



PERMIT NO: 25 107325 000 00 BP

BOARDING PERMIT: Residential

ADDRESS: 434 Agnes ST

Applicant: Samantha Hurley
First Onsite Restoration

Owner(s): REBAN SAYED-NOURI,

Description of Work:

For Boarding Permit Inspections or other related enquiries, please contact Licensing & Bylaw Enforcement 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 EXPIRES IN 12 MONTHS

This is a RESIDENTIAL building and once boarded, the owner must not re-occupy the building until an OCCUPANCY CERTIFICATE has been issued. 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 Licensing & Bylaw Enforcement: 395 Main Street (Main Floor). 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.

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 shall expire and the rights granted under the permit shall be terminated on Jan 20, 2026.

Date Issued: January 20, 2025

Issued By: Monica DeLeon



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

STATEMENT

PERMIT NO: 25 107325 000 00 BP

ADDRESS: 434 Agnes ST

Applicant: Samantha Hurley
First Onsite Restoration

Owner(s): REBAN SAYED-NOURI

Type: Boarding Permit - Residential

Expires: January 20, 2026

Vacant Bldg Bylaw - Res BBP Fee (CBES)	\$2,870.00
Vacant Bldg By-law Penalty New (CBES)	\$.00
Amount Paid by Mastercard	\$2,870.00

Received by: Mandeep Garcha

Date: January 20, 2025

From: Reban Nouri <
Sent: Friday, May 8, 2026 1:03 PM
To: Cowan, Leah <
Subject: Re: 311 Inquiry - 434 Agnes Street

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.

Hi Leah,

Thank you for your email and for outlining the process regarding an additional boarded building permit request for 434 Agnes Street.

Please accept this letter as our formal request for consideration of an additional boarded building permit pursuant to Section 10(1) of the Vacant Buildings By-law.

The property at 434 Agnes Street suffered significant damage and has remained boarded strictly for safety, security, and compliance purposes while we proceed through the City's approval processes required before restoration work can begin.

At this time, we are actively waiting for the Development Permit and Building Permit approvals from the City of Winnipeg. The delay in restoring the building has not been due to inaction or lack of intent on our part, but rather the ongoing municipal review and approval process, which must be completed before construction and rehabilitation work can legally proceed.

In the meantime, maintaining the boarded condition of the property is necessary to ensure the building remains secure, protected from unauthorized access, and safe for the surrounding community until approvals are issued and restoration can commence.

We respectfully submit that the considerations under Section 10(2) support granting an additional permit for the following reasons:

1. Impact on Surrounding Neighbourhood

The property has been maintained in a secured condition to minimize impacts on neighbouring properties and the surrounding area. Boarding has been maintained to prevent trespassing, vandalism, and unsafe access.

2. Viability and Credibility of Plans

We are actively engaged in the Development Permit and Building Permit process with the City and are prepared to proceed with restoration work once approvals are issued. The delay has been procedural and tied to municipal approvals rather than any abandonment of the project.

3. Likelihood of Future Occupancy

The building is intended to be restored and re-occupied following completion of the required approvals and rehabilitation work.

4. Compliance History

We have continued cooperating with City departments and have maintained the property in a secured condition while following the required approval channels.

Given these circumstances, we respectfully request that the Standing Policy Committee on Property and Development consider approving an additional boarded building permit to allow time for the City's permitting process to conclude and for restoration work to begin thereafter.

Please let us know if any further documentation or supporting materials are required.

Thank you for your time and consideration.

Best regards,

Reban Nouri

 **Technologies CEO**

Proud Canadian CA

On May 8, 2026, at 10:43 AM, Cowan, Leah

wrote:

Hi Reban,

The invoice below is for a vacant building inspection. If you are applying for a second boarded building permit and you do not have a copy of your original permit we will ask the Community Services Department to forward us a copy.

Boarded building permits are valid for one year in accordance with the provisions outlined in the Vacant Buildings By-law. The by-law does not provide for opportunities to extend the permit once issued.

If you wish to request that an additional permit be granted in accordance with Section 10(1) of the by-law, please provide a letter outlining your intent to request an additional boarded building permit. This request would be considered by the Standing Policy Committee on Property and Development. Please note that the committee will only grant the permit if they feel the conditions outlined in Section 10(2) of the by-law are met, namely:

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.

Regards,

Leah Cowan

Senior Committee Clerk

City of Winnipeg

From: Reban Nouri
Sent: Friday, May 8, 2026 11:40 AM
To: Cowan, Leah <
Subject: Re: 311 Inquiry - 434 Agnes Street

EXTERNAL EMAIL : Proceed with Caution!

Think carefully before you click on a link, open an attachment, or scan a QR code.
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Hi Leah,

Thank you for your reply.

I currently have the invoice/receipt letter, although I am not sure whether that will be sufficient for your records. If not, could you please direct me to the appropriate department so I can request a copy of the original permit documentation?

We are seeking an extension of the boarding permit, as we are still awaiting approval of the Development Permit and Building Permit from the City. Once those approvals are granted, we will be in a position to begin restoring the building immediately.

In the meantime, we need to ensure that the property remains properly secured until restoration begins, which is why we are requesting either an extension or approval to apply for a second-term boarding permit.

Please find the receipt attached below for your reference.

Thank you for your assistance, and I look forward to your reply

<image001.jpg>

<image002.jpg>

Best regards,

Reban Nouri

<~WRD0004.jpg>

Technologies CEO

Proud Canadian CA