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

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	Haim Ben Alon
Applicant Email	
Affected Municipal Property Address	528 Beverly Street
Permit or Folder Number	25-138356 ER
Fee or Penalty Amount ($)	$64.00
Fee Description/Fee Name	Failure to Commence Work

Fee Waiver Committee Decision:

Decision	**Denied**	Date	**March 17, 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 the Failure to Commence Work 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 31, 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
/AL

Haim Ben Alon

March 19, 2026

Standing Policy Committee on Property and Development

Attention: City Clerk's Department

510 Main Street, Winnipeg MB R3B 1B9

Fax: 204-947-3452

Email: CLK-Appeals@winnipeg.ca

SUBJECT / OBJET: Appeal Pursuant to Section 189 (1) (b) (ii) of The City of Winnipeg Charter

RE: Fee Waiver Committee Decisions dated March 17, 2026

Permits: 25-138356 ER & 25-138353 PR (528 Beverley Street)

Distinguished Members of the Standing Policy Committee,

I write to formally appeal the decisions issued by the Fee Waiver Committee on March 17, 2026. The Committee inexplicably denied my applications to waive the $64.00 "Failure to Commence Work" penalties. The Committee’s assertion that these fees were correctly applied in accordance with the relevant By-laws represents a profound failure of administrative coherence and a departure from the fundamental principles of natural justice.

I respectfully submit that the Standing Policy Committee must quash these fees immediately, guided by the following legal imperatives:

1. Force Majeure and Impossibilité d'Exécution

The assessment of a penalty for a "Failure to Commence Work" fundamentally requires that the permit holder possessed the unencumbered legal and physical right to execute said work. Following a break-in at the property, the City of Winnipeg itself boarded and secured the premises, actively barring access. The City cannot lawfully penalize a property owner for a failure to act when the municipality’s own enforcement measures constituted a force majeure—an absolute legal and physical impossibility of performance (impossibilité d'exécution). To uphold a punitive fee under these circumstances is an arbitrary and ultra vires exercise of municipal authority.

2. Principle of Estoppel and Lack of Bonne Foi

Furthermore, the enforcement of these retroactive penalties offends the principle of estoppel and the obligation of administrative bonne foi (good faith). Both Electrical Permit 25-138356 ER and Plumbing Permit 25-138353 PR have already been officially reinstated and extended by City inspection personnel through July 9, 2026. The City cannot simultaneously validate the active, extended status of these permits while retroactively penalizing the applicant for a historical delay that the City has already formally cured. Such administrative contradiction is untenable in any rigorous legal framework.

The imposition of these fees serves no legitimate regulatory purpose and devolves into mere financial extraction. I trust that the Standing Policy Committee will apply the law with the requisite rectitude, immediately reverse the Fee Waiver Committee’s flawed decisions, and waive the $64.00 penalties in their entirety.

I anticipate your prompt confirmation that this matter has been rectified.

Sincerely,

Haim Ben Alon

CC:

Office of the Manitoba Ombudsman

City of Winnipeg Mayor's Office

"Exhibit 3" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 – 528 Beverley Street – 25-138356 ER

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 864 653 112 CA

March 23, 2026

File EP-8

Haim Ben Alon
c/o Gregory Zahkozhyy

Appeals – The Planning, Development and Building Fees By-law No. 66/2016 – 528 Beverley Street

This will acknowledge receipt of your communication dated March 19, 2026, appealing two Decisions dated March 17, 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 528 Beverley Street.

Please be advised that the appeals will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, May 25, 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 these matters at the meeting, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Friday, May 22, 2026 to make the necessary arrangements to register.

Information or documents concerning these matters 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 dmis.winnipeg.ca. 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 – 528 Beverley Street – 25-138356 ER

Formal Appeal — Fee Waiver Committee Decisions

Submitted by **Haim Ben Alon** ·**19 March 2026** ·Standing Policy Committee on Property and Development

APPEAL UNDER SECTION 189(1)(B)(II) — CITY OF WINNIPEG CHARTER

Property in Question

528 Beverly Street, Winnipeg, MB

Permits Under Appeal

Electrical Permit **25-138356 ER** & Plumbing Permit **25-138353 PR**

Background & Purpose of This Appeal

This appeal is directed to the Standing Policy Committee on Property and Development, City Clerk's Department, 510 Main Street, Winnipeg MB R3B 1B9. It formally contests the decisions issued by the Fee Waiver Committee on **17 March 2026**, in which applications to waive **$64.00 "Failure to Commence Work" penalties** were inexplicably denied for both permits relating to 528 Beverly Street.

The Committee's assertion that these fees were correctly applied in accordance with the relevant By-laws represents, in the appellant's submission, a profound failure of administrative coherence and a clear departure from the fundamental principles of natural justice. The Standing Policy Committee is respectfully urged to quash these fees immediately, guided by two distinct and compelling legal imperatives set out in full below.

This appeal is filed pursuant to **Section 189(1)(b)(ii)** of The City of Winnipeg Charter. Copies have been directed to the Office of the Manitoba Ombudsman and the City of Winnipeg Mayor's Office.

Ground One: Force Majeure & Impossibilité d'Exécution

The assessment of a penalty for a "Failure to Commence Work" fundamentally presupposes that the permit holder possessed the **unencumbered legal and physical right** to execute the work in question. In this instance, that precondition was entirely absent. Following a break-in at the property, the **City of Winnipeg itself boarded and secured the premises**, thereby actively barring the permit holder from accessing the site.

The City cannot lawfully penalise a property owner for a failure to act when the municipality's own enforcement measures constituted a **force majeure** — an absolute legal and physical impossibility of performance (*impossibilité d'exécution*). The permit holder was not neglectful; access was denied by the very authority now seeking to impose a penalty.

> To uphold a punitive fee under these circumstances is an arbitrary and **ultra vires** exercise of municipal authority — one that no rigorous legal framework can sustain.

The City's Own Action Created the Barrier

City enforcement personnel boarded and secured 528 Beverly Street following a break-in, physically preventing the permit holder from commencing the permitted works.

Performance Was Legally Impossible

Where a party is prevented from performing an obligation by the direct act of the obligee — here, the City — no penalty for non-performance can lawfully arise under the doctrine of *impossibilité d'exécution*.

Fee Application Is Ultra Vires

Imposing a punitive charge in these circumstances exceeds the lawful scope of municipal authority and constitutes an arbitrary exercise of power that must be reversed.

Ground Two: Estoppel & Administrative Bonne Foi

The enforcement of these retroactive penalties further offends the well-established principle of **estoppel** and the overriding obligation of administrative **bonne foi** (good faith). Both Electrical Permit **25-138356 ER** and Plumbing Permit **25-138353 PR** have already been **officially reinstated and extended** by City inspection personnel, with validity confirmed through **9 July 2026**.

The City cannot simultaneously validate the active, extended status of these permits — thereby formally acknowledging the permit holder's ongoing compliance — while at the same time retroactively penalising the applicant for a historical delay that the City has already formally cured through reinstatement. Such administrative contradiction is untenable in any rigorous legal framework and cannot be permitted to stand.

What the City Has Already Done

- Reinstated Electrical Permit **25-138356** ER
- Reinstated Plumbing Permit **25-138353** PR
- Extended both permits to 9 July 2026
- Formally acknowledged the permit holder's active status

The Contradiction

By reinstating and extending the permits, the City has already formally cured the historical delay. To simultaneously impose a penalty for that same delay is a direct contradiction — an act of administrative bad faith that estoppel principles prohibit.

Conclusion & Relief Sought

The imposition of these $64.00 fees serves **no legitimate regulatory purpose**. They do not incentivise future compliance, they do not remedy any harm to the public interest, and they were rendered in circumstances where performance was made impossible by the City's own actions. In the appellant's submission, they devolve into nothing more than **mere financial extraction** — an outcome wholly inconsistent with the proper exercise of municipal authority.

The appellant trusts that the Standing Policy Committee will apply the law with the requisite rectitude, give full weight to the legal imperatives of force majeure and estoppel set out above, and act decisively to correct the Fee Waiver Committee's flawed decisions.

Relief Requested

Immediate reversal of the Fee Waiver Committee's decisions of 17 March 2026.

Fees to Be Waived

Full waiver of the $64.00 "Failure to Commence Work" penalties on both permits.

Prompt Confirmation

The appellant anticipates prompt written confirmation that this matter has been rectified.

Respectfully submitted,
Haim Ben Alon

CC: Office of the Manitoba Ombudsman ·City of Winnipeg Mayor's Office

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:	May 25, 2026
Agenda Item Number/ Description:	PD-SPC Appeal of PPD Fee Waiver Committee decision dated March 17, 2026 25-138353-PR 25-138356-ER
Affected Municipal Address:	528 Beverley Street

- 528 Beverley Street
- Application was submitted by the property owner.
- There are 2 fees under appeal:
  Folder # 25-138353-PR: $64.00 Fail to Commence Work within 6 months of permit issuance.
  Folder # 25-138356-ER: $64.00 Fail to Commence Work within 6 months of permit issuance.

With respect to the 25-138353-ER: Fail to Commence Work within 6 months of permit issuance fee $64.00:

- April 16, 2025: The ER permit was issued to the applicant.
  Conditions listed on the permit face state that failure to contact the department to advise that work has started will result in additional fee of $64.00
- September 1, 2025: A 6 week warning email was sent (for both permits) advising that the applicant needs to notify the Department that work has started, or additional fees will be applied and the permits will expire.
- October 14, 2025: Emails were sent to the applicant advising that their permits had expired after 6 months without any status update.
- February 27, 2026: A request was submitted to the Fee Waiver Committee for consideration for both permits.

- March 17, 2025: A decision was rendered by the Fee Waiver Committee to deny the application, as the fees were appropriately applied, in accordance with City of Winnipeg by-laws.

With respect to the 25-138356-ER: Fail to Commence Work within 60 Days fee $64.00:

- Same timeline, comments and conditions as above.

Additional Notes:

- Conditions listed on the permit face state that failure to contact the department to advise that work has started will result in additional fee of $64.00
- No calls for inspection have occurred, both permits remain open, at unknown progress stage, over a year later.
- Any boarding that was done by the City, was to bring the property into compliance with the Vacant Buildings By-law, or the Manitoba Building Code to address safety conditions.
- Boarding does not prevent the owner from entering their properties to complete any required work. The only stipulation is that the property is re-secured, either conventionally or via boarding.

Designated Employee Recommendation:

- The Winnipeg Building Bylaw 4555/87 clearly states that permit holders and property owners are responsible for compliance with the by-law.

- The Conditions are listed on the permits that were issued to the owner.

- The Fee Waiver Committee reviewed the details of the application and rendered a decision the non-compliance fees were correctly applied in accordance with Council-approved bylaws and fee structures.

- The Public Service submits that the Standing Policy Committee- Property & Development should deny these appeals and confirm the decisions of the Fee Waiver Committee.

CITY OF WINNIPEG
Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7
Inquiries for Permits only: 204-986-5140

Reference: 25-138353
Due: $315.00
Paid: $315.00
Bill(s): 1406404

PERMIT NO: 25 138353 000 00 PR

PLUMBING RESIDENTIAL PERMIT: Install Fixtures Only - Homeowner

ADDRESS: 528 Beverley Street

Issued To:
HAIM ALON
7 MICHAUD CRES
Winnipeg, Manitoba R2N 0B6

Owner:
HAIM ALON
7 MICHAUD CRES
Winnipeg, Manitoba R2N 0B6

Booking Inspections:
All work must be inspected prior to being covered and at final completion.

To schedule inspection appointments please complete and submit the online form at winnipeg.ca/HousingInspection (preferred) or call 204-986-5300 between 8:30 am - 4:00 pm Monday thru Friday. Please be aware that wait times vary for phone-in requests.

Description of Work:
On main floor, install Bathtub and Sink and toilet. In basement , install toilet.

Basins (sinks): 1	Bathtubs: 1	Date application received: Apr 5, 2025
How was Application Received: Internet	Is the work already covered by drywall or other finishing materials?: No	Listed Elements: NO LISTED ELEMENTS FOUND
Location of work on-site or within building: within building-floor	Mature Community: Yes	Verified Photo ID Type: Not an In Person Application
Verified as Principal Residence? (Y/N): No	Water Closets (toilets): 2	Work without permit (aka Maintenance): No

Conditions:
By Signing this permit I hereby declare that I am the owner of the premises at the address indicated on this permit and further declare that: 1) I currently occupy the subject premises as my principal residence or will occupy the subject premises as my principal residence upon completion, 2) The subject premises is a single family domestic domicile, 3) I personally will complete the work authorized by this permit , and 4) I accept full legal responsibility for all work undertaken under this permit.

NOTE - ADDITIONAL FEES: Additional fees are applicable under the following conditions:
- Failure to contact Housing Inspections at ppd-housing@winnipeg.ca or 204-986-5300 to advise that work has started or to book a mandatory inspection within 6 months of the permit issued date ($64*).
- Failure to arrange a re-inspection of defects within 31 days of defect identification ($191*).
- Failure to complete the work within 3 years of permit issuance ($254*).
- Additional inspections beyond the allowable number of inspections - 1st $128*, 2nd $254*, 3rd and subsequent $380*.

* Fees are adjusted annually and the fee payable will be based on current year amounts.

All construction completed under this permit must comply with the current editions of the Winnipeg Building By-law and the National Plumbing Code.

You can view the status of this permit on-line at winnipeg.ca/PermitsOnline.

MANDATORY INSPECTIONS: For information about mandatory inspections, refer to the Housing Permit Inspections guide at: https://legacy.winnipeg.ca/ppd/Documents/Brochures/Housing-Permit-Inspections.pdf.

PERMIT:	This certifies that the above named applicant is granted this permit to perform the work described in the above application and that payment for the said permit has been made. This permit is granted subject to the terms of the undertaking above stated and subject to the provisions of the applicable by-laws, regulations or orders and plans herebefore mentioned and nothing permitted hereunder shall be deemed to override the provisions of any applicable by-law of The City of Winnipeg or any Federal or Provincial statutes or regulations.
PLANS:	The plans, specifications and/or documents, on the basis of which this PERMIT was issued, shall be kept on site until completion.
REVOCATION:	This permit may be revoked if it was issued on the basis of mistaken or false information, or in error.
EXPIRY:	This permit shall expire and the rights granted under the permit shall be terminated on Oct 13, 2025.

Date Issued: April 16, 2025 DMCELMOY
(Issued By)

CITY OF WINNIPEG
Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7
Inquiries for Permits only: 204-986-5140

Reference: 25-138353
Due: $315.00
Paid: $315.00
Bill(s): 1406404

PERMIT NO: 25 138353 000 00 PR

PLUMBING RESIDENTIAL PERMIT: Install Fixtures Only - Homeowner

ADDRESS: 528 Beverley Street

Issued To:
HAIM ALON
7 MICHAUD CRES
Winnipeg, Manitoba R2N 0B6

Owner:
HAIM ALON
7 MICHAUD CRES
Winnipeg, Manitoba R2N 0B6

This permit was issued to the applicant, with the conditions listed below:

Conditions:

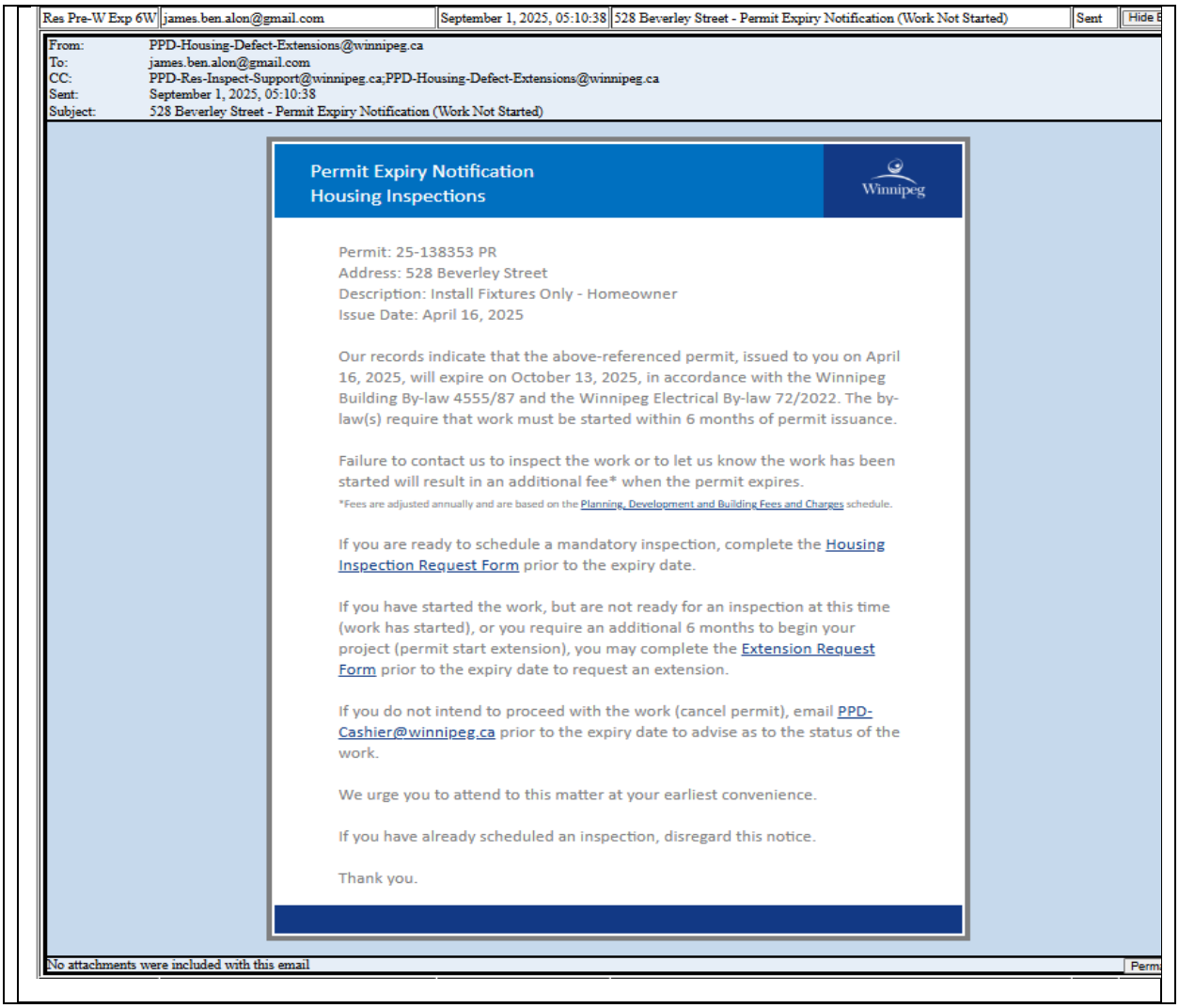
By Signing this permit I hereby declare that I am the owner of the premises at the address indicated on this permit and further declare that: 1) I currently occupy the subject premises as my principal residence or will occupy the subject premises as my principal residence upon completion, 2) The subject premises is a single family domestic domicile, 3) I personally will complete the work authorized by this permit , and 4) I accept full legal responsibility for all work undertaken under this permit.

NOTE - ADDITIONAL FEES: Additional fees are applicable under the following conditions:
- Failure to contact Housing Inspections at ppd-housing@winnipeg.ca or 204-986-5300 to advise that work has started or to book a mandatory inspection within 6 months of the permit issued date ($64*).
- Failure to arrange a re-inspection of defects within 31 days of defect identification ($191*).
- Failure to complete the work within 3 years of permit issuance ($254*).
- Additional inspections beyond the allowable number of inspections - 1st $128*, 2nd $254*, 3rd and subsequent $380*.
* Fees are adjusted annually and the fee payable will be based on current year amounts.

All construction completed under this permit must comply with the current editions of the Winnipeg Building By-law and the National Plumbing Code.

You can view the status of this permit on-line at winnipeg.ca/PermitsOnline.

MANDATORY INSPECTIONS: For information about mandatory inspections, refer to the Housing Permit Inspections guide at:
https://legacy.winnipeg.ca/ppd/Documents/Brochures/Housing-Permit-Inspections.pdf.



Res Pre-W Exp 6W | james.ben.alon@gmail.com | September 1, 2025, 05:10:38 | 528 Beverley Street - Permit Expiry Notification (Work Not Started) | Sent | Hide E

From: PPD-Housing-Defect-Extensions@winnipeg.ca
To: james.ben.alon@gmail.com
CC: PPD-Res-Inspect-Support@winnipeg.ca;PPD-Housing-Defect-Extensions@winnipeg.ca
Sent: September 1, 2025, 05:10:38
Subject: 528 Beverley Street - Permit Expiry Notification (Work Not Started)

Permit Expiry Notification
Housing Inspections

Winnipeg

Permit: 25-138353 PR
Address: 528 Beverley Street
Description: Install Fixtures Only - Homeowner
Issue Date: April 16, 2025

Our records indicate that the above-referenced permit, issued to you on April 16, 2025, will expire on October 13, 2025, in accordance with the Winnipeg Building By-law 4555/87 and the Winnipeg Electrical By-law 72/2022. The by-law(s) require that work must be started within 6 months of permit issuance.

Failure to contact us to inspect the work or to let us know the work has been started will result in an additional fee* when the permit expires.

*Fees are adjusted annually and are based on the Planning, Development and Building Fees and Charges schedule.

If you are ready to schedule a mandatory inspection, complete the Housing Inspection Request Form prior to the expiry date.

If you have started the work, but are not ready for an inspection at this time (work has started), or you require an additional 6 months to begin your project (permit start extension), you may complete the Extension Request Form prior to the expiry date to request an extension.

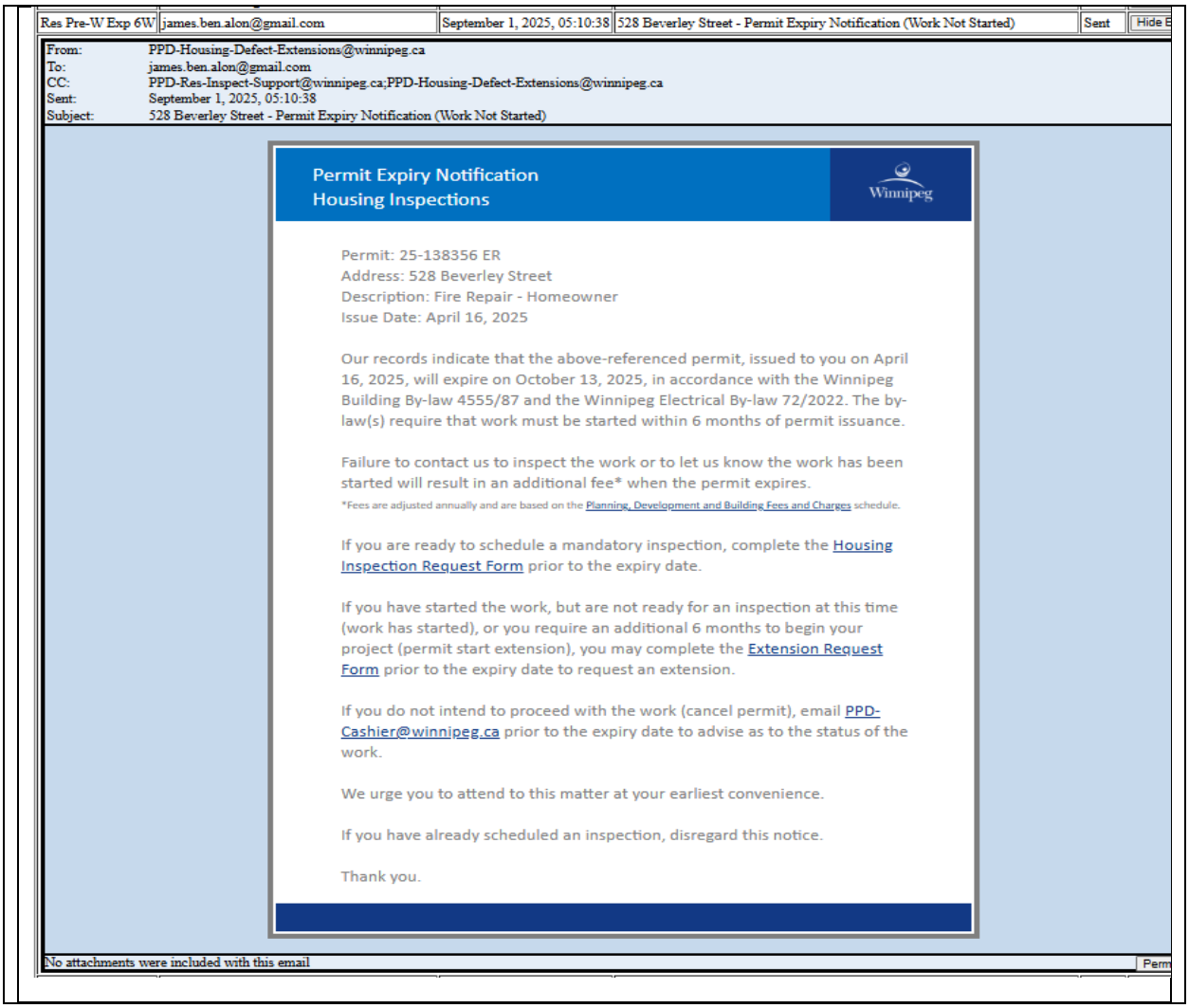
If you do not intend to proceed with the work (cancel permit), email PPD-Cashier@winnipeg.ca prior to the expiry date to advise as to the status of the work.

We urge you to attend to this matter at your earliest convenience.

If you have already scheduled an inspection, disregard this notice.

Thank you.

No attachments were included with this email | Perm



Res Pre-W Exp 6W	james.ben.alon@gmail.com	September 1, 2025, 05:10:38	528 Beverley Street - Permit Expiry Notification (Work Not Started)	Sent	Hide E

From: PPD-Housing-Defect-Extensions@winnipeg.ca
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CC: PPD-Res-Inspect-Support@winnipeg.ca;PPD-Housing-Defect-Extensions@winnipeg.ca
Sent: September 1, 2025, 05:10:38
Subject: 528 Beverley Street - Permit Expiry Notification (Work Not Started)

Permit Expiry Notification
Housing Inspections

Winnipeg

Permit: 25-138356 ER
Address: 528 Beverley Street
Description: Fire Repair - Homeowner
Issue Date: April 16, 2025

Our records indicate that the above-referenced permit, issued to you on April 16, 2025, will expire on October 13, 2025, in accordance with the Winnipeg Building By-law 4555/87 and the Winnipeg Electrical By-law 72/2022. The by-law(s) require that work must be started within 6 months of permit issuance.

Failure to contact us to inspect the work or to let us know the work has been started will result in an additional fee* when the permit expires.

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If you are ready to schedule a mandatory inspection, complete the Housing Inspection Request Form prior to the expiry date.

If you have started the work, but are not ready for an inspection at this time (work has started), or you require an additional 6 months to begin your project (permit start extension), you may complete the Extension Request Form prior to the expiry date to request an extension.

If you do not intend to proceed with the work (cancel permit), email PPD-Cashier@winnipeg.ca prior to the expiry date to advise as to the status of the work.

We urge you to attend to this matter at your earliest convenience.

If you have already scheduled an inspection, disregard this notice.

Thank you.

No attachments were included with this email

Res Pre-W Exp Fee	james.ben.alon@gmail.com	October 14, 2025, 05:20:38	528 Beverley Street - Permit Expired Notification (Work Not Started)	Sent	Hide

From: PPD-Housing-Defect-Extensions@winnipeg.ca
To: james.ben.alon@gmail.com
CC: PPD-Res-Inspect-Support@winnipeg.ca;PPD-Housing-Defect-Extensions@winnipeg.ca
Sent: October 14, 2025, 05:20:38
Subject: 528 Beverley Street - Permit Expired Notification (Work Not Started)

Permit Expired Notification
Housing Inspections

Winnipeg

Permit: 25-138356 ER
Address: 528 Beverley Street
Description: Fire Repair - Homeowner
Issue Date: April 16, 2025

You are receiving this email to advise that the above-referenced permit, issued to you on April 16, 2025, has expired in accordance with the provisions of the Winnipeg Building By-law 4555/87 and the Winnipeg Electrical By-law 72/2022. The by-law(s) require that work must be started within 6 months of permit issuance.

Our records indicate that we have not been contacted to inspect the work and have not received a request for an extension to the deadline. The fee of $64.00 for failure to either call for an inspection or to notify the City that work has been initiated within a 6-month period after permit issuance has been applied to this permit in accordance with the Planning, Development and Building Fees By-law. This fee is due and payable within 30 days from the date of this notice.

Payments can be made by credit card or customer trust account (if applicable) through Permits Online. Payments can also be made by calling Permits Direct Line at 204-986-5140, selecting option 7 and then 1 to speak to the cashier. Cheques or bank drafts can be dropped off at the Zoning & Permits office between 8:30 a.m. and 4:30 p.m. or mailed to Unit 31-30 Fort Street, Winnipeg, MB. R3C 4X7. Note that individual invoices of more than $10,000 must be paid by cheque or bank draft.

Please include the permit number (25-138356 ER) with your payment.

If you have not started any work on the project, call Permits Direct Line at 204-986-5140 to enquire about a partial refund of permit fees.

If you have started work on the project, you must email PPD-Housing-Defect-Extensions@winnipeg.ca immediately to advise as to the current status of the project.

We urge you to give this matter your immediate attention.

Thank you.

Res Pre-W Exp Fee	james.ben.alon@gmail.com	October 14, 2025, 05:20:38	528 Beverley Street - Permit Expired Notification (Work Not Started)	Sent	Hide Er

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Permit Expired Notification
Housing Inspections

Winnipeg

Permit: 25-138353 PR
Address: 528 Beverley Street
Description: Install Fixtures Only - Homeowner
Issue Date: April 16, 2025

You are receiving this email to advise that the above-referenced permit, issued to you on April 16, 2025, has expired in accordance with the provisions of the Winnipeg Building By-law 4555/87 and the Winnipeg Electrical By-law 72/2022. The by-law(s) require that work must be started within 6 months of permit issuance.

Our records indicate that we have not been contacted to inspect the work and have not received a request for an extension to the deadline. The fee of $64.00 for failure to either call for an inspection or to notify the City that work has been initiated within a 6-month period after permit issuance has been applied to this permit in accordance with the Planning, Development and Building Fees By-law. This fee is due and payable within 30 days from the date of this notice.

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We urge you to give this matter your immediate attention.

Thank you.