



LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	May 6, 2026
Report	Request to Refund Inspection Fee associated with Vacant Building Inspection Invoice of 254 Ferry Rd
Appeal Invoice	26 117008 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 254 Ferry Rd

Appellant Name	John Danylchuk
Property Owner	FLAGSTICK PROPERTIES LTD.
Owner on record since	January 5, 2026

Refund of an invoice is allowed under section 24 of the Vacant Buildings By-Law 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above named property on or about January 12, 2026.

A Bylaw Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the Vacant Buildings By-law, sent a notification letter and brochure to the owners January 16, 2026. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

The Officer issued a notification for the first vacant building inspection on January 12, 2026 and it was served by registered mail to owner in accordance with Section 117(1) of [The City of Winnipeg Charter Act](#).

An inspection was conducted on February 10, 2026. In accordance with Section 15(2) of the Vacant Buildings Bylaw, an Vacant Building Inspection invoice was sent on March 25, 2026.

Does LBE involvement pre-date this ownership timeframe: **YES**

Orders Caveated	0
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	1
Onsite Investigation	5
Declared Vacant	January 12, 2026
Information Package	January 16, 2026
# By-law Orders Issues	4
# of Remediations performed by City	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
5303308	CBES – Neigh – General Order	February 13, 2026	February 23, 2026	Closed
5303263	CBES – Neigh- Part -1 Littering and garbage order	February 13, 2026	February 18, 2026	Closed
5303389	CBES – VB – Res Sch A order	February 13, 2026	May 11, 2026	Open
5301612	Schedule B order	February 12, 2026	March 1, 2026	Closed

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
26 117008	Vacant Building Inspection Invoice	March 25, 2026	Paid

Communication

# of Phone calls	<u>2</u>
# of emails	<u>2</u>
# of in-person	<u>0</u>

Licensing & Bylaw Enforcement

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

Permis et exécution des règlements

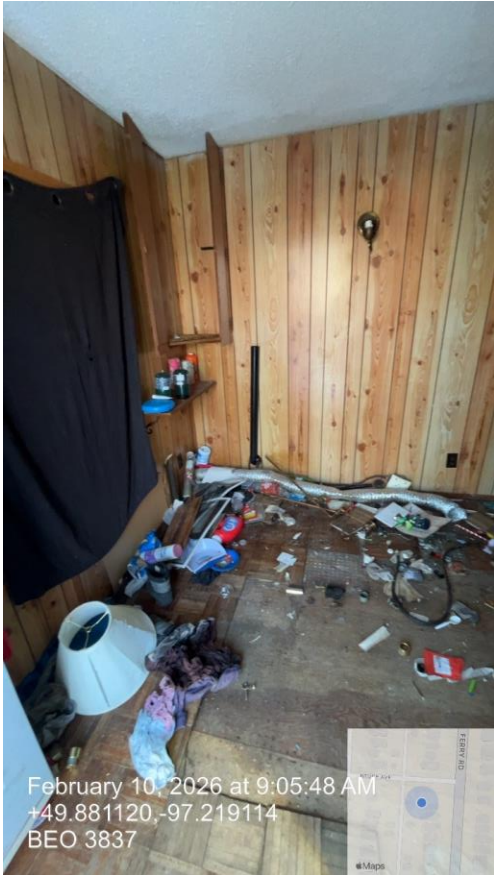
395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

T. | Tél. : 204-986-2234

F. | Fax : 204-986-4094

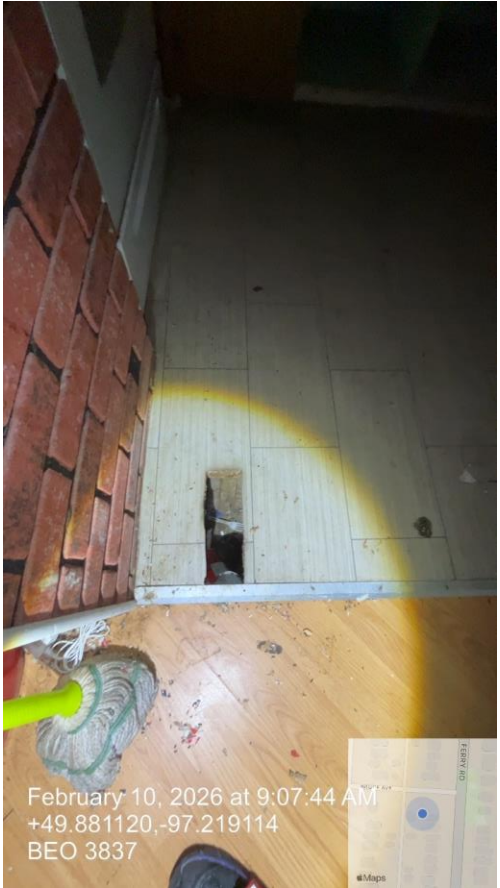
winnipeg.ca

February 2026 Inspection



ENFORCEMENT PHOTOS

February 2026 Inspection



ENFORCEMENT PHOTOS

February 2026 Inspection

