



Vacant Building Inspection Invoice

To Terrell Feakes

March 31, 2026

Re: 372 Roberta AVE
Winnipeg MB
LOT 2 PLAN 30439 79//81 K

Invoice Date:
March 31, 2026

Invoice Number:
26 120732

REFERENCE	DESCRIPTION	FEES
New Charges		
26 120732	Schedule A Inspection Fee – Not Compliant	\$1,725.00
26 120732	Schedule A Escalator Fee – Not Compliant (1 × 1025.00)	\$1,025.00
Outstanding Balance (see next page for details)		\$0.00
TOTAL PAYABLE UPON RECEIPT		\$2,750.00

As of the date of this invoice, the following orders remain outstanding - Order Number(s): 5341113

Payment options: cash, cheque, debit, credit card.

The City of Winnipeg
Licensing & Bylaw Enforcement
Main Floor, 395 Main Street, Winnipeg, MB, R3B 3N8
Hours: Monday – Friday 8:30 a.m. to 4:00 p.m.

If you have questions about this invoice or the vacant building inspection, please contact the Licensing & Bylaw Enforcement, Lam Thongvankham, at 204-806-0993.

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

STATEMENT OF PREVIOUS VACANT BUILDING INVOICE(S)

REFERENCE

DESCRIPTION

STATUS / BALANCE

TOTAL OUTSTANDING BALANCE

IMPORTANT INFORMATION

1. ANNUAL SCHEDULE A INSPECTIONS

- a. Pursuant to Division 4 Section 15(2) of the Vacant Buildings By-law 79/2010, all vacant buildings are required to be inspected annually. The Vacant Buildings By-law also allows for the City of Winnipeg to charge an inspection fee.
- b. Failure to pay the invoiced amount on or before **May 1, 2026** may result in legal action. Such action may include: issuing a Penalty Notice, engaging the services of a collection agency, or registering a caveat on the title of the property if not paid in full.

2. REFUND INFORMATION

- a. Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
- b. Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
- c. Refunds are only applicable towards the "New Charges" amount of the most recent invoice.
- d. The application for a refund, accompanied with the applicable invoice and payment receipt, must be received by the City Clerk's Department within 30 days from the date the new charges amount became payable.
- e. Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

3. Empty Building Fee

- a. Effective September 26, 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**

4. 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.

Licensing & Bylaw Enforcement

Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8

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395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

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winnipeg.ca

RECEIPT

No: 1334163

LicenseType: Invoice Vacant Building License Number : 26120732 IVB
Name of Payor: TERRELL FEAKES Expires:
Memo:

G/L Account	Paid
001-442094-622803-62283-080	\$2750

Paid : \$2750.00 (Mastercard)

Received by: (Signature) Date: 2026-04-29

From: Terrell Feakes

Sent: April 29, 2026 2:48 PM

To: CLK-Appeals <clk-appeals@winnipeg.ca>

Subject: 372 Roberta Vacant Building Inspection Invoice 26 120732 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.

Hello,

I recently bought the property of 372 Roberta Ave with the intent of getting the place demolished to build a new home. I have had some setbacks with getting my development permit approved, which delayed the start date, as I am a first time home builder and had missed a few things on submission. My permit is now approved, and also nearly have my building permit 26-127100 HO and demo permit 26-129838 HO. I am told those are both in review to be issued shrotly.

I was issued a Compliance order, and sent an invoice, which I have now paid (see below attachements) I was given until May 19th to comply by getting the building demolished. I am on track to have it demo'd by then, but I needed to send in my appeal before May 1st.

I would like to request to be refunded the difference between a compliant and non compliant inspection fee as well as the escalator fee.

I had to pay 1025.00 for the escalator fee, would like to have that reduced to 515.00

I also had to pay 1725.00 for the inspection fee for schedule A, and would like that reduced to 740.00.

Also, would the escalator fee count, since I've only owned this building a short time and was really trying my best to have it demo'd and developed in a timely manner according to

all the rules and regulations? I just believe that I am trying to turn a rough property and an eye sore into a well built home for my family and I to live in.

Please let me know if there is any other information you require from me, and if I can help in any way to get this appeal looked at.

Thank you very much,

Terrell Feakes



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/Télec. : 204-986-4094 • www.winnipeg.ca

COMPLIANCE ORDER

SCHEDULE A

The Vacant Buildings By-law No. 79/2010

DATE: February 23, 2026

NOTICE TO: Terrell Feakes

ORDER NUMBER: 5309174

RE: 372 ROBERTA AVE

LOT 2 PLAN 30439 79//81 K

Folder: 26 120741 5309174 NO

An inspection of the premises at 372 Roberta Ave (LOT 2 PLAN 30439 79//81 K) in the City of Winnipeg revealed that you are in contravention of The Vacant Buildings By-Law 79/2010 in the following respects:

1. Without restricting the general obligation set out in subsection (2)(1) - 2(2)(a) roofs, including fascia boards, soffits, cornices, flashing, eavestroughing and downspouts must be maintained in a watertight condition;
2. 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.
3. 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:

- Observed roof of building missing eavestrough and down spouts. *scj*
- Observed Combustibles inside building.
- Observe loose hanging hazards in building.

CORRECTIVE ACTION:

- Install Eavestrough and downspouts.
- Remove all combustibles inside building.
- Remove or repair loose hanging hazards.

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.

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.

<https://amanda.ad.cityofwpg.org/backoffice/webdav/amanda--LTHONGVA--5309174--1-->

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

COMPLIANCE DATE: **May 19, 2026**

Issued by: By-Law Enforcement Officer 3814

All enquiries regarding this notice and any conditions therein should be made to:
at 204-986-2234, e-mail cms-lbe@winnipeg.ca

Failure to Comply

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

1. Charge an Inspection Fee in the amount imposed by council. *Until May 19th.*
2. 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, you could face a penalty that will be imposed at the discretion of a Judicial Justice of the Peace; and/or
3. Take actions or measures referred to in this Order to bring the property into compliance, and add the costs to the property taxes.
4. When applicable a \$1000 monetary penalty will be added 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.

Vacant Buildings Bylaw Boarded Building Permit Requirements

Call or visit Licensing & Bylaw Enforcement to obtain a Boarded Building Permit.

395 Main Street (Main Floor)
Winnipeg, MB
R3B 3N8
Ph: 204-986-2234
Email: CMS-LBE@winnipeg.ca

Permit Requirements

7 In order to obtain a Boarded Building Permit, an owner must

- (a) when applying for a Boarded Building Permit, provide an address for service of notices and orders during the period that the permit is valid and thereafter, provide prompt notice of any change in the address given for service; and
- (b) pay any application or permit fee established by Council in respect of the permit.

Boarded Building Permit for commercial buildings

8 Upon payment of permit fees established by Council, the owner of a commercial building may obtain an unlimited number of Boarded Building Permits for that building, each being valid for a period of one year after being issued. The permit is automatically transferred to the next owner of the building.

Boarded Building Permit for residential buildings

9(1) Subject to this Division and upon payment of a permit fee established by Council, the owner of a vacant residential building is entitled to obtain a single Boarded Building Permit for the building, valid for a period of one year from the date it is issued. The permit is automatically transferred to the next owner of the building.

No additional permit without Designated Committee approval or occupancy certificate

9(2) Once a Boarded Building Permit has been issued in respect of a residential building, no additional permit may be issued in respect of the building until and unless: (a) the Designated Committee has approved an additional Boarded Building Permit to be issued under section 10; or (b) an occupancy certificate has been issued in respect of the building under section 13.

Partial refund of permit fee

9(3) The current owner of the residential building is entitled to a partial refund of the permit fee referred to in subsections (1) or (2) in an amount established by Council if the building is brought into compliance with Schedule A and Part I of Schedule B before the expiration of the Boarded Building Permit. Fees or penalties imposed on the owner pursuant to this or another By-law are to be deducted from any refund paid.

Please note Residential Properties are eligible for one Boarded Building Permit. Unless application under Section 9(2) is successful.

Criteria for additional permit

10(2) In determining whether to approve an additional permit, the Designated Committee must take into account

- (a) the impact of the boarded building on adjacent buildings and the surrounding neighbourhood;
- (b) the viability and credibility of the owner's plans to bring the building into compliance and maintain it thereafter in compliance with this By-law and other by-laws;
- (c) the likelihood that the building will be re-occupied in the future; and
- (d) the owner's record of compliance or non-compliance with this By-law and other by-laws of the City at the subject property and elsewhere.