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

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	Cody Lane
Applicant Email	
Affected Municipal Property Address	164 Ambassador Row
Permit or Folder Number	25-143252 ER
Fee or Penalty Amount ($)	$191.00
Fee Description/Fee Name	Failure to Correct Defects

Fee Waiver Committee Decision:

Decision	**Denied**	Date	**March 10, 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 defect list was emailed with comply by date to permit applicant and no request for extension was made by the applicant. It was found that after the fee was assessed then the applicant emailed department asking that fee not be added. Therefore, in accordance to the Planning, Property and Development Fees By-Law 66/2016 Sec. 8.1 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, 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 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:

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

From: Cody Lane
Sent: March 24, 2026 2:30 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: appeal

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.

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Affected Municipal Property Address 164 Ambassador Row
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Hello My appeal was denied. I will attach both my appeal letter and the denial letter in this email

I just started doing these emergency hot water tank permits just last year and this was one of my first tanks i did. I am not good with computers and my permit account is in good standing. I have spent thousands and thousands of dollars a year and I have simply made one mistake and now i feel the punishment of 191.00 dollars is very harsh.

Please see attached documents

Thank you

Cody Lane

Electrical Contractor

North Star Electric

Servicing Winnipeg and the Interlake

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 864 653 109 CA

March 25, 2026

File EP-8

Cody Lane

Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 164 Ambassador Row

This will acknowledge receipt of your communication dated March 24, 2026, appealing the Decision dated March 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 164 Ambassador Row.

Please be advised that the appeal 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 this matter 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 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 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

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 19, 2026
Agenda Item Number/ Description:	PD-SPC Appeal of PPD Fee Waiver Committee decision dated March 10, 2026 25-143252-ER
Affected Municipal Address:	164 Ambassador Row

- 164 Ambassador Row
- Application was submitted by the permit applicant / contractor.
- There is 1 fee under appeal:
  Folder # 25-143252-ER: $191.00 Fail to Correct Defects within 30 days

With respect to the 25-143252-ER: Fail to Correct Defect within 30 Days fee $191.00:

- April 28, 2025: A defect was found during an inspection. The defect needed to be corrected and a re-inspection called for within 30 days. This is the responsibility of the contractor/ permit holder/ owner, as per City by-laws.
- May 15, 2025: A 2 week warning auto-reminder email was sent to the contractor with respect to the defect requiring correction.
- There was no contact to the Department requesting either an inspection or an extension.
- On May 28, 2025 the 30 day window expired, and re-inspection had not been called for, therefore a non-compliance fee of $191.00 was imposed.
- On May 30, 2025, after the non-compliance fee had been applied to the file, the applicant / contractor sent the department an email asking the Department to not impose a fine.
- October 14, 2025: The work was re-inspected, and passed, with the fees in question still outstanding.

- February 21, 2026: A request was submitted to the Fee Waiver Committee for consideration.
- March 10, 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.

Winnipeg Building By-law 4555/87 Reference:

5.5.3 The owner of property in respect of which a permit has been issued must ensure that a designated employee is notified:

(iii) within one month following an inspection during which a defect in the construction of a single-family house or duplex was identified, that the defect has been corrected and is ready for re-inspection;

The Planning, Development and Building Fees & Charges By-law 66/2016 reference:

8.1. Housing: Failure to call for a re-inspection of a defect or failure to obtain an extension from the City within 1 month of a defect being identified, carries a fee of $191.00

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 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 deny these appeals and confirm the decisions of the Fee Waiver Committee.

Compiled by K. Happychuk, Chair- PPD Fee Waiver Committee, May 19, 2026