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

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	Tanner Prasek
Applicant Email	
Affected Municipal Property Address	295 Waterloo St
Permit or Folder Number	26-164884 HO
Fee or Penalty Amount ($)	$454.00
Fee Description/Fee Name	Work Without Permit

Fee Waiver Committee Decision:

Decision	**Denied**	Date	**June 11, 2026**

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

The Committee has reviewed the details of your application, and found that the Work Without Permit 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 **June 25, 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
/sm

Tanner Prasek

295 Waterloo Street, Winnipeg, MB R3N 0S7

June 12, 2026

Standing Policy Committee on Property and Development
Attention: City Clerk's Department
510 Main Street, Winnipeg, MB R3B 1B9
Via email: CLK-Appeals@winnipeg.ca

RE: Appeal of Fee Waiver Committee Decision dated June 11, 2026
Property: 295 Waterloo Street | Permit/Folder No. 26-164884 HO | Fee: $454.00 – "Work Without Permit"

Dear Committee Members:

Pursuant to section 189(1)(b)(ii) of The City of Winnipeg Charter, I am appealing, within the prescribed deadline of June 25, 2026, the decision of the Fee Waiver Committee to deny my application to waive the $454.00 "Work Without Permit" fee applied to the above-noted property. I respectfully request that the Committee set aside that decision and waive the fee in full, on the following grounds.

1. I did not apply for, or define the scope of, the original permit.

The original building permit for the property was applied for by my builder, not by me, and was issued with the basement specified as unfinished. The permit scope that ultimately gave rise to this fee was established by a third party. As the homeowner, I had no role in preparing that application and no professional basis on which to identify that the permit, as drafted, would later be deficient relative to the work undertaken.

2. I assumed the permit involuntarily when my builder abandoned the project.

I took over the permit only because my builder walked away from the project mid-construction, leaving me – a homeowner with no professional construction, permitting, or code experience – to complete the home. I did not choose to act as my own general contractor as a matter of preference or economy; I was forced into that role by the builder's default. At every stage I acted in good faith and relied on licensed professionals to identify and satisfy the regulatory requirements applicable to their trades.

3. Under the City's own by-law, the electrical permit was the licensed contractor's responsibility to obtain – not mine.

The electrical work in question was performed by a licensed electrical contractor. Under the Winnipeg Electrical By-law and the City's own published guidance, an electrical permit may only be issued to a licensed electrical contractor, or to a homeowner solely where the homeowner personally performs the work in their owner-occupied single detached dwelling. Because the work was contractor-performed, I was not even eligible to apply for the permit myself: the only party legally capable of obtaining it was the contractor.

The Winnipeg Electrical By-law further provides that licence holders are responsible for all work carried out under their licence, and that performing work without a required permit is grounds for suspension or revocation of a contractor's licence. The By-law thus places both the obligation and the accountability for permitting squarely on the licensed professional. Penalizing the homeowner for a failure that, by the City's own regulatory design, belonged exclusively to the contractor is inconsistent with the structure and intent of the By-law.

4. The work proceeded openly through multiple City inspections without any flag, notice, or stop work order.

The work was in progress, and plainly visible, during multiple City inspections conducted under the active permit. At no point did any inspector identify a missing permit, raise the issue, or exercise the authority available under the Winnipeg Building By-law No. 4555/87 and the Winnipeg Electrical By-law to order that construction stop. Had any City inspector, or any other party, given me even informal notice of a permitting deficiency, I would have ceased work immediately and rectified the issue before proceeding.

I recognize that City inspections do not relieve an owner of responsibility for compliance. But where the City's own inspectors attended the site repeatedly while the work was underway and gave no indication of a problem, it cannot reasonably be said that I knowingly or carelessly proceeded without a permit. The first notice I received of any deficiency was the fee itself.

The purpose of the fee is not served here. A "Work Without Permit" fee exists to deter deliberate evasion of the permitting process. That is not what occurred. The permit scope was set by my builder; I inherited it under duress; the trade permit at issue could only have been pulled by the licensed contractor; and the City's own inspectors observed the work in progress without objection. Once the deficiency was identified, I cooperated fully and the work was regularized through the proper permit process, with all applicable permit fees paid. Applying a penalty to a good-faith homeowner in these circumstances punishes the one party in this chain who had neither the obligation nor the expertise to catch the error, while serving no deterrent purpose.

For these reasons, I respectfully request that the Committee waive the $454.00 fee in full or, in the alternative, reduce it substantially. I would be pleased to provide any supporting documentation, including correspondence regarding the builder's departure, the contractor engagement, and the inspection history for the property, and I am available to appear before the Committee if it would assist.

Thank you for your consideration.

Respectfully,

Tanner Prasek
Owner, 295 Waterloo Street

"Exhibit 3" - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 295 Waterloo Street

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 688 172 389 CA

June 16, 2026

File EP-8

Tanner Prasek

Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 295 Waterloo Street

This will acknowledge receipt of your communication dated June 12, 2026, appealing the Decision dated June 11, 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 295 Waterloo Street.

Please be advised that the appeal 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 the 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, 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 - 295 Waterloo Street

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 June 11, 2026 26-164884-HO
Affected Municipal Address:	295 Waterloo Street

- 295 Waterloo Street
- Application was submitted by the home owner.
- There is 1 fee under appeal:
  Folder # 26-164884-HO: $454.00 Work Without Permit fee.

With respect to the 26-164884-HO:

- June 3, 2024: The building permit was issued for a renovation project in the residence.

Winnipeg

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: 24-152038
Due: $2,243.08
Paid: $2,243.08
Bill(s): 1345586, 1382239

PERMIT NO: 24 152038 000 00 HO

BUILDING PERMIT: Construct New - SFD & Att. Gar.

ADDRESS: 295 Waterloo St

Issued To:
Eric LaFlamme
AspenGrove Developments Ltd.
Cellular: 204-296-0649
1700 Corydon AVE Unit 14
Winnipeg, Manitoba R3N 0K1

Owners:
TANNER PRASEK
CHAYE WILD

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:
Construct a new 2360 sq.ft. two storey single family dwelling with 1144 sq.ft. unfinished basement and 491 sq.ft. attached garage.

- The permit explicitly stated it was for the construction of a new 2360 sq ft two storey single family dwelling with a 1144 sq ft unfinished basement.
- In May 2026, during an inspection, it was noted that the basement had been finished and an air conditioner was installed, both without the required permits having been issued.
- The Winnipeg Building By-law is clear that permits are required for this type of work / construction/ installations, and that it falls to the property owner to ensure that all approvals, permits and permissions are obtained. Please refer to the reference below.
- The proper permits were obtained without delay after being notified by the Building Inspector.
- Any difficulties or conflict between a property owner and their contractor is a civil matter that does not include the City of Winnipeg.

Winnipeg Building By-law 4555/87 Reference:

SECTION 4- PROHIBITIONS
4.2 Where a permit is required by this By-law, no person shall engage in any construction or other activity that requires a permit, or authorize or allow construction or another activity that requires a permit to begin or to proceed, unless a valid permit exists for the construction or the other activity.

SECTION 5- DUTIES AND RESPONSIBILITIES OF THE OWNER

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.

5.4.2 If an owner has failed to obtain a required permit, acceptance or approval prior to commencing work in compliance with sentence 5.4.1, the owner at the time the work was commenced or carried out – and every subsequent owner – is nonetheless required to obtain all permits, acceptances and approvals and to pay all applicable fees despite the fact that the work has already commenced or has been completed. For greater clarity, if work for which a permit, acceptance or approval is required has been commenced or carried out without the required permit, acceptance or approval, the current owner is responsible for obtaining the required permit, acceptance or approval and must pay any fees or penalties associated with the permit, acceptance or approval, including fees for its issuance after the work has been commenced or carried out.

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 PPD-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 recommends that the Standing Policy Committee- Property & Development deny this appeals and confirm the decision of the PPD-Fee Waiver Committee.

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