THE CITY OF WINNIPEG

BY-LAW NO. 130/2025

A By-law of THE CITY OF WINNIPEG to amend Vacant Buildings By-law 79/2010

Vacant Buildings By-law amended

1 Vacant Buildings By-law No. 79/2010 is amended by this by-law.

Section 24 amended

2 Section 24 is amended by adding the following after Section 24(c):

Bona fide Redevelopment Exemption

24.1 Upon application by an owner of a vacant building, the designated employee may exempt a vacant building from this By-Law for a specified period of time if the designated employee determines that

(a) there is an active development permit issued for the vacant building;

(b) the owner has paid for and has been issued all required building permits for the vacant building; and

(c) the owner has submitted a competed Vacant Building Exemption Application which is to the satisfaction of the designated employee.

Failure to Redevelop

24.2 Should the owner of a vacant building breach the conditions set out in a Vacant Building Exemption Application submitted pursuant to Section 24.1(c) of this by-law any fees or penalties that would have been applicable to the vacant building under this by-law during the period for which the vacant building was exempt may be imposed on the owner of the vacant building.

Fee Waiver for Renovations

24.3 Upon application by an owner of a vacant building, the designated employee may waive fees applicable to a vacant building under this by-law for up to a maximum of the same value of any municipal grant or cost of any closed municipal permit that was issued for work on the vacant building. Any fee waiver must be requested within twelve (12) months of the municipal grant being issued or the permit being closed by City inspection. Fee waivers may be applied to

(a) any current invoices while the building remains vacant; or

(b) any outstanding or overdue invoices after the vacant building is deemed reoccupied or demolished.

Fee Waiver Expiration
24.4 Any potential or applicable fee waivers accumulated for a vacant building pursuant to section 24.3 of this by-law shall expire if not redeemed or requested by the owner within sixty (60) days after the vacant building is deemed reoccupied or demolished.

Designated Employee's Authority
24.5 For greater certainty, the designated employee's authority to administer exemptions and fee waivers granted in section 24 of this by-law shall include the authority to establish processes for applications to exempt vacant buildings from this by-law and to waive all or part of a fee imposed by this by-law and shall include, but not be limited to, the setting of time limits for submission of applications to exempt vacant buildings from this by-law or to waive all or part of a fee imposed by this by-law and the creation of a prescribed form for applications to exempt a vacant building from this by-law or to waive all or part of a fee imposed by this by-law.

Coming into force
3 This by-law comes into force on July 1st, 2026.

DONE AND PASSED this day of , 2025.

Mayor

City Clerk

Approved as to content:

Director of Community Services

Legally reviewed and certified as to form:

for Director of Legal Services
and City Solicitor