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

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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





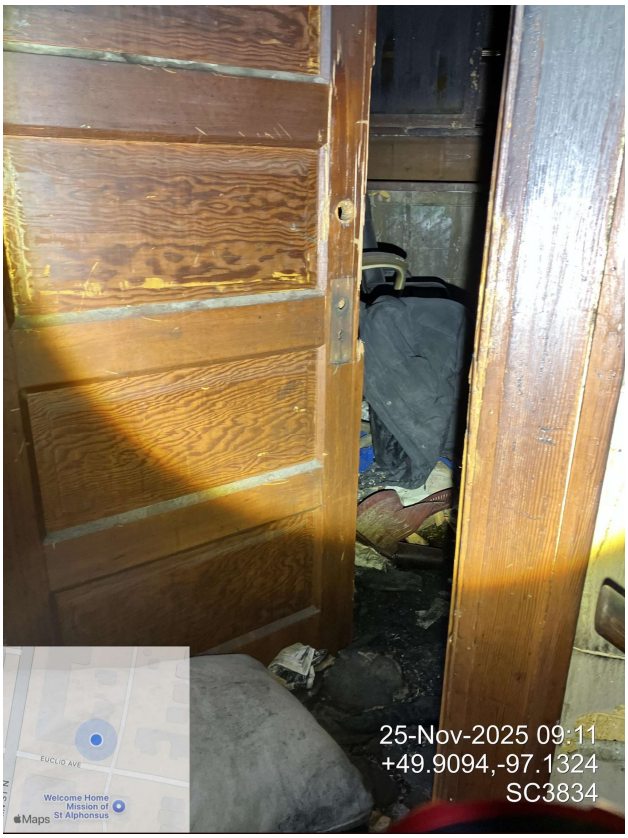




Property Address: 197 Euclid Avenue

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







Winnipeg | Community Services
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INSPECTION REPORT

INSPECTION DECLARATION OF PUBLIC NOTICE FOR:

Order Number : **5243447**

Folder Number : **2025 265251**

Date of Appeal Hearing :

Appellant Information

- **Name** : Pete Sanderson
- **Phone** : 204-792-7044
- **Email** : petesanderson@gmail.com

1. The Notice of Appeal is to be erected by **the Appellant/Property Owner** in a manner that it is:
   a) no further than 3 feet from the front property line and
   b) in a manner that is not obstructed so that it is visible from the public right of way at the property of:

Compliance Inspection:

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

1. Premises Inspected on : February 3 2026
2. Officer Badge Number : 3834
3. Notice posted in Compliance? : Yes
   a. Cause for Non-Compliance : _____ **the Notice of Appeal was not posted**
   b. Cause for Non-Compliance : _____ **the Notice of Appeal was posted further than 3 feet**
   c. Cause for Non-Compliance : _____ **the Notice of Appeal was not visible or obstructed**

Sworn before me this day of:
February 3, 2026
at The City of Winnipeg, in the Province of Manitoba

A Commissioner of Oaths in and for the Province of Manitoba.

My Commission Expires 2027-06-26

Name of By-law Enforcement Officer
Sheryl Christiansen
Signature of By-law Enforcement Officer

Badge Number: 3834
Community By-Law Enforcement Services

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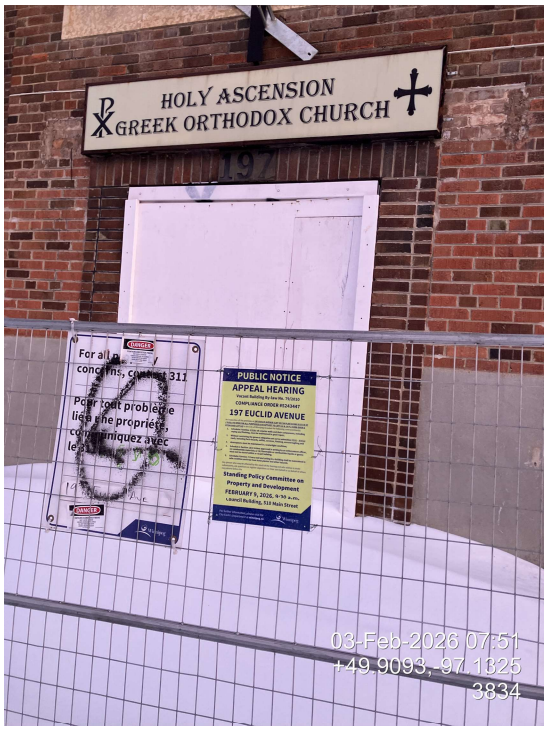
INSPECTION PHOTOS









Licensing & Bylaw Enforcement
Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8
Permis et exécution des règlements
395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

T. | Tél. : 204-986-2234
F. | Fax : 204-986-4094
winnipeg.ca

197 Euclid, Winnipeg Hearing, 2026 Feb 9, 9.30 am, 510 Main St.
Southern Manitoba Urban Properties Inc. A volunteer driven Not- For- Profit.

We responded promptly to the City, and addressed 197 Euclid's (and adjacent properties), damaged fencing, graffiti, waste litter, and unwanted vegetation. Grape vines at 197 on the lane fence were left in place per a neighborhood request. The BIN provided, post inspection, was removed 3 Nov.
We can't control subsequent wind, community garbage and related area misbehavior. The City Lane and open area require a CITY Garbage bin close to 183 Euclid to address frequent garbage drop offs.

Our general intent, We want to serve our community needs, with volunteer expertise.
Assemble land for current and future housing, facilities, spaces and places to serve the community.
North Point Douglas
Acquire 197 Euclid and adjacent properties on Main St and Austin.
Acquire neighborhood properties that are vacant or in distress.
Design Build (40-140 Units) consider the 670 Main St., model.
With ongoing guidance from community service agencies,
fund and build rental apartments with support service areas to serve the community needs.

Create Joint ownership.
Provide experienced property management for the building functions, serving its long- term potential.
Bulk lease the housing units and spaces to an experienced local social agency or agencies. They will address the challenges of resident behavior, rent collection and supporting residents and clients.
In time, when appropriate, convert this property into a conventional rental or CO-OP project.

Background
Housing is capital intensive. If managed well, a long- term (50-80 year) asset serves the community.
Every ward must address and resolve the Not In My Backyard **(NIMBY)** syndrome with suitable PLACES to BE site allocations.
5 jurisdictions, all with good intentions are frustrating the delivery of government services to our POOR.
Federal, Provincial, Municipal, Indigenous, Metis.
Canadians have moral, rights based, negative financial consequence, reasons to support our citizens who are POOR. Voters and elected representatives are failing to address these long- term basic needs with objective based, flexible guidelines for our civil servants.
To date, we have not provided places ie parks or lots for tent towns let alone sufficient basic shelters.
CMHC is a **Federal,** mortgage entity with no significant presence in Manitoba. It has failed to meet its mortgage- based subsidy obligations to faith and community entities in housing and Long- Term- Care.
Manitoba Housing (rental housing) and Manitoba Health (support services) are centralized, with limited institutional support, community- based influence and are critically underfunded.
Winnipeg and our Municipalities were exempted from addressing their poor citizens subsidized housing health and wellness needs. In the mid 1970's, Manitoba with good intentions agreed to take on and consolidate these major overlapping responsibilities.
Consequent centralization resulted in, a loss of city and rural community input, direct property management experience and gradual but worsening underfunding.
This underfunding trend in unplaced, unhoused citizens with, under funded health and wellness supports has resulted in ever increasing costs in hospitalization, protection, insurance and community dissatisfaction.
60 Manitoba Indigenous entities are addressing housing rights and obligations with growing success.
96% of rental housing is private. Incentives are needed to encourage housing the poor.

End/30