454.00 to $0.00

DECISION MAKING HISTORY:

The Chairperson called Councillor Santos to the Chair in order to move the following motions:

Moved by Councillor Duncan,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Duncan,

That the Appeal be allowed and the Decision dated April 15, 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. 66/2016for the premises located at 4819 Roblin Boulevard, be cancelled, and the monetary fees be reduced from $454.00 to $0.00.

Carried

Moved by Councillor Duncan,

That the Appeal Hearing be concluded.

Carried

Councillor Duncan resumed the Chair.

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: Michael Flynn

Premises Affected: 4819 Roblin Boulevard

Nature of Appeal: On April 27, 2026, Michael Flynn appealed the Decision dated April 15, 2026, 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 Winnipeg Building By-law section 5.4.1 states:

  5.4.1 An owner of property must, prior to commencing work on the property for which a permit, acceptance or approval is required pursuant to this By-law, obtain all necessary permits, acceptances and approvals.

- The rationale put forward to the Committee suggests that the City's permitting webpages do not specifically include how to apply for 'structural modifications.'

- The City of Winnipeg Permitting website does speak to such requirements, under 'Home Renovations - Is a Permit Required?'

  Specifically, the website states:

  Yes, a building permit is required.

Nature of Appeal (continued):

The Decision stated (continued):

> Home renovation projects (not like for like upgrades), including: kitchens, bathrooms, adding/converting rooms to bedrooms, creating open concept living spaces, and new/larger openings (exterior doors or windows) may need a building permit per the Winnipeg Building By-law.

- The Committee has reviewed the details of your application, and found that the Work Without Permit was correctly applied in accordance with the relevant By-laws, therefore your application is Denied.

Exhibits Filed:

1. Decision dated April 15, 2026, issued by the Fee Waiver Committee of the Planning, Property and Development department
2. Notice of Appeal filed by Michael Flynn received April 27, 2026
3. Notification of Appeal Hearing dated April 30, 2026
4. Report from the Winnipeg Public Service dated May 25, 2026

REPRESENTATIONS:

In Support of the Appeal:

Michael Flynn

In Opposition to the Appeal:

Nil

For the City:

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