

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	September 9, 2026
Appeal Hearing of	Request to Refund Inspection Fee associated with Vacant Building Schedule A Inspection and Empty Building Fee Invoices of 272 McPhillips St
Appeal Invoice(s)	No. 26 133456 (Schedule A) and No. 1432243-424 (Empty Building Fee) issued under Vacant Buildings By-Law 79/2010

With respect to the property known as **272 MCPHILLIPS ST**

Appellant Name	Preetpal Singh
Property Owner	102538577 Manitoba LTD.
Owner on record since	February 10, 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 November 1, 2023.

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 November 6, 2023, and February 20, 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 third vacant building inspection on February 20, 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 March 24, 2026. In accordance with Section 15(2) of the Vacant Buildings Bylaw, a Vacant Building Inspection Invoice was sent on May 29, 2026. Empty Building Fee Invoice was sent on June 8, 2026.

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

Orders Caveated	0
Orders Re-issued	0

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
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Enforcement Summary

ACTION	DATE
Request for Service Received	1
Onsite Investigation	0
Declared Vacant	November 1, 2023
Information Package	November 6, 2023 and February 20, 2026 (Current Owner)
# of Requests for Service (Community Complaints)	0
# By-law Orders Issues	1
# of Remediations performed by City	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
4536664	Vacant Security/Schedule B Order	November 1, 2023	November 23, 2023	Closed

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
24 115155	Vacant Building Inspection	February 9, 2024	Closed
25 133252	Vacant Building Inspection	March 26, 2025	Closed
26 133456	Vacant Building Inspection	May 29, 2026	APPEALED
1432243-424	Empty Building Fee	June 8, 2026	APPEALED

Communication

# of Phone calls	1
# of emails	0
# of in-person	1

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YEAR: 2023



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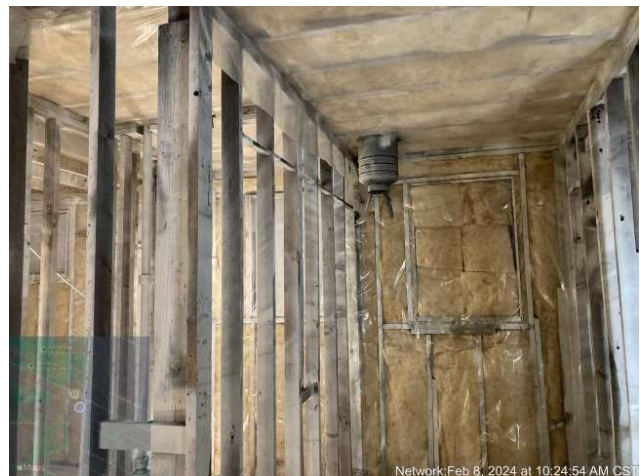
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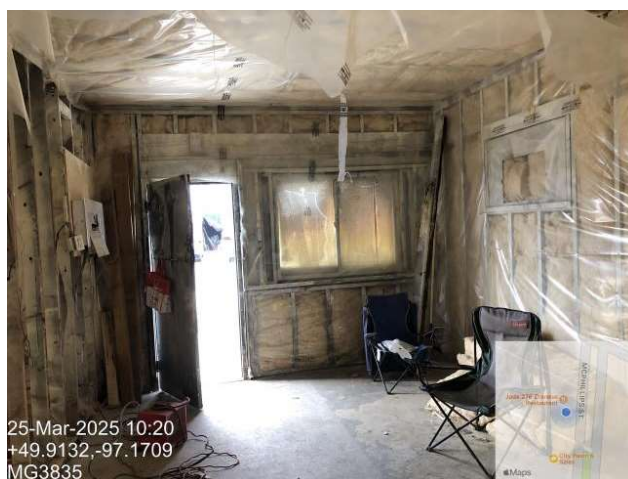
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YEAR: 2025



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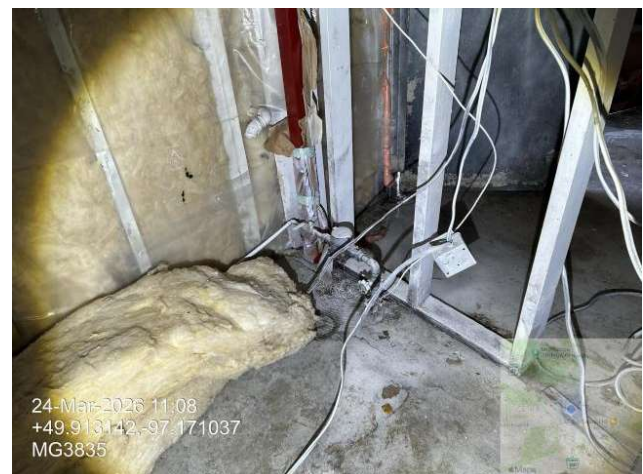
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YEAR: 2026



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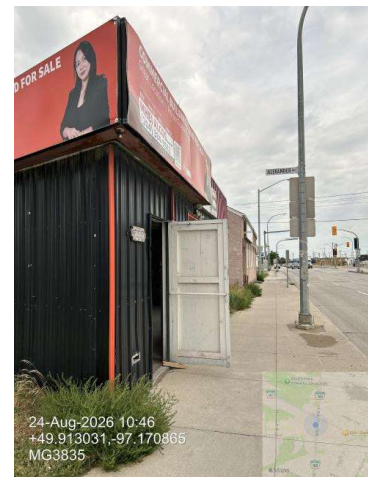
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