



Vacant Building Inspection Invoice

To **FLAGSTICK PROPERTIES LTD.**

March 25, 2026

Re: **254 Ferry RD
Winnipeg MB
LOT 24 BLOCK 3 PLAN 1296 30//1 ST JA**

**Invoice Date:
March 25, 2026**

**Invoice Number:
26 117008**

REFERENCE	DESCRIPTION	FEES
New Charges		
26 117008	Schedule A Inspection Fee – Not Compliant	\$1,725.00
Outstanding Balance (see next page for details)		\$0.00
TOTAL PAYABLE UPON RECEIPT		\$1,725.00

As of the date of this invoice, the following orders remain outstanding - Order Number(s): 5336208

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, Kaylee Mushumanski, at .

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
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TOTAL OUTSTANDING BALANCE	\$0.00
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IMPORTANT INFORMATION

1. ANNUAL SCHEDULE A INSPECTIONS

- 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.
- Failure to pay the invoiced amount on or before **April 25, 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

- Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
- Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
- Refunds are only applicable towards the "New Charges" amount of the most recent invoice.
- 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.
- Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

3. Empty Building Fee

- 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.

RECEIPT

No: 1330071

LicenseType: Invoice Vacant Building **License Number :** 26117008 IVB
Name of Payor: FLAGSTICK PROPERTIES LTD. **Expires:** _____
Memo: _____

<u>G/L Account</u>	<u>Paid</u>
001-442094-622803-62283-080	\$1725

Paid : \$1725.00 (Visa)

Received by: _____ **Date:** 2026-04-09
(Signature)

From: John Danylchuk <
Sent: April 9, 2026 10:35 AM
To: CMS-LBE <
Subject: Application for refund

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 am emailing about applying for a refund on Vacant Building Inspection Invoice #26 117008. Attached is a copy of the invoice as well as the receipt.

We purchased the building in late December 2025. Our intention is to demolish the existing building and build a Quadplex. All permits have already been submitted. Shortly after purchasing this property we received a vacant building inspection. This resulted in 4 compliance orders. To date we have resolved 3 of the compliance orders. The 4th compliance order should be resolved once we receive the demolition permit.

We believe we have taken all reasonable efforts to comply with the By-laws and have every intention of demolishing this vacant building in order to erect a new building in its place which will contribute to revitalizing this neighbourhood.

Please let me know what I need to do in order to apply for this refund.

John Danylchuk