



LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	September 9, 2026
Report	Request to Refund Inspection Fee associated with Vacant Building Inspection Fee Invoice of 450 Burrows Ave
Appeal Invoice #	26 139530 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as **450 BURROWS AVE**

Appellant Name	Armand Mignon Dela Rage
Property Owner	Jim V De Ocampo and Donna J De Ocampo
Owner on record since	June 15, 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 March 5, 2025.

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 March 7, 2025. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

The Officer issued a notification for the second vacant building inspection on February 10, 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 April 7, 2026. In accordance with Section 15(2) of the Vacant Buildings Bylaw, a Vacant Building Inspection invoice was sent on June 1, 2026.

Does LBE involvement pre-date this ownership timeframe: **NO**

Orders Caveated	1
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	14
Onsite Investigation	42
Declared Vacant	March 5, 2025
Information Package	March 7, 2025
# By-law Orders Issues	16
# of Remediations performed by City	2

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
4962919	Vacant Security/Schedule B Order	March 5, 2025	March 25, 2025	Closed
5142248	Residential Schedule A Order	August 19, 2025	November 19, 2025	Closed
5142303	Prohibiting Occupancy Order	August 19, 2025		Open
5337295	Littering and Garbage Order	March 26, 2026	April 7, 2026	Closed
5337307	Residential Schedule A Order	March 26, 2026	April 26, 2026	Closed
5337281	Vacant Security/Schedule B Order	March 26, 2026	April 12, 2026	Closed

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
25 156978	Vacant Building Inspection	June 25, 2025	Invoiced
26 139530	Vacant Building Inspection	June 1, 2026	APPEALED

Communication

# of Phone calls	34
# of emails	5
# of in-person	

YEAR: 2025



Licensing & Bylaw Enforcement

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

Permis et exécution des règlements

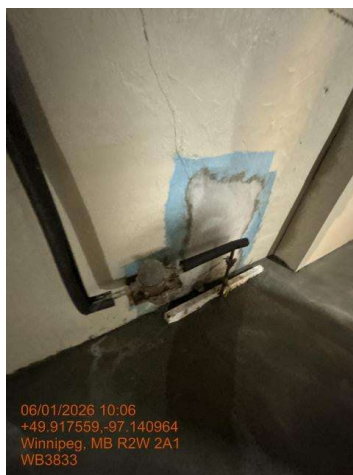
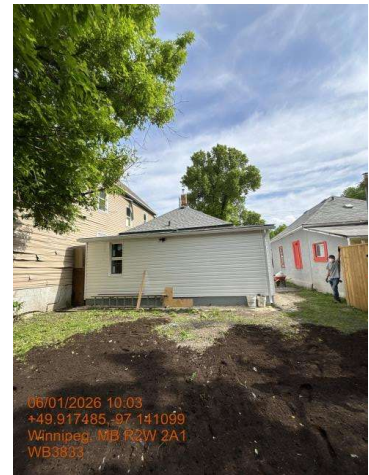
395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

T. | Tél. : 204-986-2234

F. | Fax : 204-986-4094

winnipeg.ca

YEAR: 2026



Licensing & Bylaw Enforcement

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

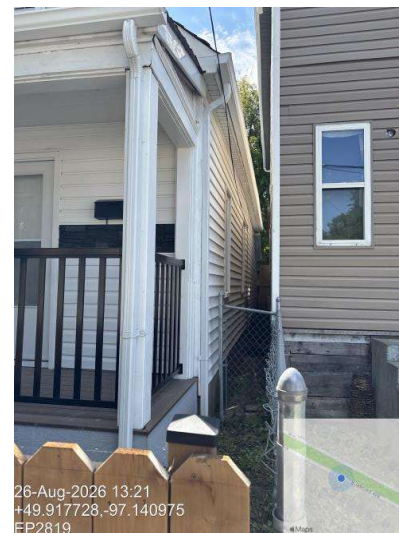
Permis et exécution des règlements

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

T. | Tél. : 204-986-2234

F. | Fax : 204-986-4094

winnipeg.ca



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