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

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	Rob Lawrie
Applicant Email	
Affected Municipal Property Address	232 Hammond Rd
Permit or Folder Number	18-125967 ER
Fee or Penalty Amount ($)	$219
Fee Description/Fee Name	Fail to Finish Work

Fee Waiver Committee Decision:

Decision	**Denied**	Date	**May 14, 2026**

The Fee Waiver Committee has met and returned a decision that the application be **Denied** and the fee confirmed.

The Fee Waiver Committee has reviewed the details of your application, and found that the Fail to Finish Work Fee was correctly applied in accordance with the relevant By-laws, therefore your application is **Denied**.

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:
(ii) that work has been completed to the point where an inspection required by this By-law can take place;
(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;

This permit originated in 2018, defects were found upon inspections, but the final inspection was not called for until March 2025.
No requests for extension of time are noted on records.

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 **May 28, 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

K. Happychuk (*)

Kelly Happychuk
Chair - Fee Waiver Committee
Planning, Property and Development
City of Winnipeg
/MC

"Exhibit 2" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 232 Hammond Road - Fail to Finish Work

From: Rob Lawrie
Sent: Thursday, May 14, 2026 4:48 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Fwd: Fee Waiver Committee Decision for 232 Hammond Rd & 71 Waterbury Dr

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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Afternoon, all of these fee waivers were denied as they were deemed applied properly. The fees in these given situations were incurred by me in the case of Waterbury due to circumstances out of my control. I continued to work with the homeowner to get the permits closed which I did. The fees should be a way of closing permits, not penalizing contractors who are consistently at the forefront of complicated coordination and sometimes uncooperative homeowners.

Regarding the 232 Hammond Rd fees, this is my personal home. I renovated the basement completely by myself as a hobby project and it took me years as one might anticipate. I'm astonished that the city feels I should be penalized, especially since the permits are not closed. My personal project was also delayed by massive business non payments and losses. I had no choice but to put renovations on hold.

I feel the denial of my fee waiver is incorrect.

Rob Lawrie

"Exhibit 3" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 232 Hammond Road - Fail to Finish Work

Winnipeg | City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 688 172 415 CA

May 25, 2026

File EP-8

Rob Lawrie

Appeals – The Planning, Development and Building Fees By-law No. 66/2016 – 232 Hammond Road and 71 Waterbury Drive

This will acknowledge receipt of your communication dated May 14, 2026, appealing four Decisions dated May 14, 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 232 Hammond Road and 71 Waterbury Drive.

Please be advised that the appeals will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, July 13, 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, July 10, 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 - 232 Hammond Road - Fail to Finish Work

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:	July 13, 2026
Agenda Item Number/ Description:	PD-SPC Appeal of PPD Fee Waiver Committee decision dated May 14, 2026 18-125967-ER: Fail to Correct Defects: $162.00 18-125967-ER: Fail to Finish Work: $219.00
Affected Municipal Address:	232 Hammond Rd

- 232 Hammond Rd
- Application was submitted by the home owner.
- There are 2 fees under appeal:
  Folder # 18-125967-ER: $162.00 Fail to Correct Defects within 30 days.
  Folder # 18-125967-ER: $219.00 Fail to Finish Work

With respect to Permit # 18-125967-ER

- May 1, 2018: Electrical permit was issued for a renovation project in the residence.
- November 5, 2020: Defects were found during a scheduled inspection. The owner had 30 days to correct the defects, and then call for a re-inspection.
  This did not occur.
- December 7, 2020: The non-compliance fee was imposed ($162.00)
- May 2, 2021: In accordance with the Winnipeg Building By-law, the permit automatically expired after 3 years, after no actions taken by the permit holder to close the permit.
- May 3, 2021: A Fail to Finish Work Fee was added. ($219.00)
- September 2, 2021: a reminder email was sent with a list of outstanding defects.
- No requests for extensions was found for this permit.

- March 28, 2025: Final Inspections were called for and passed. Permit was closed.

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:
(i) prior to the expiry of the permit as provided in clause 14.1.3(1)(a), unless an extension is granted, that work authorized by the permit has been initiated;
(ii) that work has been completed to the point where an inspection required by this By-law can take place;
(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;
(v) prior to the expiry of the permit as provided in clause 14.1.3(b) (that is, unless an extension is granted, within three years after the permit has been issued or such longer period as is approved by a designated employee), that work has been completed and is ready for inspection;

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 PPD Fee Waiver Committee reviewed the details of the application, which did not include any rationale that would allow the Committee to consider a fee waiver or fee reduction.
  Therefore the committee rendered a decision that 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, July 2026