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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Development and Inspections Division • Division de l'aménagement et des inspections
Enforcement Services Unit • Unité des services d'exécution

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

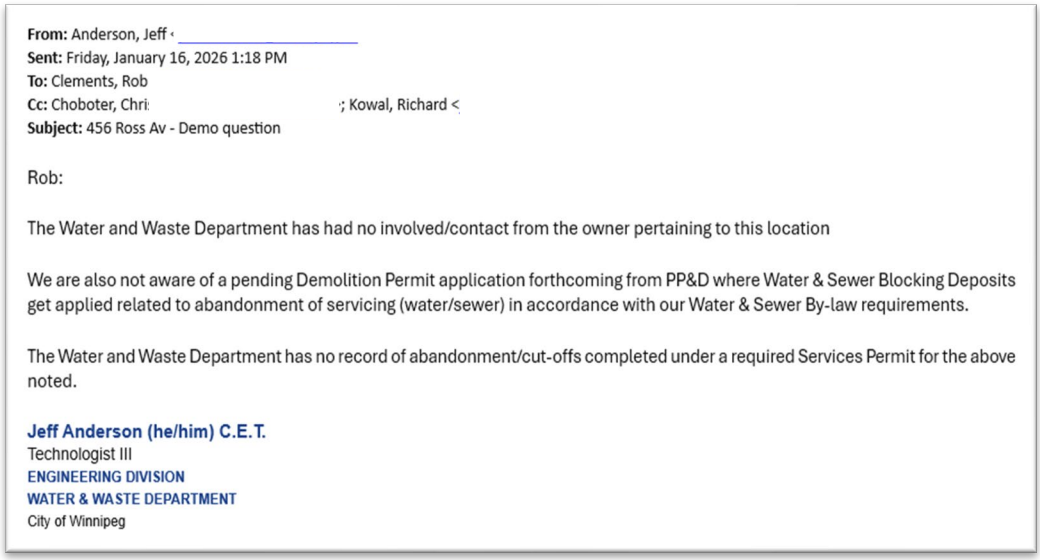
Prepared for: Standing Policy Committee on Property and Development

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

Subject: Re: 456 Ross avenue, Demolition permit application
From: Oasis
Date: 11/21/2024, 1:25 PM
To: "Hartle, Cassandra"

Hi Cassie. It has been a week since my last e-mail and I have not yet heard back. Please let me know to whom this has been escalated so that I can contact them directly. Thank you

Byron Gryba, P.Eng.
Oasis Property Services

On 11/14/2024 2:19 PM, Oasis wrote:

> Hi Cassie. There still appears to be some misunderstanding. The building was demolished by the fire department and I have a letter from them stating as much. I have had no say in the demolition.
>
> Prior to clean up, I did however contact both Manitoba Hydro and the City of Winnipeg water department. Both Manitoba Hydro and the city of Winnipeg water department confirmed that their respective utilities had been properly and completely disconnected as requested by the Fire Department prior to demolition by the fire department (kind of makes sense that the fire department would make sure it was safe to demolish a building before they do it - does it not?).
>
> Since all of the above was completed as part of the fire department's demolition of the building - as would be expected - the only thing that remained was a huge liability due to neighborhood children climbing the fence and rummaging around through the demolished building. As such I took the only sensible and responsible approach to ensure the public safety and removed all of the demolished building and filled in the hole.
>
> At this point I can provide you with a letter from the fire department stating that they have demolished the building and anyone can contact the utilties to verify they were properly diconnected prior to the fire department demolishing the building. If you need a photo showing that the infill has been completed I can certainly provide that.
>
> I contacted a couple of the licenced contractors explaining the situation and that all work had been done and they said that with no work for them to do, they would not pull a permit. I also tried not explaining the situation and had one contractor check out the work and he thought I was pranking him after he checked out the site (and he was a bit upset I wasted his time) and found there was nothing to be done.
>
> My only question at this point is whether there is anyone I can speak with who has the authority and good sense to see that the fire department demolished the building after having utilities properly disconnected and then to recognize that the lot is level and safe.
>
> Given these details, let's please work together to put this to rest and not waste anyone's time further (yours,

mine, or any contractor).

Thanks

Byron Gryba, P.Eng.
Oasis Property Services

On 11/14/2024 10:12 AM, Hartle, Cassandra wrote:

Hi Byron,

Sorry for the delay in getting back to you. I have confirmed with my boss that a licensed demolition contractor is required to apply for the application. This is to ensure all services have been properly disconnected, infill is completed accordingly etc.

If you have any further questions please let me know.

Thank you,

Cassie Hartle
Permit Support Specialist
Planning, Property and Development
Zoning and Permits
City of Winnipeg

T.
E.

From: Oasis
Sent: Monday, November 11, 2024 11:08 PM
To: Hartle, Cassandra
Subject: Fw: 456 Ross avenue, Demolition permit application

** EXTERNAL EMAIL - USE CAUTION **

Hello. I am hoping you can assist me in escalating my concern to someone who can help me properly address the situation. A summary can be found in my initial e-mail in the thread below which was an e-mailed submission/permit request that was done exactly per by-law enforcement instructions (on the form they provided and in accordance with their exact directions).

Thank you.

Byron Gryba, P.Eng.
Oasis Property Services
F

From: Yimesgen, Efrem
Sent: Monday, November 11, 2024 12:51 PM
To: 'Oasis'
Subject: RE: 456 Ross avenue, Demolition permit application

Good day,

Thank you for reaching out. Demo permits can only be applied by a Licensed Demo Contractor. You can contact the Permit support Specialist "Cassie Hartle" at CassandraHartle@winnipeg.ca if you would like to escalate

Regards,

Efrem Yimesgen
Permit Technician
Development and Inspections
Planning, Property and Development
City of Winnipeg

T.
E.

winnipeg.ca

From: Oasis
Sent: Wednesday, November 6, 2024 4:32 PM
To: Yimesgen, Efrem
Subject: Re: 456 Ross avenue, Demolition permit application

** EXTERNAL EMAIL - USE CAUTION **

Good afternoon Efrem. Since there is no work to be done, why is a licenced contractor required? How can this be resolved? Is there a manager I can escalate this to so that the details of the situation can be reviewed and a common sense solution found?

Thanks

Byron Gryba, P.Eng.
Oasis Property Services

Winnipeg | Winnipeg Parking Authority
Direction du stationnement de Winnipeg

DECISION OF ADJUDICATOR/ DÉCISION DE L'ARBITRE

4631278 MANITOBA INC.

Date of Decision/Date de la décision 07-Nov-2024

Contravention #/N° de contravention	PPD0010842
Issue Date/Date d'émission	04-Mar-2024
By-Law/Règlement municipal	4555/87 S.14.4.1
Penalty Assessed/Pénalité établie	$1,000.00
Contravention/Infraction	Failing to obtain a prmt prior to demolition/Manquer d'obtenir un permis avant la démolition

Date of Screening/ Date de la révision 08-Apr-2024

Screening DECISION/ DÉCISION de la revision :	Penalty REDUCED / Pénalité RÉDUITE
Reason for decision/Motif de la décision :	PUBLIC INTEREST

ADJUDICATOR DECISION/ SENTENCE ARBITRALE	STATUTORY BASIS FOR DECISION / FONDEMENT LÉGISLATIF DE LA DÉCISION	Penalty Owing/ Montant de la pénalité
Penalty CANCELLED /Pénalité ANNULÉE	PUBLIC INTEREST	**$0.00**

ADJUDICATION OUTCOME DÉCISION ARBITRALE	ADJUDICATION CONSIDERED SUCCESSFUL – REFUND OF FEE REQUIRED / DÉCISION ARBITRALE FAVORABLE – UN REMBOURSEMENT DES FRAIS EST EXIGÉ

REASON FOR DECISION/ MOTIF DE LA DÉCISION:

Judgment Decision: The City of Winnipeg issued a Penalty Notice dated 03/04/2023 alleging that the Appellant failed to obtain a Demolition Permit pursuant to Sec. 14.4.1 of the Winnipeg Building By-Law, By-law No. 4555/87. I have considered the Appellant's submission and the City's evidence in support of the Penalty Notice. On the facts I have come to conclusion that there was no reason for requiring that the Appellant obtain a demolition permit as the building on the property had been demolished by the Fire Department as a result of a fire on the Appellant's property. The Appellant then removed the debris from the property which appears to have happened before the penalty notice was received. Based on those facts and the content of several discussions between the Appellant and City employees that the Appellant provided, in the Public Interest the penalty imposed by the Screening Officer is Cancelled. This appeal is successful.

Payment due date/Date d'échéance pour le paiement 21-Nov-2024

If payment of the penalty is not made by the date indicated, the penalty will be subject to collection action. The city may pursue all legal remedies available, reasonable, and necessary to collect on outstanding balances and associated charges.

Le défaut de payer la pénalité au plus tard à la date indiquée peut entraîner la prise de mesures de recouvrement. La Ville peut épuiser tous les recours judiciaires raisonnables et nécessaires qui sont à sa disposition en vue de recouvrer les sommes qui lui sont dues.

METHODS OF PAYMENT

Any payments received after close of business will be processed the following business day. Please allow sufficient time to ensure your penalty notice is paid on time.

1. IN PERSON
During regular office hours, you may pay using cash, debit or credit card at the Winnipeg Parking Authority. During off hours, you may leave your cheque or money order in the drop box located at the entrance to Parking Authority Offices at 495 Portage Avenue (see mail section for details on cheque requirements).

2. ONLINE AND 311
You may pay your penalty notice online anytime at www.winnipeg.ca/bylawscreening/ or by calling 311 (out of town 1-877-311-4974). The City of Winnipeg accepts the following credit cards: Visa, Mastercard, American Express. Credit card payments received after business hours will be processed the next business day.

3. MAIL
Make cheque or money order payable to THE CITY OF WINNIPEG. Please write your contravention number on the cheque or money order to ensure proper credit. Payment will be considered received on date of delivery from Canada Post. Do NOT send cash in the mail.

POST DATED CHEQUES NOT ACCEPTED. A DISHONOURED CHEQUE DOES NOT CONSTITUTE PAYMENT AND AN NSF FEE WILL BE APPLIED.

Winnipeg Parking Authority Offices
495 Portage Avenue
Winnipeg, MB R3B 2E4
For up to date operating hours & closures, please visit our website at winnipeg.ca/parking or call 311.

ADJUDICATOR FEE REFUNDS

Fee is to be refunded via original method of payment. Cash or debit card payments will be refunded by way of mailed cheque. Credit card payments will be refunded on the card originally used for payment by the cashier.

MODES DE PAIEMENT

Les paiements reçus après les heures d'ouverture seront traités le jour d'ouverture suivant. Veuillez prévoir suffisamment de temps pour payer votre pénalité à temps.

1. EN PERSONNE
Pendant les heures d'ouverture normales, vous pouvez payer en espèces, par carte de débit ou par carte de crédit à la Direction du stationnement de Winnipeg. En dehors des heures d'ouverture, vous pouvez déposer votre chèque ou mandat dans la boîte de dépôt située à l'entrée des bureaux de la Direction du stationnement de Winnipeg, au 495, avenue Portage. (Veuillez vous reporter à la section portant sur les envois par la poste pour obtenir des renseignements sur les exigences liées aux chèques.)

2. EN LIGNE ET PAR TÉLÉPHONE AU 311
Vous pouvez payer votre pénalité en tout temps en ligne, à www.winnipeg.ca/avisdepenalite, ou en composant le 311 (ou, à l'extérieur de la ville, le 1-877-311-4974). La Ville de Winnipeg accepte les cartes de crédit suivantes : Visa, MasterCard et American Express. Les paiements par carte de crédit reçus après les heures d'ouverture seront traités le jour ouvrable suivant.

3. PAR LA POSTE
Libellez votre chèque ou mandat à l'ordre de la VILLE DE WINNIPEG. Veuillez inscrire le numéro de la contravention sur le chèque ou le mandat afin que le paiement vous soit crédité correctement. Les paiements sont réputés reçus le jour de leur livraison par Postes Canada. N'ENVOYEZ PAS d'espèces par la poste.

LES CHÈQUES POSTDATÉS NE SONT PAS ACCEPTÉS. UN CHÈQUE REFUSÉ NE CONSTITUE PAS UN PAIEMENT ET ENTRAÎNERA DES FRAIS DE CHÈQUE SANS PROVISION.

Bureau de la Direction du stationnement de Winnipeg
495, avenue Portage
Winnipeg (Manitoba) R3B 2E4
Pour des renseignements à jour sur les heures d'ouverture et les fermetures, veuillez visiter notre site Web à winnipeg.ca/stationnement ou appeler le 311.

REMBOURSEMENT DES FRAIS D'ARBITRAGE

Les frais seront remboursés de la même façon qu'ils ont été payés. Les paiements en espèces ou par carte de débit seront remboursés au moyen d'un chèque envoyé par la poste. Les paiements par carte de crédit seront remboursés sur la carte utilisée par le caissier ou la caissière lors du paiement original.

Subject:	Re: 456 Ross Avenue - Demo permit required
Date:	Mon, 25 Nov 2024 15:18:29 +0000
From:	Rockwell, Raymond
To:	Oasis <
CC:	Hartle, Cassandra , Rockwell, Raymond

Good morning Byron,

Thank you for the email.

At the time of our discussion, the permit office was changing the demo permit requirements and I must apologize for any confusion. The fact is, you removed the fire damaged debris and the foundation from the site without a valid demolition permit and In my experience, a permit is still required for this work.

Please note the Winnipeg Fire Paramedic Services only knocked the building down into a rubble pile due to the safety risk of the structure's integrity. This does not count as demolishing under the City of Winnipeg Building Bylaw No.4555/87.

The permit office will follow up with you to confirm how to move forward.

Raymond Rockwell
Enforcement Services Officer

Development and Inspections
Planning, Property & Development
City of Winnipeg

Mobile
Email:

Website: winnipeg.ca

Address: 4th Floor, 65 garry St, Winnipeg, MB, Winnipeg, MB R3C 4K4

Connect with us:

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From: Oasis

Sent: Friday, November 22, 2024 10:55 AM
To: Rockwell, Raymond
Cc: Hartle, Cassandra
Subject: Re: 456 Ross Avenue - Demo permit required

** EXTERNAL EMAIL - USE CAUTION **

As I mentioned when you called me last fall (2023), I contacted a couple of the licenced contractors explaining the situation and that all work had been done and they said that with no work for them to do, they would not pull a permit.

A day or two after our phone call last fall I even tried "not explaining" the situation and had a different contractor go to the site to check out the work. He called me back after he checked out the site to ask if I was pranking him (he was a bit upset I wasted his time) and found there was nothing to be done.

I followed your original instructions exactly and submitted a permit (you were copied on the application) and had the permit office tell me it was the wrong form and it required a licenced contractor. I'm not sure why you sent me on a goose chase but you never apologized for wasting my time or even admitting it was a mistake so I get the feeling it was intentional. No one has been able to explain why a licenced contractor is now required after the fact especially since I have a letter from the fire department that they demolished the building - proof that it wasn't me.

It seems I'm caught in some type of bureaucratic loop here.

Byron Gryba, P.Eng.
Oasis Property Services

On 11/22/2024 9:36 AM, Rockwell, Raymond wrote:

> Good morning Byron,
>
> Thank you for the update.
>
> In the meantime, have you engaged with any licensed demolition contractors?

Raymond Rockwell
Enforcement Services Officer
Planning, Property and Development Department
City of Winnipeg

M.
E.
winnipeg.ca

From: Oasis
Sent: Thursday, November 21, 2024 1:30 PM
To: Rockwell, Raymond
Subject: Re: 456 Ross Avenue - Demo permit required

** EXTERNAL EMAIL - USE CAUTION **

Hi Ray. I actually contacted the permit office on November 6th, 2024 and after a couple back and forth, I have been escalated to Cassie Hartle, Permit support specialist. I have e-mailed with Cassie a couple times and have been waiting a week (November 14th was my last e-mail to her) to have things escalated further. I just e-mailed her again asking for an update or a direct contact to whom my e-mail has been escalated.

Thanks

Byron Gryba, P.Eng.
Oasis Property Services

Subject: 456 Ross Avenue demolition permit
From: Oasis
Date: 1/12/2026, 11:59 AM
To: ppd-permit@winnipeg.ca

Good morning. I spoke with Tony late Friday afternoon regarding the compliance order to obtain a demolition permit for the building at 456 Ross Avenue.

The building had a total loss fire in March of 2023 and a then a subsequent fire about 2 weeks later during which the fire department demolished the building due to safety concerns. I received a letter from the fire department indicating these events and informing me that the building at 456 Ross avenue had been demolished.

Ray Rockwell (enforcement services officer) contacted me in May of 2023 and told me that I would need to obtain a demolition permit even though the fire department had demolished the building. While it seemed odd that it was my responsibility to get the demolition permit (since the building was already demolished and it was the fire department that did it), I simply expressed my confusion to Ray and I followed his e-mail links/forms/instructions and attempted to obtain a permit (approx June 2023). The permit applicaiton indicated that it was being submitted in accordance with Ray's request and that no actual work was required since the fire department had already demolished the building and following the demolition, the rubble and foundation had been removed and the hole filled (456 Ross was a level/vacant lot at the time of the permit applicaiton).

My application however was rejected as I was told that only a licenced contractor could obtain the permit. I let Ray know and he got back to me with new instructions including a list of licenced contractors and said it was a new requirement he had not been made aware of. I called 3 or 4 licenced contractors however none were willing to apply for a permit for which no work was required. When I contacted the permit office for assistance, I was instructed to speak with the enforcement officer (Ray) to have him help navigate the situation. I then spoke with Ray to let him know that I was still unable to get a permit and that I would need him to do something on his end to resolve the permit requirement situation given that all the work was completed and only a licenced contractor was able to get a permit.

While there was never any further directions from Ray to navigate the requirement to get the permit, I have now (2.5 years later) received another compliance order letter from Ray for the same demolition permit requirement. When I spoke with Ray to remind him that only a licenced contractor could get the permit, he indicated there was now a process by which I could apply for a permit given the situation that all work was completed. I then contacted the permit office for instructions and was told that Ray would need to provide the paperwork to facilitate this permit application given the specific situation.

I believe Tony indicated he would contact Ray directly however if I misunderstood and there is a process or procedure that I should inform Ray of please let me know.

I am hoping to tie up this loose end asap. The fire department demolished the building almost 3 years ago and while I followed Ray's instruction and told him I would need his help to resolve the situation, it seems it remains open.

Thanks

Byron Gryba, P.Eng.
Oasis Property Services

Subject: Auto-Reply from City of Winnipeg PPD-Permit
From: PPD-Permit <ppd-permit@winnipeg.ca>
Date: 1/12/2026, 11:59 AM
To: Oasis

[This is an automated email, please do not reply directly to this email]

Thank you for contacting us. Your email has been received and if a response is required, someone will get in touch with you shortly.