Minutes – Standing Policy Committee on Property and Development – July 13, 2026

APPEAL HEARINGS

Item No. 2 **The Planning, Development and Building Fees By-law No. 66/2016 – 232 Hammond Road – Fail to Finish Work (Charleswood-Tuxedo-Westwood Ward) File EP-8**

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development denied the appeal and confirmed the Decision dated May 14, 2026, issued by 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.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,

That the Appeal be denied and the Decision dated May 14, 2026, issued by 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, be confirmed.

Carried

Councillor Duncan asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

Moved by Councillor Santos,

That the Appeal Hearing be concluded.

Carried

APPEAL HEARING SUMMARY

File: EP-8

Before: Standing Policy Committee on Property and Development
Councillor Duncan, Chairperson
Councillor Browaty
Councillor Dobson
Councillor Santos

Appeal Hearing: July 13, 2026
Council Building, 510 Main Street

Appellant: Rob Lawrie

Premises Affected: 232 Hammond Road

Nature of Appeal: On May 14, 2026, Rob Lawrie appealed the Decision dated May 14, 2026, issued by Fee Waiver Committee of the Planning, Property and Development Department, regarding provisions of The Planning, Development and Building Fees By-law No. 66/2016.

The Decision stated:

- 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;

Nature of Appeal:
(continued)

The Decision stated (continued):

- 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.

Exhibits Filed:

1. Decision dated May 14, 2026, issued by the Fee Waiver Committee of the Planning, Property and Development Department
2. Notice of Appeal filed by Rob Lawrie received May 14, 2026
3. Notification of Appeal Hearing dated May 25, 2026
4. Report of the Winnipeg Public Service dated July 13, 2026

REPRESENTATIONS:

In Support of the Appeal:

Rob Lawrie

In Opposition to the Appeal:

Nil

For the City:

K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department