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	71 Waterbury Dr
Permit or Folder Number	20-175482 ER
Fee or Penalty Amount ($)	$168
Fee Description/Fee Name	Fail to Correct Defects

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 Correct Defects Fee was correctly applied in accordance with the relevant By-laws, therefore your application is **Denied**.

Permit management is the responsibility of the permit holder and/or the property owner.
No requests for extension were noted in the 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 - 71 Waterbury Drive - Fail to Correct Defects

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

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 - 71 Waterbury Drive - Fail to Correct Defects

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 20-175482-ER : $168.00: Fail to Correct Defects 20-175482-ER : $230.00: Fail to Finish Work
Affected Municipal Address:	71 Waterbury Drive

- 71 Waterbury Drive
- Application was submitted by the permit holder/ hired contractor.
- There are 2 fees under appeal:
  Folder # 20-175482-ER: $168.00 Fail to Correct Defects fee
  Folder # 20-175482-ER : $230.00 Fail to Finish Work fee

With respect to the 20-175482-ER:

- This permit was issued to the electrical contractor on August 10, 2020.
- Conditions written on the permit state:
  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 ($54*).
  - Failure to arrange a re-inspection of defects within 31 days of defect identification ($162*).
  - Failure to complete the work within 3 years of permit issuance ($215*).
  - Additional inspections beyond the allowable number of inspections - 1st $109*, 2nd $215*, 3rd and subsequent $322*.
  ** Fees are adjusted annually and the fee payable will be based on current year amounts.*

"Exhibit 4" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 71 Waterbury Drive - Fail to Correct Defects

- During an inspection, defects were noted on September 27, 2021.
- A time extension was requested by the contractor on October 22, 2021.
  The Department granted an 8 month seasonal extension to July 3, 2022.
- June 19, 2022: An auto email reminder was sent warning of the extension expiry.
- July 4, 2022: The Fail to Correct Defects fee was imposed. ($168.00)
- August 25, 2022: A reminder email was sent to the contractor, advising the permit was still open and fees were owing.
- August 12, 2023: 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. A Fail to Finish Work Fee was added. ($230.00)

Res WNF Exp Fee		August 12, 2023, 07:50:08	71 Waterbury DR - Permit Expired Notification (Work Not Finished)

From: PPD-Housing-Defect-Extensions@winnipeg.ca
To:
CC: PPD-Res-Inspect-Support@winnipeg.ca;PPD-Housing-Defect-Extensions@winnipeg.ca
Sent: August 12, 2023, 07:50:08
Subject: 71 Waterbury DR - Permit Expired Notification (Work Not Finished)

Permit Expired Notification
Housing Inspections

Winnipeg

Permit: 20-175482 ER
Address: 71 Waterbury DR
Description: Garage/Acc. Struct. - Licensed Electrical Contractor
Issue Date: August 10, 2020

You are receiving this email to advise that the above-referenced permit, issued to you on August 10, 2020, 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 completed and inspected within 3 years of permit issuance.

Our records indicate that you have not contacted the City for a final inspection and have not requested an extension to the deadline. The fee of $230.00 for failure to close a permit or obtain a formal extension from the City within 3 years of 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 (20-175482 ER) with your payment.

If you have not completed 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.

- February 2, 2026: Building Inspector attended the property and dropped a notice, advising that the permit has not been completed.
  The defect list was mailed out to the permit holder again.
- April 13, 2026: A final notice was dropped at the residence, as no actions had been taken to resolve the defects and open permits.
- April 20, 2026: All defects found to be corrected upon final inspection.
  Permit was closed.

Winnipeg Building By-law 4555/87 Reference:

SECTION 7
DUTIES AND RESPONSIBILITIES OF THE CONSTRUCTOR
7.1 Every constructor, including building, mechanical and plumbing contractors, shall ensure that all work is carried out in accordance with this By-law, the Code and all provisions as described on the permit and accepted drawings and specifications.

7.3 Every constructor shall give notice to the designated employee
(c) when work has been completed so that a final inspection can be made.

SECTION 14
PERMITS AND CERTIFICATES

14.1.3 (1) A permit automatically expires and is thereafter null and void if the owner does not ensure that construction or other work authorized by the permit:
(b) subject to item 14.1.3(2), is completed within
(i) three years after the date the permit is issued; or
(ii) a greater length of time as determined to be reasonable by the designated employee in the case of extraordinarily large construction projects: AND
(c) complies with the conditions imposed on the permit, including the conditions set out in sentence 14.1.5

Designated Employee Recommendation:

- 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(s) was (were) correctly applied in accordance with Council-approved bylaws and fee structures.
- The Public Service recommends that the Standing Policy Committee- Property & Development deny these appeals and confirm the decisions of the Fee Waiver Committee.