Community Services Department • Services communautaires
Licensing & Bylaw Enforcement • Permis et exécution des règlements
395 Main Street • 395, Rue Main • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

COMPLIANCE ORDER

SCHEDULE A
The Vacant Buildings By-law No. 79/2010

DATE: November 28, 2025

NOTICE TO: Southern Manitoba Urban Properties Inc.

Southern Manitoba Urban Properties Inc

ORDER NUMBER: 5243447
RE: 197 EUCLID AVE
LOT 23//24 PLAN 31586 35 57//8 ST J SUBJ TO ROW FOR ALL PURPOSES & AS APPURT TO LOTS 18 & 19 PL 31586 OVER & UPON SAID LOT 24

Folder: 25 265251 000 00 NO

An inspection of the premises at 197 Euclid Ave (LOT 23//24 PLAN 31586 35 57//8 ST J SUBJ TO ROW FOR ALL PURPOSES & AS APPURT TO LOTS 18 & 19 PL 31586 OVER & UPON SAID LOT 24) in the City of Winnipeg revealed that you are in contravention of The Vacant Buildings By-Law 79/2010 in the following respects:

1. Schedule A Section 1(2)(b) all exterior walls and their components, including coping and flashing, must be maintained in good repair;
2. Without restricting the general obligation set out in subsection (2)(1) - 2(2)(a) roofs, including facia boards, soffits, cornices, flashing, eavestroughing and
3. downspouts must be maintained in a watertight condition;
4. Schedule A Section 12(1) Unless approved in writing by an enforcement officer, (a) combustible materials; or (b) flammable or combustible liquids or gases; must not be stored within a vacant building.
5. Schedule A Section 7 Every wall and ceiling in a building shall be maintained in safe condition and free from loose plaster and other hazards.

OFFICER'S OBSERVATIONS: roof in disrepair (missing) soffit facia eavestrough (missing) exterior walls in disrepair, combustibles, walls and ceilings in disrepair, hanging hazards.

CORRECTIVE ACTION: Please repair, remove or replace the above deficiencies by the compliance date below.

You are hereby ordered to take such actions as are necessary to remedy the above noted contravention(s) by the compliance date stated below. "+"All repairs to the subject dwelling shall be made in a manner accepted as good workmanship in the trade concerned and with materials suitable and sufficient for the purpose.

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Any work involving structural changes to a building, or to a drainage or plumbing system, or to an electrical system, requires a permit from The City of Winnipeg.

-OR-

Alternatively, you must obtain the necessary demolition permit and comply with the conditions set out in the Demolition Permit.

If you fail to comply with this order by the compliance date stated below, the City of Winnipeg will have no alternative but to have the building repaired or demolished WITHOUT FURTHER NOTICE TO YOU, and the cost of such work will be added to the property taxes.

The City has the right to register this Order by way of caveat against the property at the Land Titles Office.

COMPLIANCE DATE: February 28, 2025

All enquiries regarding this notice and any conditions therein should be made to:
Bylaw Enforcement Officer 3834

Failure to Comply

Please be advised that, if you fail to comply with this order, the City is entitled to:

1. Initiate a prosecution against you in Provincial Judges Court for failing to comply with The City of Winnipeg Vacant Buildings By-Law 79/2010 and/or for failing to comply with an order issued under the By-law. If convicted, on your first offence you could face a minimum fine of $500.00. and/or
2. Take actions or measures referred to in this Order to bring the property into compliance, and add the costs to the property taxes.

Appeal

If you object to this Order, you are entitled to appeal it to the Standing Policy Committee on Property and Development, Heritage and Downtown Development. Your appeal must be in writing, and the appeal must be received by the City Clerk within (a) the date specified for compliance or (b) within 14 days of being served with this Order, whichever is earlier. A $250.00 administrative fee must be paid at the time you file your appeal - your appeal will not be accepted without the administrative fee. It is possible that the appeal body may refund this administrative fee if it concludes that the appeal has been made in good faith and has merit.
Your appeal should be addressed to:

The Standing Policy Committee on Property and Development, Heritage and Downtown Development
The City Clerk, Susan A. Thompson Building, 510 Main Street
Winnipeg, Manitoba R3B 1B9
Inquiries can be made to CLK-Appeals@winnipeg.ca or phone: 311

Late submissions will not be heard. Appeals must identify this Order and must include your name and address and should indicate what part of the Order you are appealing. A hearing date will be set by the City Clerk's Office and communicated to you. You are entitled to attend the appeal hearing and speak to the issues raised.

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IMPORTANT INFORMATION

1. Empty Building Fee
Effective July 18, 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.

2. 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

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For Office Use Only

Service Details: 1. (River East / K / KILDONAN DRIVE)

CITY CLERKS WPG '25 DEC 11 13:21

7.0 /s

Southern Manitoba Urban Properties Inc.

100-535 Leila Ave., Winnipeg Mb. R2V 3N5

Standing Policy Committee Property and Development Heritage and Downtown Development
510 Main St
Winnipeg Manitoba R3B 1B9
Attention City Clerk

2025 Dec 5

Re APPEAL, Compliance NO 5243447. 197 Euclid, Holy Ascension Church.
Request relief and consideration going forward.

Greetings All,
Southern Manitoba Urban Properties Inc., is an Indigenous led not for profit, shelter focused entity. Its focus is housing. In this case we are addressing the unhoused and underhoused in the North Point Douglas Neighbourhood.
We have met with many of the support service groups in the area and attended neighbourhood meetings. The need for a land bank to acquire property for public use is apparent.

To this end, we have letters in place for the acquisition of properties from
881 893 main (Burnt out in receivership) and to
907 Main, Korban Funeral Home (parking area and functional building)
After several meetings with the representatives of the Holy Ascension Church (197 Euclid). It became clear they were in distress and had no money. We purchased their property for $2. 197 Euclid's 5000 sq ft. site completed a good potential building site now of some 55,000 sq ft.

If we, or any other not for profit or land bank entity has intentions of addressing affordable housing, places for or shelter for our poor and modest income folks we need government (ie., City) guidance to proceed, with INCENTIVES, not DISENCENTIVES related to the primary step, the assembly of land.

CMHC financing and subsequent provincial supports comes after a site is determined. The CITY holds the key to suitable immediate need and the long- term need for public purpose sites.

We encourage the City to foster Land Bank entities. Ideally, these entities should be funded community based not for profits, as they are arms- length from the political process.

Our Volunteer Board Members and Advisors are affiliated with a number of other not for profit entities involving some 800 units and a number of potential building sites.

Sincerely,
Pete Sanderson
For the Corp.

City Clerk's Department
Bureau du Greffier

December 17, 2025

File EX

REGISTERED MAIL RN 688 172 684 CA

Southern Manitoba Urban Properties Inc.

Attention: Pete Sanderson

REGISTERED MAIL RN 688 172 675 CA

Southern Manitoba Urban Properties Inc.

Attention: Pete Sanderson

Appeal – Vacant Buildings By-law No. 79/2010 – 197 Euclid Avenue

This will acknowledge receipt of your communication dated December 5, 2025, appealing the Order dated November 28, 2025, from the By-law Enforcement Officer, Licensing & By-law Enforcement, Community Services Department, regarding provisions of Vacant Buildings By-law No. 79/2010 for the premises located at 197 Euclid Avenue.

Please be advised that the appeal will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, February 9, 2026, at 9:30 a.m. in the Council Building, 510 Main Street.

Please note that Section 22(3) of the Vacant Buildings By-law No. 79/2010 requires you to post a Notice of Appeal sign for seven consecutive days prior to your appeal hearing date. Please call 204-986-2234 to make arrangements to pick up your sign. Failure to post the required signage is grounds to invalidate your appeal.

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, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Friday, February 6, 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 winnipeg.ca/CLKDMIS. A description of the procedure to be followed at the hearing can be accessed at winnipeg.ca/publichearings

Winnipeg | **City Clerk's Department**
Bureau du Greffier



Leah Cowan
Senior Committee Clerk

c. C. Fernandes, Director of Community Services
H. Borys, Director of Planning, Property and Development
M. Miller, Acting Manager, Licensing & Bylaw Enforcement, Community Services Department
C. Burgess, Acting Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department

Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	February 9, 2026
Appeal Hearing of	Order 5243447 issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 197 Euclid Ave

Appellant Name	Pete Sanderson
Property Owner	SOUTHERN MANITOBA URBAN PROPERTIES INC.
Owner on record since	April 14, 2025

Appeal of an order issued as allowed under section 116(2) of The City of Winnipeg Charter Act.

Licensing & Bylaw Enforcement (LBE) became involved with the above named property on or about March 23, 2025**.**

A By-law Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the By-law, issued the Order and affirms it was served by Registered Mail to owner in accordance with Section 117(1) of The City of Winnipeg Charter Act.

Does LBE involvement pre-date this ownership timeframe: **YES**

Orders Caveated	0
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	3
Onsite Investigation	10
Declared Vacant	April 30, 2025
Information Package	June 26, 2025 & October 30, 2025
# of Requests for Service (Community Complaints)	3
# By-law Orders Issues	7
# of Remediations performed by City	1

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
5016674	P3 – Littering and Garbage Order	May 1, 2025	May 10, 2025	Corrected
5205073	P3 – Littering and Garbage Order	October 20, 2025	November 3, 2025	Corrected
5204931	Vegetation Control Order	October 21, 2025	November 2, 2025	Closed
5205084	Schedule A Order	October 20, 2025	November 20, 2025	Corrected
5204933	Vacant Security Order	October 20, 2025	November 10, 2025	Remediated By City
5243447	**Schedule A order**	**November 28, 2025**	**February 28, 2025**	**Appealed**

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
25 265250	Vacant Building Inspection Invoice	December 2, 2025	Not Paid

Communication

# of Phone calls	3
# of emails	7
# of in-person	0

Property Address: 197 Euclid Avenue

2025









Property Address: 197 Euclid Avenue

2025









Property Address: 197 Euclid Avenue

2025









Property Address: 197 Euclid Avenue

2025





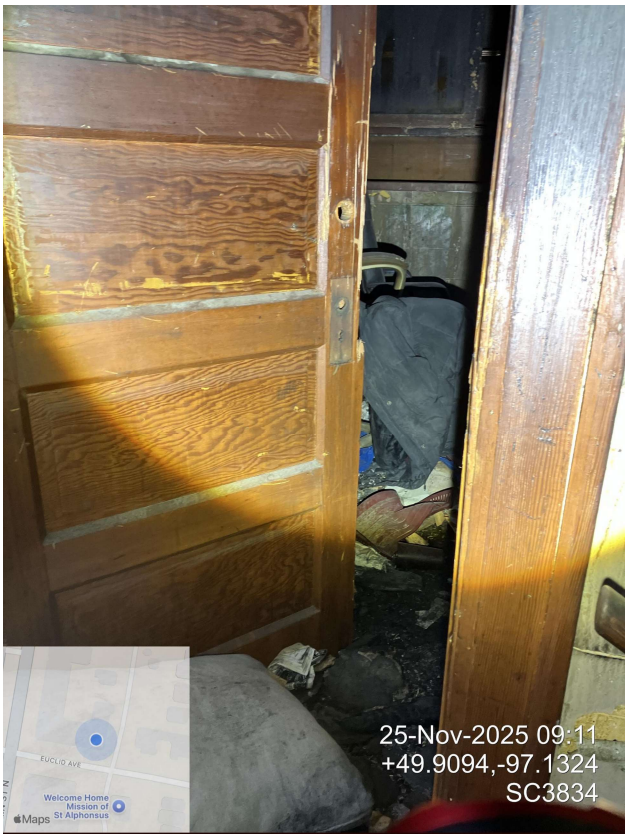




Property Address: 197 Euclid Avenue

2025









Property Address: 197 Euclid Avenue

2025









"Exhibit 4" - Appeal - Vacant Building By-law No. 79/2010 - 197 Euclid Avenue

Property Address: 197 Euclid Avenue

2025





