Winnipeg

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
Enforcement Services Unit • Unité des services d'exécution

In reply please refer to/Référence à rappeler: Raymond Rockwell

COMPLIANCE ORDER

OBTAIN WORK PERMIT

December 30, 2025

REGISTERED MAIL: RN 799 641 885 CA
4631278 MANITOBA INC.

REGULAR MAIL
4631278 MANITOBA INC.

EMAIL SERVICE

REGISTERED MAIL: RN 799 641 899 CA
4631278 MANITOBA INC.

REGULAR MAIL
4631278 MANITOBA INC.

RE: 456 Ross Avenue
FOLDER NO: 25-273518 ORD
LEGAL DESCRIPTION: SP LOT 2 PLAN 32328 WLTO IN RL 8 AND 9 PARISH OF ST JOHN

It has come to the attention of the undersigned that work requiring a permit has been carried out at the above noted premises, without a valid permit having been first obtained.

This contravenes the City of Winnipeg Building By-law No. 4555/87, specifically:
Section 5.4.1 "*An owner of property must, prior to commencing work on the property for which a permit, acceptance or approval is required pursuant to this By-law, obtain all necessary permits, acceptances and approvals*;" and/or,

Section 5.4.2 "*If an owner has failed to obtain a required permit, acceptance or approval prior to commencing work in compliance with sentence 5.4.1, the owner at the time the work was commenced or carried out – and every subsequent owner – is nonetheless required to obtain all permits, acceptances and approvals and to pay all applicable fees despite the fact that the work has already commenced or has been completed. For greater clarity, if work for which a permit, acceptance or approval is required has been commenced or carried out without the required permit, acceptance or approval, the current owner is responsible for obtaining the required permit, acceptance or approval and must pay any fees or penalties associated with the permit, acceptance or approval, including fees for its issuance after the work has been commenced or carried out.*"

A copy of the aforementioned By-laws can be viewed at:
http://clkapps.winnipeg.ca/dmis/docext/ViewDoc.asp?DocumentTypeId=1&DocId=1265&DocType=C
https://clkapps.winnipeg.ca/DMIS/docext/ViewDoc.asp?DocumentTypeId=1&DocId=8218

Justification for Order: The structure located at 456 Ross Ave was reduced to a rubble pile by the Winnipeg Fire Paramedic Service due to structural instability as a result of the fire that occurred on April 7, 2023. Work has been carried out at the property requiring a demolition permit. Specifically, the remaining debris and foundation were removed without the required demolition permit.

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ACCORDINGLY, YOU ARE HEREBY ORDERED to engage in the following scheduled timelines at the address known municipally as 456 Ross Avenue:

1. Obtain the necessary Demo Permit for the property located at the address known municipally as 456 Ross Avenue **on or before, but not later than February 5, 2026.**
2. Call for inspections to close off the permit **on or before, but not later than March 6, 2026.**

Permit applications are found at https://winnipeg.ca/ppd/permits/permits_online.stm and permit inquiries can be made at City of Winnipeg, Zoning and Permits Branch, by phone at 204-986-5140, or email ppd-permit@winnipeg.ca.

There may be other Code and By-Law violations at the above noted premises that are unknown at the time of issuance of this Order, therefore, in accordance with section 5.8 of the City of Winnipeg Building By-Law No. 4555/87, our inspection does not relieve the owner from full responsibility for carrying out the work or having the work carried out and for maintaining the building or structure in accordance with the requirements of the Code or By-Law.

ADMINISTRATION FEES

This Order shall carry an administration fee of $1,270.00 pursuant to the Winnipeg Planning, Development and Building Fees and Charges By-law 66/2016 section 11 Administration Fees: *Administration fee for preparation and issuance of an Order to Comply after a warning has been issued*. The warning took form in the By-law Violation Notice that was issued April 14, 2023. Please refer to page 5.

This Order shall carry an administration fee of $191.00 for the registration of a caveat pursuant to the Winnipeg Planning, Development and Building Fees and Charges By-law 66/2016 sec. 11 Administration Fees: *Administration fee for collection process on overdue accounts (including registering and unregistering a caveat or lien on title)*. Please see the Notice and Invoice appended to this Order.

A caveated Order on title shall not be discharged from title until:

a) the required work is complete and passes final inspection satisfying the Order; and,
b) all costs incurred by the City have been tabulated and forwarded to the Assessment & Taxation Department.

A copy of the aforementioned By-law and Fees and Charges can be viewed at:
http://clkapps.winnipeg.ca/dmis/docext/ViewDoc.asp?DocumentTypeId=1&DocId=6820&DocType=C
https://www.winnipeg.ca/ppd/fees/default.stm

FAILURE TO COMPLY

Please note that if you fail to comply with this Order, further enforcement action may be undertaken pursuant to the City of Winnipeg Charter Act, the Provincial Offences Act, the Municipal By-law Enforcement Act, and/or any other applicable City of Winnipeg By-law(s). Further enforcement actions may include (but are not limited to):

- additional fines
- the issuance of penalty notices
- being charged under the provisions of the Provincial Offences Act
- the City of Winnipeg undertaking and completing any required remediation work related to this Order

Should the City of Winnipeg undertake any required remediation work related to this Order, all associated costs will be added to the property tax bill.

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APPEAL

In accordance with section 189 of The City of Winnipeg Charter Act, you are entitled to appeal this Order to the Standing Policy Committee on Property and Development by:

- the date specified for compliance as indicated; or,
- fourteen (14) days of receipt of this Order,

whichever is earlier.

You must send your written appeal to:

Standing Policy Committee on Property and Development
Attention: City Clerks Department
510 Main Street, Winnipeg, MB, R3B 1B9
Fax: 204-947-3452 • CLK-Appeals@winnipeg.ca

Should you have any questions with regard to this matter, please contact Enforcement Services Officer Raymond Rockwell, at Monday to Friday, between the hours of 9:00 a.m. and 4:00 p.m.

Regards,

Raymond Rockwell

Raymond Rockwell
Enforcement Services Officer
Development and Inspections Division
Planning, Property and Development
City of Winnipeg
Designated Employee
/sm

Winnipeg

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
Enforcement Services Unit • Unité des services d'exécution

NOTICE and INVOICE

December 30, 2025 **Invoice:** 25-273518 ORD

4631278 MANITOBA INC. 4631278 MANITOBA INC.

RE: 456 Ross Avenue
FOLDER NO: 25-273518 ORD
LEGAL DESCRIPTION: SP LOT 2 PLAN 32328 WLTO IN RL 8 AND 9 PARISH OF ST JOHN

NOTICE

In accordance with the Planning, Development and Building Fees and Charges By-law 66/2016 section 11 Administration Fees, administration fees of $1,461.00 (One Thousand Four Hundred Sixty-One Dollars) has been levied on you as the Owner of record for the property known municipally as 456 Ross Avenue.

A copy of the aforementioned By-law and Fees and Charges can be viewed at:
http://clkapps.winnipeg.ca/dmis/docext/ViewDoc.asp?DocumentTypeId=1&DocId=6820&DocType=C
https://www.winnipeg.ca/ppd/fees/default.stm

INVOICE

Invoice Number	Administration Order Fee	Administration Caveat Registration Fee	Total
25-273518 ORD	$1,270.00	$191.00	$1,461.00
Total	**$1,270.00**	**$191.00**	**$1,461.00**

Please remit payment in the amount of $1,461.00 (One Thousand Four Hundred Sixty-One Dollars) by **February 2, 2026**. Note that there is an Administration Fee for the collection of overdue accounts; and in accordance with the City of Winnipeg Charter Act, any outstanding fees will be recovered by way of a levy applied to the property's taxes or by the services of a collection agency.

A copy of the aforementioned City of Winnipeg Charter Act can be viewed at:
https://web2.gov.mb.ca/laws/statutes/municipal/c03902.php?lang=en

To make payment, please contact the Cashier's Office, Monday to Friday between 8:30 a.m. and 4:30 p.m. by phone at 204-986-5140 or in person at Unit 31 – 30 Fort Street, Winnipeg, MB, R3C 4X7. Payment can be made by credit card, debit card, cash or cheque made payable to The City of Winnipeg. The property address and invoice number must be noted with the payment.

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Winnipeg

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
4th Floor, 65 Garry Street - 65, rue Garry, quatrième étage - Winnipeg - Manitoba R3C 4K4
Email: www.winnipeg.ca/ppd/

BY-LAW VIOLATION NOTICE

ADDRESS: 456 ROSS AVE DATE: APRIL 14th 2023

FOLDER NO.: 23-135831 AR (If applicable)

You are hereby notified that an inspection of the subject premises has disclosed the following violation(s) of:

The Winnipeg Building By law # 4555/87 which states in part:

☑ 14.2.1(1) Except as permitted in Sentences (2) and (2.1) herein, unless the required permit has first been obtained from the designated employee, no person shall commence or cause to be commenced
(a) the location, placement, erection or construction of any building or structure, or portion thereof;
(b) the addition, extension, improvement, alteration or conversion of any building or structure, or portion thereof;

☐ 14.6.1 (1) Except as provided in Sentence (2) herein, a plumbing system shall not be constructed, extended, altered, renewed or repaired unless a plumbing permit to do so has been obtained.

☐ 14.8.1 (1) Except as provided in Sentence (2) herein, a mechanical system or any element of a mechanical system must not be constructed extended, altered, renewed or repaired unless a mechanical permit has been obtained from the designated employee.

☐ 15.1.1 No owner, agent or person in charge shall occupy/use a building or part thereof, or permit any occupancy/use of a building or part thereof, or change the occupancy, without first obtaining a Building Occupancy Permit as set forth in this subsection.

The Winnipeg Electrical By-law # _____ which states in part:

☐ Rule 2-004 Subject to Subrule (2), no person shall commence electrical construction or permit commencement of electrical construction until an electrical permit for the construction has been issued by the designated employee and no construction, connection, reconnection, alteration, repair or extension of any electrical installation may take place prior to an electrical permit being issued by the Designated employee for the construction.

☑ OBTAIN VALID ISSUED DEMOLITION PERMIT PRIOR TO CONDUCTING ANY DEMOLITION AT THE ABOVE MENTIONED ADDRESS.

Planning, Development, and Building Fees and Charges_____:

☐ Work without a Building or Demolition Permit - additional permit fees apply

☐ Work without an Electrical Permit - additional permit fees apply

☐ Work without a Voice Data Electrical Permit - additional permit fees apply

☐ Work without a Sign Development Permit - additional permit fees apply

☐ Work without a Plumbing Permit - additional permit fees apply

☐ Work without a Mechanical Permit - additional permit fees apply

☐ Occupancy prior to obtaining an Occupancy Permit - additional permit fees apply

Re-inspection of the deficiencies listed in this notice will take place on MAY 15th 2023 to confirm compliance with the relevant by-law. If work in contravention of the relevant by-law continues and/or the deficiencies listed in this notice are found to continue to exist at the time of re-inspection, you may be subject to enforcement proceedings, including but not limited to the issuance of an Order to Comply. If an Order to Comply is issued, you will be subject to an administration fee, in addition to any other applicable fees and charges.

NOTE:

- Under section 5.15 of The Winnipeg Building By-law No. 4555/87 and/or section 2-034 of The Winnipeg Electrical By-Law No._____, you may be required to uncover and replace, at your expense, any work that has been completed and covered.

Any inquiries regarding this notice should be made to the inspector/officer MICHAEL KLATT between the hours of 8:30 a.m. and 9:30 a.m. Monday to Friday.

Permit applications and permit inquiries can be made at City of Winnipeg, Zoning and Permits Branch, Unit 31 – 30 Fort St., Winnipeg MB R3C 4X7 Phone: 204-986-5140 Fax: 204-986-6347

Inspector/Officer: [signature]

Recipient: 4631278 MANITOBA INC.

Oasis Property Services

12 January 2026

Standing Policy Committee on Property and Development
510 Main Street
Winnipeg, MB
R3B 1B9
Attn: City Clerks Department

Re: 456 Ross Avenue Folder No.25-273518 ORD

Dear Policy Committee personnel,

I wish to appeal the compliance order to obtain a work permit as it relates to the above referenced address / folder number.

The requirement is for the demolition permit for a building (456 Ross Avenue) which was demolished by the fire department in April of 2023.

In June of 2023 I attempted to acquire the required permit per the Enforcement Services Officer's (Raymond Rockwell) instructions but was unable to do so. The permit office indicated that the permit application must be completed by a licensed demolition contractor however since all of the work had already be completed (further details below), the 3 or 4 licensed demolition contractors I contacted were not willing/interested in applying for the permit. The permit office instructed that I contact the Enforcement Services Officer (who was unaware - until I informed him - that the permit application required a licensed contractor) to facilitate in this situation as they (permit office) could only accept a permit application from a licensed contractor. Since the work had been completed but the application was still necessary as an administrative requirement, the permit office told me the Enforcement Services Officer would need to submit and/or facilitate this permit application. I spoke with Raymond Rockwell to let him know that he would need to facilitate and/or submit the permit application in this situation (as I understood the instruction from the permit office) and to contact me if necessary.

That was the last I spoke with Raymond although I did also have to appeal several fines for not submitting an application (which I did submitted but understood was awaiting/needed Raymond to facilitate). That appeals officer recognized the dilemma and ruled in my favor which I thought had closed my responsibility for the situation and placed the onus back on Raymond to help facilitate and/or apply for the permit as the permit office had indicated was required.

Now, 2+ years later, I have received a letter indicating the permit is still outstanding. I contacted Raymond who now tells me a new process has been developed to allow me to obtain the demolition permit since mine was a common situation. I then contacted the permit office to inquire of this new process but the permit office again tells me my situation is not that common and that Raymond must facilitate/apply for the permit in this situation (the same as 2+ years ago).

Therefore, per the permit office instruction, I understand that in this situation the Enforcement Services Officer is needed to facilitate obtaining this work permit and so request an appeal of the compliance order as my Enforcement Services Officer has been unwilling? unable? to facilitate the permit. With regard to the $1461 in administrative fees which I have been told are not part of this appeal, I am awaiting a response from the PPD Enforcement services as I do not believe I should have been subjected to these fees when following the permit office instructions - especially when having once already gone through an appeal process which ruled in my favor.

If further context is required, I will say that Raymond has indicated that clean up of the rubble and foundation and filling in the hole are all part of the demolition however even this work was completed before ever meeting/speaking to Raymond. The letter from the fire department said they had demolished the building but made no mention of clean up and so I don't know if Raymond's information is accurate or not. If it is accurate, then it would appear that different departments have different definitions of demolition and the clean up (which was completed 3 weeks after the demolition in April 2023 before my first conversations with Raymond in late May or early June) was improperly done without a permit.

Within a day of receiving a letter by registered mail informing me that the building had been demolished by the fire department due to safety, I attended the site to survey the situation in person. I found the building (456 Ross Avenue) entirely demolished and a pile of rubble surrounded by security fencing with young children from the neighborhood, having climbed over/through the fencing and rummaging through the debris.

Given the dangerous/hazardous situation and liability that existed, I immediately undertook to have the property cleaned up as I recognized it would be my responsibility. I did not however realize I would need to get permission/permit to clean it up. I live on a farm just outside the city and contacted my neighbor who has a dump truck on his farm. He was able to help arrange a second dump truck and a small excavator to quickly remove the rubble/debris/foundation and fill in the hole. At the time there were about a dozen or more piles of rubble that existed within a few block radius of 456 Ross, and I did not want to be the property owner that simply neglected a hazardous situation. Within a few weeks (late April/ early May 2023) the property was completely cleaned up with all debris and foundation removed and hole filled in with 2 or 3 extra piles of clay that could be leveled once the initial fill settled. The property is now completely vacant and level.

I appreciate your consideration of this appeal as well as any direction that can be provided to hopefully clear/reverse the $1461 of administrative fees assessed.

Regards,



Byron Gryba, P.Eng.
Oasis Property Services

From: Oasis
Sent: January 12, 2026 2:41 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Re: 456 Ross Avenue compliance order 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.

_____

Please find the attached appeals letter as instructed. If there is anything further required at this time please let me know.

Thanks

Byron Gryba, P.Eng.
Oasis Property Services

On 1/8/2026 1:21 PM, Oasis wrote:

Good afternoon. I have received an order with almost $1500 of administration fees that I wish to appeal. I followed the enforcement services officer instructions to obtain a permit 3 years ago but was prevented from doing so despite my best attempts (I applied per instructions but it was not possible for me to get the permit per the permit office). I was even issued enforcement fines because I did not get a permit even though I was prevented from doing so. Despite my ernest request for how to get a permit when the process was not allowing me to do so - no one was able (or willing) to help. Naturally I appealed and it was ruled in my favor since I had made all attempts to follow instructions and there was not an avenue for me to obtain the required permits.

Since that appeal was in my favor, I thought the issue was finished or at least a new request for permit would be made to me once it was actually possible for me to obtaint the required permit.

Having just spoke with the enforcement services officer, I have been told that there is now a process to accommodate my situation such that I am able to obtain a permit. According to the enforcement services officer, my situation was all too common and a process had to be put in place to make it possible for a permit to be obtained. As such, I am once again doing my best to cooperate and obtain the permit I have been instructed to obtain - hence the phone call to the enforcement services officer. However I don't understand why, as someone who has followed instructions and tried to cooperate (but was blocked by process), I am being assessed almost $1500 in administration fees. My attempts to cooperate and follow instructions in the past, should indicate I would continue to cooperate once the process allowed me to do so.

Please let me know what further paperwork is required (appeals form? evidence of permit attempts? further details on the specific situation?) to appeal the $1461 in administration costs. The enforcement services officer told me that the action taken and the administrations fees issued were due to it taking so long for a permit to be obtained. Even though it was the city process that prevented my permit application 3 years ago and caused the delay, I have been assessed fees rather than being issued a new request since the process (apparently) has been changed/modified to allow me to obtain the required permit.

With a process in place to allow me to obtain the required permit, I will be doing that next week. Please don't hesitate to call me if necessary.

Thanks

Byron Gryba, P.Eng.
Oasis Property Services

City Clerk's Department
Bureau du Greffier

January 15, 2026

File EB-1.1

REGISTERED MAIL RN 864 653 038 CA

4631278 Manitoba Inc.

Attention: Byron Gryba

REGISTERED MAIL RN 864 653 055 CA

4631278 Manitoba Inc.

Attention: Byron Gryba

Appeal – The City of Winnipeg Building By-law No. 4555/87 – 456 Ross Avenue

This will acknowledge receipt of your communication dated January 12, 2026, appealing the Order dated December 30, 2025, from the Enforcement Services Officer, Development and Inspections Division, Planning, Property and Development Department, regarding provisions of the City of Winnipeg Building By-law No. 4555/87 for the premises located at 456 Ross 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. 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 can be accessed four business days prior to the meeting via the Decision Making Information System at clkapps.winnipeg.ca/dmis.

Leah Cowan
Senior Committee Clerk

c. H. Borys, Director of Planning, Property and Development
R. Klassen, Manager of Development and Inspection, Planning, Property and Development Department
D. Momtchilov, Development Projects Liaison, Planning, Property and Development Department
G. Mikolayenko, Commercial Inspections Administrator, Planning, Property and Development Department

K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department
J. Cameron, Chief Commercial Building Inspector, Planning, Property and Development Department
C. Berg, Administrative Assistant, Planning, Property and Development Department
PPD-Enforcement-Services@winnipeg.ca Planning, Property and Development Department

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Development and Inspections Division• Division de l'aménagement et des inspections

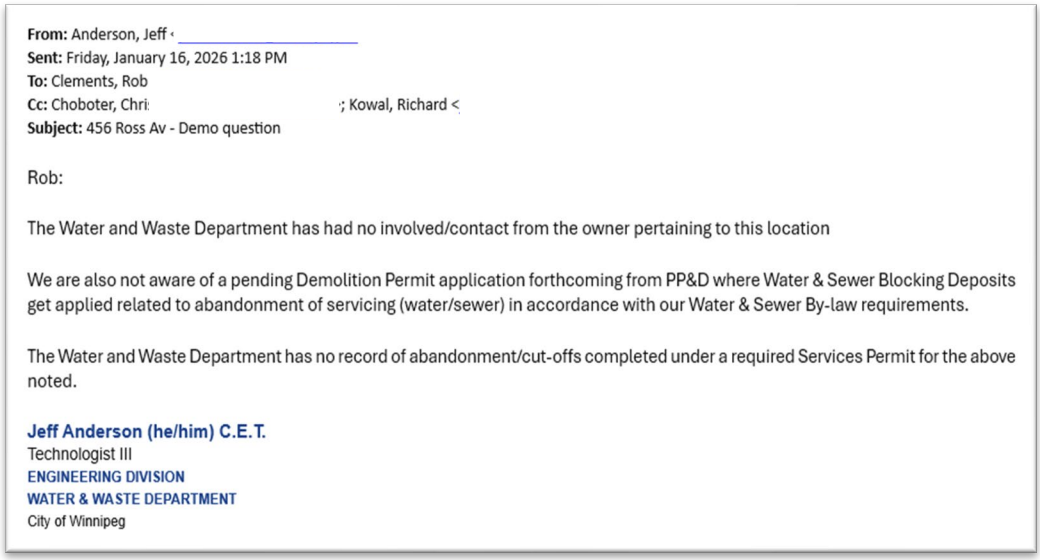
Prepared for: Standing Policy Committee on Property and Development

Date:	February 9, 2026
Agenda Item Number/ Description:	PD-SPC Appeal of a Compliance Order – Obtain Work Permit 25-273518-ORD Failure to Obtain Demolition Permit
Affected Municipal Address:	456 Ross Ave

Background:

- 456 Ross Ave was the scene of a fire on April 7, 2023, that caused significant damage to the primary structure, necessitating the WFPS to conduct an Emergency Demolition at the time of their response.
- WFPS issued the owner(s) a Notice of Immediate Action. The NOIA letter outlines why the WFPS conducted the Emergency Demolition.
- As the Emergency Demolition only collapsed the structure into a rubble pile, that left the property owner responsible to complete the demolition and clean up under the appropriate permits.
- The rubble was removed, however, no demolition permit was ever obtained to perform the clean up.
- The lack of a demolition permit results in no records of the demolition having been completed correctly.
  This includes no records that the water, sewer or other utilities having been terminated correctly.
- The Department worked with the owner(s) from the time of the fire to encourage their compliance.
  As the owner has included int heir appeal submission, they did undertake the rubble clean up quickly following the fire, however, they did so without permits, and in a manner that cannot be verified as proper.

- Areas of concern included the termination (abandonment) of water and sewer connections.
  The Department has reviewed the records with the appropriate staff at WWD, who confirm there are no records supporting the proper abandonment / cutoffs were done.
  The following January 16, 2026 email is provided as reference:



From: Anderson, Jeff
Sent: Friday, January 16, 2026 1:18 PM
To: Clements, Rob
Cc: Choboter, Chri ; Kowal, Richard <
Subject: 456 Ross Av - Demo question

Rob:

The Water and Waste Department has had no involved/contact from the owner pertaining to this location

We are also not aware of a pending Demolition Permit application forthcoming from PP&D where Water & Sewer Blocking Deposits get applied related to abandonment of servicing (water/sewer) in accordance with our Water & Sewer By-law requirements.

The Water and Waste Department has no record of abandonment/cut-offs completed under a required Services Permit for the above noted.

Jeff Anderson (he/him) C.E.T.
Technologist III
ENGINEERING DIVISION
WATER & WASTE DEPARTMENT
City of Winnipeg

- When water and sewer lines are not capped correctly, there could be ramifications for other properties in the area, including water supply and water quality concerns or environmental concerns from waste water seepage.
- The Department issued a Compliance Order to the owner(s) dated December 30, 2025 for them to obtain the proper permits, and have the matter dealt with by licensed contractors.

Designated Employee Recommendation:

- This Compliance Order was issued in accordance with City of Winnipeg By-laws.
- The Public Service requests that the Standing Policy Committee deny the appeal and confirm the Compliance Order in its entirety.

Supporting Information

Post Fire- April 13, 2023, rubble pile





February 8, 2024: rubble removed, and fill in piles.



January 15, 2026: site now has trailers and dogs chained on site.



Compiled by K. Happychuk, Chief- Enforcement Services, PPD

City Clerk's Department
Bureau du Greffier

February 10, 2026

File EB-1.1

4631278 Manitoba Inc.

4631278 Manitoba Inc.

Attention: Byron Gryba

Attention: Byron Gryba

Appeal – The City of Winnipeg Building By-law No. 4555/87 – 456 Ross Avenue

On February 9, 2026, the Standing Policy Committee on Property and Development adjourned the appeal hearing to its meeting on March 5, 2026, at 9:30 a.m. in the Council Building at 510 Main Street.

Leah Cowan
Senior Committee Clerk

c. H. Borys, Director of Planning, Property and Development
R. Klassen, Manager of Development and Inspection, Planning, Property and Development Department
D. Momtchilov, Development Projects Liaison, Planning, Property and Development Department
G. Mikolayenko, Commercial Inspections Administrator, Planning, Property and Development Department
K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department
J. Cameron, Chief Commercial Building Inspector, Planning, Property and Development Department
C. Berg, Administrative Assistant, Planning, Property and Development Department
PPD-Enforcement-Services@winnipeg.ca Planning, Property and Development Department