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

Fee Waiver Committee Decision Form

Applicant Information:

Applicant Name	Jonathan Rzeszutek
Applicant Email	
Affected Municipal Property Address	1910 William Ave W
Permit or Folder Number	26-157477 AS
Fee or Penalty Amount ($)	$260
Fee Description/Fee Name	Fail to finish work

Fee Waiver Committee Decision:

Decision	**Reduced**	Date	**August 12, 2026**

The Fee Waiver Committee has met and recommended the application be **Approved for a Reduction of the Fee.**

The Committee has considered your application and has decided that a reduced fee is applicable.
The fee of **$260** will be **reduced** by half to **$130**.
If the remaining fee has not been paid, a payment is still required;
If the full fee has been paid, any amount paid above the waived amount will be refunded to you.
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 **14 days from decision sending date** 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 - 1910 William Avenue West

-----Original Message-----
From: Jonathan Rzeszutek <
Sent: August 13, 2026 10:45 AM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: 1910 William ave

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.

I do not feel this is fair I tried several times online and it did not process. I did call on the expiry date. Please understand that I really did try. Please let rely this to the online team, That there are glitches in the system. Thanks for your understanding.

Jonathan Rzeszutek

"Exhibit 3 - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 1910 William Avenue West

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 688 172 375 CA

August 17, 2026

File EP-8

Jonathan Rzeszutek

Appeal – The Planning, Development and Building Fees By-law No. 66/2016 – 1910 William Avenue West

This will acknowledge receipt of your communication dated August 13, 2026, appealing the Decision dated August 12, 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 1910 William Avenue West.

Please be advised that the appeal will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, September 21, 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, or submit comments in writing, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Friday, September 18, 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

"Exhibit 4 - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 1910 William Avenue West

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 - Property & Development

Date:	September 21, 2026
Agenda Item Number/ Description:	Appeal of PPD Fee Waiver Committee Decision dated August 12, 2026 re: Permit Folder 26-157477-AS Fee amount under appeal: $130.00
Affected Municipal Property Address:	1910 William Ave W, Winnipeg, MB

Appeals – The Planning, Development and Building Fees By-law No. 66/2016

Appellant: Jonathan Rzeszutek

1910 William Ave W/ 2026 157477 000 00 AS Accessory Structures - Demolition

- Fee Appealed: Fail to Finish Work $260.00 now $130.00
- Reduced by ½ through Fee Waiver Committee on August 11, 2026

Background Information:

In May 2026, the appellant (and property owner) applied for a demolition permit to demolish an existing detached 24' x 15' garage at 1910 William Ave W.

The permit was issued by the Department on May 21, 2026.

Among the conditions stated on the Permit, there are two that are applicable to the matter before the Committee.

1. Demolition must start within 30 days of permit issuance, and be completed within 60 days.

2. The permit applicant is responsible for arranging a mandatory inspection once the

site has been cleaned and levelled.

There are also notes on the Permit with respect to additional fees:

NOTE - ADDITIONAL FEES: Additional fees are applicable under the following conditions:
- Failure to complete the demolition work and arrange for a final inspection within 60 days of permit issuance ($260* on a weekly basis).

If there are valid reasons for any delays, the applicant is responsible for notifying the Department to request an extension of time.

Fees are applied to a permit, as this is the City's administrative process and the tool to record permit inspection outcomes and compliance or non-compliance with the condition of the permit, bylaws and codes under the authority of the Inspection's Branch.

The owner and/or applicant (e.g. a contractor) are equally authorized to notify and make requests to the Permit Office or Inspections Branch regarding permits, extensions, etc. Both the owner and the contractor share a responsibility to ensure that work is completed, and compliant. Managing the permit is part of this process.

The demolition permit has a fee due to a failure to finish work within 60 days of issuance. The system is automated, meaning once the permit is issued or once a defect is identified, the countdown begins. If the time runs out, due to no action by the owner or applicant, then the system will automatically apply fees in accordance with the fee schedule.

Reports and reminder notices are sent to the applicant prior to expiry and fees.

There are no provisions to exempt an owner or applicant from the bylaw. The fees were applied correctly in accordance with the bylaw.

Permit Timeline:

May 21, 2026: demolition permit issued to appellant.
July 21, 2026: 60 days deadline to complete the demolition.
July 22, 2026: Non-compliance fee of $260.00 imposed after a failure to notify the work was complete.
July 22, 2026: Appellant submitted an application to the PPD Fee Waiver Committee, requesting the $260.00 fee be waived. The rationale provided in the application was described as having difficulty with the Permit Portal.
August 11, 2026: The PPD Fee Waiver Committee heard the application, and found that the applicant had not requested any extensions, nor notified the Department that the work had been completed. In a measure of fairness to the homeowner, the Committee ruled that the non-compliance fee would be reduced by half, from $260.00 to $130.00, as the applicant failed to follow the requirements of the bylaw and conditions of the permit, but the City recognizes that the permit process can be

challenging for homeowners and first-time applicants.
August 13, 2026: An appeal was received by the City Clerk's office in regard to the Fee Waiver Committee decision.

Winnipeg Building Bylaw References:

Demolition Permit

14.4.3 *Notwithstanding the requirements of Article 14.1.3 aforesaid, every demolition permit is issued upon the condition that*

(a) the demolition be commenced within the time stated on the permit, except that, if no time is so stated on the permit, the demolition shall be commenced within thirty (30) days of the issuance of the permit;

(b) the demolition be actively carried out thereafter and be completed:

amended 108/2017

(i) in the case of any building or structure with a commercial occupancy, within 60 days; and

(ii) in the case of any other building or structure, within 30 days following the date on which the demolition permit is issued, unless an extension of time is requested by the permit holder and approved by the designated employee prior to the expiration of the 30 day or 60 day time limit, as the case may be; and

(c) no modifications to the accepted method of demolition be made without prior approval of the designated employee.

14.4.4 The requirements pertaining to demolitions are contained in section 16 herein.

14.1.16 *Applicable fees set out in the Planning, Development and Building Fees By-law are payable in respect of permits, certificates and inspections referred to in this section.*

"Exhibit 4 - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 1910 William Avenue West

Copy of Permit 26-157477-AS

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: 26-157477
Due: $131.00
Paid: $131.00
Bill(s): 1482402

PERMIT NO: 26 157477 000 00 AS

DEMOLITION PERMIT: Demolish - Detached Garage

ADDRESS: 1910 William AVE W

Issued To:
Jonathan Rzeszutek

Owners:
JONATHAN RZESZUTEK
JENNIFER ALI

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 a.m. - 4:00 p.m., Monday to Friday. Please be aware that wait times vary for phone-in requests.

Description of Work:
Demolish an existing 24 ft x 15 ft detached garage located to the rear of a single-family dwelling.

Conditions:
1. Demolition must start within 30 days of permit issuance and be completed within 60 days.
2. The permit applicant is responsible for arranging a mandatory inspection once the site has been cleaned and levelled.
3. All concrete from the floor slab shall be removed and disposed of off-site if its condition presents a hazard or it is not fit to be reused as a foundation for a new structure.
4. Demolition work shall be carried out in strict accordance with the Workplace Safety and Health Regulation - Part 33; Part 8 of the Manitoba Building Code and the City of Winnipeg Building By-law No. 4555/87.
5. IMPORTANT: All personnel on this site including salvage workers and operators of mechanical equipment shall be under the direct supervision of the demolition contractor or the contractor's designated representative at all times.
6. The permit applicant must contact parties that will be affected by the demolition prior to commencing demolition, including but not limited to MB Hydro (if there is a service point located on the structure). Permits will not be issued until MB Hydro has approved the work and removed all metering equipment (where applicable).
7. At any stoppage of demolition work, the structure shall be left in a stable condition, and site shall be secured.
8. The permit applicant shall ensure that all structures on adjacent properties do not incur damage as a result of the demolition and shall be held responsible for repairing any damages that occur to City property (sidewalk, curbs, etc...) and/or to neighbouring properties.

NOTE - ADDITIONAL FEES: Additional fees are applicable under the following conditions:
- Failure to complete the demolition work and arrange for a final inspection within 60 days of permit issuance ($260* on a weekly basis).
* Fees are adjusted annually and the fee payable will be based on current year amounts.

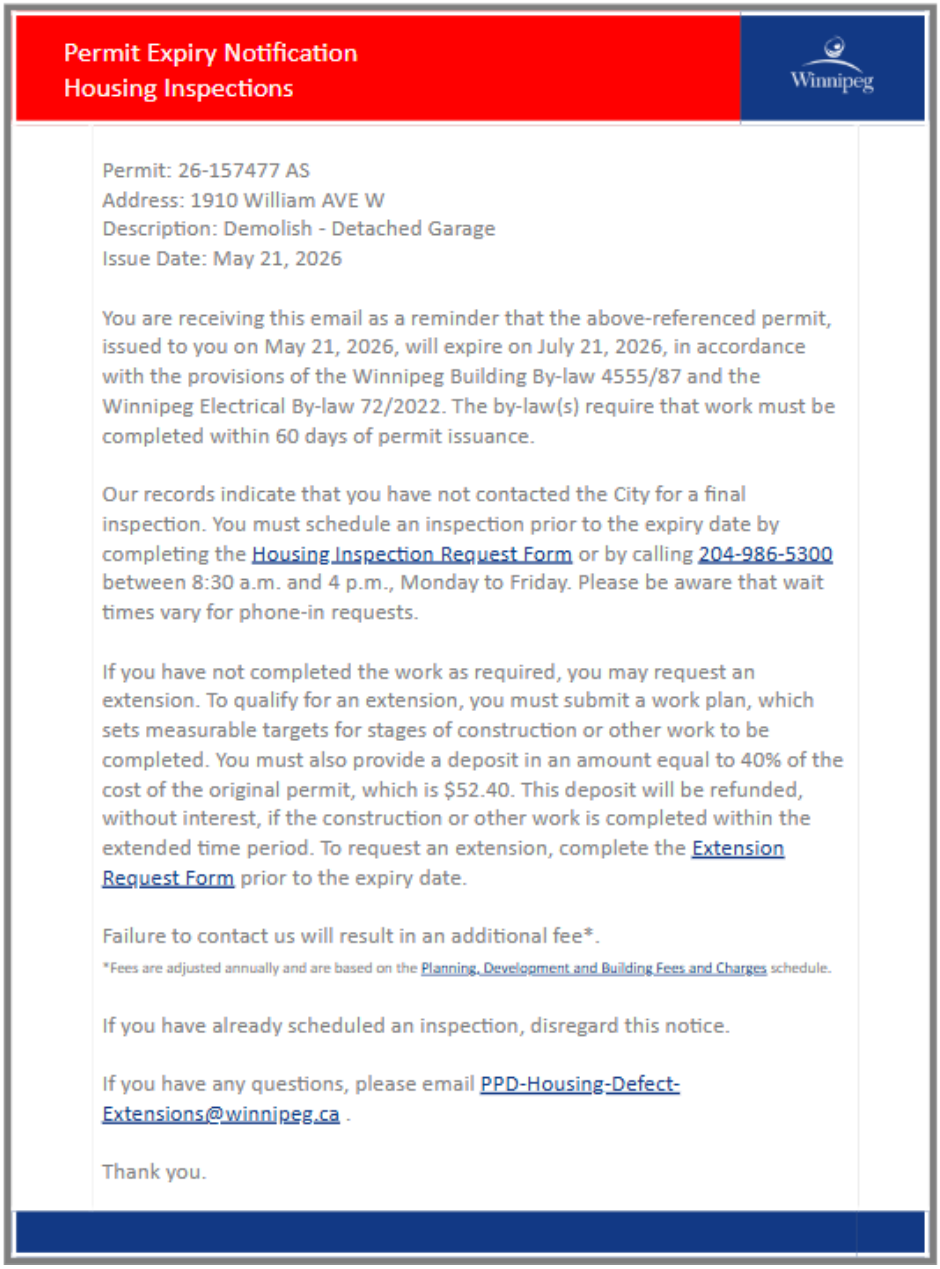
You can view the status of this permit on-line at winnipeg.ca/PermitsOnline.

PERMIT:	This certifies that the above named applicant is granted this permit to perform the work described in the above application and that payment for the said permit has been made. This permit is granted subject to the terms of the undertaking above stated and subject to the provisions of the applicable by-laws, regulations or orders and plans herebefore mentioned and nothing permitted hereunder shall be deemed to override the provisions of any applicable by-law of The City of Winnipeg or any Federal or Provincial statutes or regulations.
PLANS:	The plans, specifications and/or documents, on the basis of which this PERMIT was issued, shall be kept on site until completion.
REVOCATION:	This permit may be revoked if it was issued on the basis of mistaken or false information, or in error.
EXPIRY:	This permit shall expire and the rights granted under the permit shall be terminated if the demolition is not completed within sixty (60) days of permit issuance.

Date Issued: May 21, 2026 DMCELMOY
(Issued By)

"Exhibit 4 - Appeal - The Planning, Development and Building Fees By-law No. 66/2016 - 1910 William Avenue West

Copy of Warning letter sent via email to owner/ applicant on June 23, 2026



Permit Expiry Notification
Housing Inspections

Winnipeg

Permit: 26-157477 AS
Address: 1910 William AVE W
Description: Demolish - Detached Garage
Issue Date: May 21, 2026

You are receiving this email as a reminder that the above-referenced permit, issued to you on May 21, 2026, will expire on July 21, 2026, 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 within 60 days of permit issuance.

Our records indicate that you have not contacted the City for a final inspection. You must schedule an inspection prior to the expiry date by completing the Housing Inspection Request Form or by calling 204-986-5300 between 8:30 a.m. and 4 p.m., Monday to Friday. Please be aware that wait times vary for phone-in requests.

If you have not completed the work as required, you may request an extension. To qualify for an extension, you must submit a work plan, which sets measurable targets for stages of construction or other work to be completed. You must also provide a deposit in an amount equal to 40% of the cost of the original permit, which is $52.40. This deposit will be refunded, without interest, if the construction or other work is completed within the extended time period. To request an extension, complete the Extension Request Form prior to the expiry date.

Failure to contact us will result in an additional fee*.

*Fees are adjusted annually and are based on the Planning, Development and Building Fees and Charges schedule.

If you have already scheduled an inspection, disregard this notice.

If you have any questions, please email PPD-Housing-Defect-Extensions@winnipeg.ca .

Thank you.

Current State: As of September 15, 2026

- The permit remains open, with a final inspection yet to be called for by the applicant.
- The fee of $130.00 remain unpaid.

Prepared for SPC-PD September 21, 2026