Community Services Department • Services communautaires
Community By-law Enforcement Services • Services communautaires d'exécution des règlement
395 Main Street • 395, Rue Main • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

PERMIT NO: 22 101828 000 00 BP

BOARDING PERMIT: Residential

ADDRESS: 739 Selkirk AVE

Applicant: City of Winnipeg - Community By-law Enforcement Services
Work: 204-986-2234
395 Main ST
Winnipeg, Manitoba R3B 3N8

Owner(s): 7126957 MANITOBA LTD.,

Description of Work:

For Boarding Permit Inspections or other related enquiries, please contact Community By-law Enforcement Services between 8:30 AM - 4:30 PM Monday thru Friday at 204-986-2234.

Conditions:

This permit is automatically transferred to the next owner of the building if sold before this permit expires.

In addition to complying with all of Schedule A of the Vacant Buildings By-law 79/2010, The applicant and/or the owner of the building is responsible for ensuring that all boarding is installed and maintained in compliance with Part II of Schedule B of the Vacant Buildings By-law 79/2010 for the full duration of the permit.

THIS PERMIT EXPRIES 12 MONTHS FROM THE DATE OF ISSUANCE and the applicant and/or the owner of the building MUST remove all boarding from the building by the date of expiry of this boarded building permit and immediately secure the building in compliance with Part I of Schedule B of the Vacant Buildings By-law 79/2010.

Additional Permits: The owner of a RESIDENTIAL building is entitled to a single Boarded Building Permit unless designated committee grants approval for an additional Boarded Building Permit in accordance with the requirements of subsections 10(1) and 10(2) of the by-law: or an Occupancy Certificate has been issued in respect of the building.

Refunds: The current owner of a vacant building is entitled to a partial refund on the condition that the building is brought into compliance with: Schedule A and Part I of Schedule B of the Vacant Buildings By-law 79/2010 before the expiration of this permit. Any outstanding fees owing to the City of Winnipeg will be deducted from the refund.

Note: Once a RESIDENTIAL building has been boarded, the owner is required to obtain an OCCUPANCY CERTIFICATE prior to re-occupying the building. Requirements pertaining to the Occupancy Certificate are outlined in Division 3 of the Vacant Buildings By-law 79/2010. Occupancy Certificates can be obtained at the Community By-law Enforcement Service: 1st floor - 395 Main Street.

Permits: This certifies that the above-named applicant is granted this permit to perform the work described in the above application and that payment for the said permit has been made. This permit is granted subject to the terms of the undertaking above stated and subject to the provisions of the applicable by-laws, regulations or orders and plans here before mentioned and nothing permitted hereunder shall be deemed to override the provisions of any applicable by-law of The City of Winnipeg or any Federal or Provincial statutes or regulations.

Revocation: This permit may be revoked if it was issued on the basis of mistaken or false information, or in error.

Expires: This permit automatically expires and is thereafter null and void if the owner does not ensure that construction or other work authorized by the permit is initiated within six months after the permit is issued and is completed within three years after the date the permit is issued.

Date Issued: January 04, 2022 Issued By: Valerie Titley

Raghvir Singh Sehira
Sehira Renovations LTD

March 24, 2026

To: Standing Policy Committee on Property and Development, Winnipeg, Manitoba

Subject: Request for Second Boarding Permit and Meeting

Dear Members of the Standing Policy Committee on Property and Development,

I am writing to request a second boarding permit for the property 739 Selkirk Avenue, Winnipeg, Manitoba R2W 2N5.

Approximately six months ago (October 5,2025) I submitted a complete permit application to the City's Planning, Property and Development Department. Since that time, I have been actively working with qualified architects and engineers to ensure that all plans, drawings, and supporting documents fully comply with applicable regulations and bylaws. All requested materials have been submitted, and I am currently awaiting approval so that I may proceed with interior renovations. I have been looking after this property since August 2025.

Recently, I was informed that I am required to submit a second boarding permit application. While I understand the importance of adhering to bylaw requirements, this additional step has caused significant delays and uncertainty in moving the project forward, despite my efforts to comply fully with all processes to date.

I would appreciate the opportunity to meet with the Committee to discuss my situation in detail. I believe that a meeting would allow me to present the full context of my application and work collaboratively toward a timely and reasonable solution

Thank you for your time and consideration. I look forward to your response and the opportunity to address this matter further.

Yours sincerely,

Raghvir Singh Sehira