**Submitted:** Thu, 09/03/2026 - 18:44

**Delegation information**

**Committee you want to address**
Standing Policy Committee on Property and Development

**Agenda item you want to address (number and title)**
Reguest to Waive and Refund: Vacant Building Inspection Fee (Invoice #26-167349) and Empty Building Fee (Invoice #1432243-453) for 66 McDowell Drive

**Support or oppose recommendations**
I am opposed to the recommendations

**Register as a delegation_checkbox**
Register as a delegation

**Register as a delegation**
In person

**Submit comments in writing checkbox**
Submit comments in writing

**Comments**
Hello, My name is Anton Arshynov.
I am registering to speak in person and submitting my written comments to request a full waiver and refund of the Empty Building Fee (Invoice No. 1432243-453 for $9,060.00) and the Inspection Fee (Invoice No. 26-167349 for $1,770.00) for 66 McDowell Drive. I purchased this property in a completely derelict, uninhabitable condition with all utilities (gas, electricity, water) disconnected. Immediately upon acquisition, I acted as a responsible homeowner and launched a major, comprehensive renovation to bring the property up to code. Throughout this process, I strictly followed all city bylaws: I obtained all necessary city permits for structural, electrical, plumbing, and drywall work. I systematically called city inspectors for step-by-step inspections at every required stage (electrical rough-in, plumbing, drywall, etc.), all of which were successfully passed. I completely rebuilt the interior: replaced all wiring and the electrical meter, installed all-new plumbing, replaced all drywall, insulation, vapor barrier, subfloors, and finished flooring, fully remodeled 3 bathrooms with new tile and fixtures, and installed brand-new windows. On the exterior, I fully replaced the soffits, fascia, gutters, and the garage door.

While I was finishing the flooring and preparing to move in with my family, a vacant building inspector arrived and issued this massive $9,060.00 fee. Crucially, all of my building and trade permits were active, valid, and had not expired. The renovation was being completed in full compliance with the City of Winnipeg schedules. Due to the sudden pressure and threat of escalating penalties, I was forced to pay this enormous amount ($10,830.00 in total) right as my family was moving in. This severely impacted our family budget; these funds were strictly allocated to complete the exterior siding of two walls before the winter season. Furthermore, any prior outstanding balances mentioned from before my purchase belong strictly to the previous owner and have no legal relation to me. My account statement now correctly shows a $0.00 balance. Given that the property was under active, permitted, and inspected renovation, the Empty Building Fee was issued in error. I respectfully request the Standing Policy Committee to order a full refund of these fees. Thank you, Anton Arshynov

**Public engagement (optional)**

**I consent to being contacted to participate in potential public engagement related to this matter.**
No

**Personal information**

**First name**
Anton

**Last name**
Arshynov