From: Neer Supply <
Sent: Thursday, December 11, 2025 3:44 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Request for Appeal

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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To the City Clerks Department,

Please accept this email as my formal appeal regarding the invoice/fine issued for the property located at 885 Downing Street.

I am disputing this fine because the property is currently under active renovation with all required approvals in place. Specifically: 131187

Permits are Active: We have pulled all necessary permits for the work being conducted.

Inspections Passed: We have successfully passed our recent inspections.

Active Work: Work is proceeding on schedule and in accordance with City by-laws.

The "holes" in the floor were vents and the handrails will be rectified shortly. The renovations will be completed in a month's time.

Given that we are fully compliant with the permitting process and have passed our inspections, this fine appears to have been issued in error.

Attached to this email, please find:

The invoice receipt provided by the City (as requested).

I request that this fine be rescinded immediately. Please let me know if you require any

further documentation regarding the status of the construction.

Regards,

Josh Meneer

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Neer Supply & Design Studio

Vacant Building Inspection Invoice

To **MENEER DEVELOPMENT LTD.** **December 3, 2025**

Invoice Date:
December 3, 2025

Invoice Number:
25 267285

Re: **885 Downing ST**
Winnipeg MB
EXC ELY 2 & 4//10F LOT 524 PLAN 1596 57//58 ST JA

REFERENCE	DESCRIPTION		FEES
New Charges			
25 267285	Schedule A Inspection Fee – Not Compliant		$1,685.00
25 267285	Schedule A Escalator Fee – Not Compliant	(2 × 1000.00)	$2,000.00
Outstanding Balance (see next page for details)			$0.00
		TOTAL PAYABLE UPON RECEIPT	**$3,685.00**

As of the date of this invoice, the following orders remain outstanding - Order Number(s): 5248371, 5248371

Payment options: cash, cheque, debit, credit card.

The City of Winnipeg
Licensing & Bylaw Enforcement
Main Floor, 395 Main Street, Winnipeg, MB, R3B 3N8
Hours: Monday – Friday 8:30 a.m. to 4:00 p.m.

If you have questions about this invoice or the vacant building inspection, please contact the Licensing & Bylaw Enforcement, Kaylee Mushumanski, at .

STATEMENT OF PREVIOUS VACANT BUILDING INVOICE(S)

REFERENCE	DESCRIPTION	STATUS / BALANCE

TOTAL OUTSTANDING BALANCE **$0.00**

IMPORTANT INFORMATION

1. **ANNUAL SCHEDULE A INSPECTIONS**
   a. Pursuant to Division 4 Section 15(2) of the Vacant Buildings By-law 79/2010, all vacant buildings are required to be inspected annually. The Vacant Buildings By-law also allows for the City of Winnipeg to charge an inspection fee.

   b. Failure to pay the invoiced amount on or before **January 3, 2026** may result in legal action. Such action may include: issuing a Penalty Notice, engaging the services of a collection agency, or registering a caveat on the title of the property if not paid in full.

2. **REFUND INFORMATION**
   a. Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
   b. Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
   c. Refunds are only applicable towards the “New Charges” amount of the most recent invoice.
   d. The application for a refund, accompanied with the applicable invoice and payment receipt, must be received by the City Clerk’s Department within 30 days from the date the new charges amount became payable.
   e. Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

3. **Empty Building Fee**
   a. Effective September 26, 2024, all vacant buildings that have been the subject of three or more “Schedule A” inspections will be assessed an annual Empty Building Fee equal to the amount of **2% of the most recent assessed value of the vacant building**

4. **Fire Protection Service Fees**
   Vacant Buildings under enforcement of the Vacant Buildings Bylaw 79/2010 that have one or more “Schedule A” (vacant building) inspections can be subject to fire protection service fees should they experience a fire. Any questions pertaining to fire protection service fees can be directed to the Winnipeg Fire Paramedic Service.

RECEIPT

No: 1311877

LicenseType: Invoice Vacant Building **License Number :** 25267285 IVB

Name of Payor: MENEER DEVELOPMENT LTD. **Expires:**

Memo:

G/L Account	Paid
001-442094-622803-62283-080	$3685

Paid : $3685.00 (Mastercard)

Received by: LINDA CHOY **Date:** 2025-12-10

(Signature)