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

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	Michael Flynn
Applicant Email	
Affected Municipal Property Address	4819 Roblin Blvd
Permit or Folder Number	26-122932 HO
Fee or Penalty Amount ($)	$454.00
Fee Description/Fee Name	Work Without Permit

Fee Waiver Committee Decision:

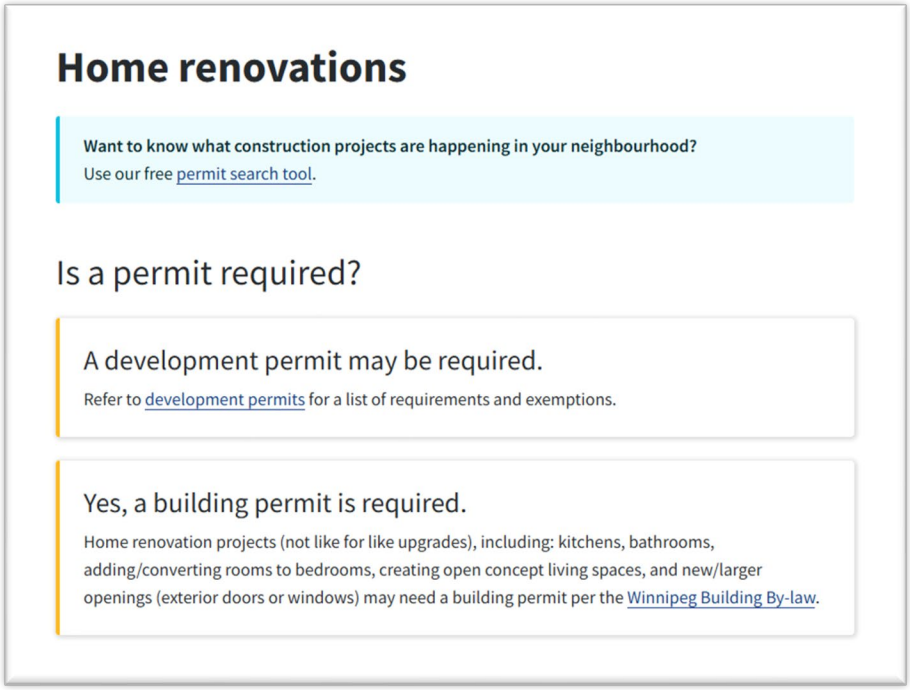
Decision	**Denied**	Date	**April 15, 2026**

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?'



Home renovations

Want to know what construction projects are happening in your neighbourhood?
Use our free permit search tool.

Is a permit required?

A development permit may be required.
Refer to development permits for a list of requirements and exemptions.

Yes, a building permit is required.
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.

Specifically, the website states:
Yes, a building permit is required.
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**.

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 **April 29, 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

"Exhibit 2" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 – 4819 Roblin Boulevard

From:
Sent: Monday, April 27, 2026 11:14 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Fwd: Fee Waiver Committee Decision for 4819 Roblin Blvd

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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To the City Clerk's Department

Standing Policy Committee

I wish to appeal the fee waiver decision.

Although the committee states that a permit "may" be required, which is hardly definitive, I will acknowledge that I did not sufficiently investigate the requirements before proceeding.

I also want to remind the committee that the work was done in accordance with the design of a structural engineer, and that permits were obtained for the plumbing and electrical work.

I wish to appeal the work without fee amount / penalty. At $454, this is almost two and a half times the value of the permit for the beam (at $195).

This is excessively punitive, and beyond reasonable. It almost exceeds the value of work being done. Please reconsider.

Regards,

Michael Flynn

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 688 172 392 CA

April 30, 2026

File EP-8

Michael Flynn
4819 Roblin Blvd
Winnipeg, MB, R3R 0G2

Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 4819 Roblin Boulevard

This will acknowledge receipt of your communication dated April 27, 2026, appealing the Decision dated April 15, 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 4819 Roblin Boulevard.

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 25, 2026
Agenda Item Number/ Description:	PD-SPC Appeal of PPD Fee Waiver Committee decision dated April 15, 2026 26-122932-HO
Affected Municipal Address:	4819 Roblin Blvd

- 4819 Roblin Blvd
- Application was submitted by the home owner.
- There is 1 fee under appeal:
  Folder # 26-122932-HO: $454.00 Work Without Permit fee.

With respect to the 26-122932-HO:

- November 25, 2025: Electrical and plumbing permits were issued for a renovation project in the residence.
- January 20, 2026: During an inspection for the electrical and plumbing permits, it was noted that structural work had also occurred, but the required permits had not been obtained. The applicant was made aware that day and they submitted the required permit application just over a month later on February 26, 2026.
- The required permit carries the regular permit fee of $392.00 and a Work Without Permit non-compliance fee of $454.00. The relevant by-laws and permit process require that a Work without Permit non-compliance fee is to be applied for this type of situation.
- March 31, 2026: The applicant submitted to the PPD Fee Waiver Committee their application for consideration, with the rationale that they were not aware of this permitting requirement, and they further suggested that the City's permitting webpages do not specifically include how to apply for 'structural modifications.'

- April 15, 2026: 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.
- The Fee Waiver Committee reviewed the City's permitting webpage and found that the relevant information is accessible and available online. If a permit applicant has questions not answered by the webpage, they could contact the permits desk directly, by phone, email or in person.
- In the submission by the applicant to today's appeal of the Fee Waiver Committee decision to the SPC-PD, the applicant acknowledges they did not sufficiently investigate the requirements before proceeding. Considering this, they now state that the new beam was designed by a structural engineer prior to installation and they now turn to a claim that the Work Without Permit fee is excessively punitive, and beyond reasonable.
- Regarding the applicant's submission and appeal to SPC-PD:
  - In their permit application for the structural beam, the engineer of record stamped and sealed the drawings with a date of February 26, 2026.
  The beam was found by Inspectors to have been installed during an inspection on January 20, 2026. This timeline casts doubt on the applicant's claim that the beam was designed prior to installation.
  - The non-compliance fee for Work Without Permit is set at a level that is meant to deter engaging in work without permits. Setting the fee lower, reducing the fee or gauging the fee against the value of the work, is not a deterrent, nor is it how the fee is established.
    - Structural safety in construction can be considered as one of the primary reasons that permits are required, and the fees are set at amounts appropriate to the violation.

Winnipeg Building By-law 4555/87 Reference:

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

Sec. 10.3: Fees for Non-Compliance.
Equivalent to the permit fee or the Minimum Fee, whichever is greater.

Work without a Building or Demolition Permit: Housing= $454.00

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 fee was correctly applied in accordance with Council-approved bylaws and fee structures.
- The Public Service requests 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