

**From:** Paul Osiegbu <  
**Sent:** Monday, August 17, 2026 1:45 PM  
**To:** Cowan, Leah <  
**Subject:** Re: Request for refund - 277 Ashland Ave

**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.

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Good afternoon Ms. Cowan,

Sorry for the late response to your email.

I didn't have access to my email over the weekend and as a result, I'm just seeing your email now.

I hope you will consider my request

With request to my request for refund, on May 25, 2026, four days before her inspection of 277 Ashland Avenue, scheduled for May 25, 2026, I sent an email to Ms. Wraylynn Black, asking her to postpone the inspection or cancel it all together, since I had applied for, paid for (including damage deposit), and obtained a development permit, in December 2025, applied for, paid for and obtained my building permit in February 2026, and applied for, paid for and received a deck and balcony building permits for the proposed new building to be built on 277 Ashland Avenue.

Ms. Wraylynn Black declined my appeal and insisted on conducting the inspection and charging me for it.

I never knew that there was the possibility or option of applying for a vacant building exemption, or any other appeal process for any of the penalties and invoices she had issued me over the last year or two, until after Ms. Wraylynn Black had conducted her inspection and sent me a bill for the inspection, including another escalation fee totalling \$3,775.00, and the following week, an invoice for a vacant building fee, in the amount of \$4,920.00.

When I called to share my concerns with the invoices I had just received and ask what my options were, it was then I was made aware by another city staff in the bylaw office of some application options for applying for exemptions I could apply for, and the office to apply for refunds of payments, and was sent links to that effect.

I filled out the vacant building exemption application and attached the permits I had obtained and other relevant information as proof of my efforts towards the demolition of the vacant building on the property and commencing with the new building I had obtained a development permit and building permit for.

My vacant building exemption application was approved and put in effect from July 27, 2026.

I would like to ask for a refund of at least the two last invoices I paid for the vacant building fee and the inspection that was not necessary, given the steps I have been taking to demolish the existing building on the property and put up a new building.

Thank you for your consideration.

Sincerely,

Nnaemeka P. Osiegbo.



## Vacant Building Inspection Invoice

To Nnaemeka Osiegbu

June 16, 2026

Re: 277 Ashland AVE  
Winnipeg MB  
LOT 15 BLOCK 31 PLAN 769 17//24 ST B

Invoice Date:  
June 16, 2026

Invoice Number:  
26 170289

| REFERENCE                                              | DESCRIPTION                                            | FEES              |
|--------------------------------------------------------|--------------------------------------------------------|-------------------|
| <b>New Charges</b>                                     |                                                        |                   |
| 26 170289                                              | Schedule A Inspection Fee – Not Compliant              | \$1,725.00        |
| 26 170289                                              | Schedule A Escalator Fee – Not Compliant (2 × 1025.00) | \$2,050.00        |
| <b>Outstanding Balance (see next page for details)</b> |                                                        | \$2,685.00        |
| <b>TOTAL PAYABLE UPON RECEIPT</b>                      |                                                        | <b>\$6,460.00</b> |

As of the date of this invoice, the following orders remain outstanding - Order Number(s): 4798811, 5409617

Payment options: cash, cheque, debit, credit card.

**The City of Winnipeg**  
**Licensing & Bylaw Enforcement**  
Main Floor, 395 Main Street, Winnipeg, MB, R3B 3N8  
Hours: Monday – Friday 8:30 a.m. to 4:00 p.m.

If you have questions about this invoice or the vacant building inspection, please contact the Licensing & Bylaw Enforcement, Wraylynn Black, at

**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

## STATEMENT OF PREVIOUS VACANT BUILDING INVOICE(S)

| REFERENCE | DESCRIPTION                               | STATUS / BALANCE |
|-----------|-------------------------------------------|------------------|
| 25 181098 | Schedule A Inspection Fee – Not Compliant | \$1,685.00       |
| 25 181098 | Schedule A Escalator Fee – Not Compliant  | \$1,000.00       |

**TOTAL OUTSTANDING BALANCE** **\$2,685.00**

## IMPORTANT INFORMATION

### 1. ANNUAL SCHEDULE A INSPECTIONS

- Pursuant to Division 4 Section 15(2) of the Vacant Buildings By-law 79/2010, all vacant buildings are required to be inspected annually. The Vacant Buildings By-law also allows for the City of Winnipeg to charge an inspection fee.
- Failure to pay the invoiced amount on or before **July 17, 2026** may result in legal action. Such action may include: issuing a Penalty Notice, engaging the services of a collection agency, or registering a caveat on the title of the property if not paid in full.

### 2. REFUND INFORMATION

- Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
- Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
- Refunds are only applicable towards the "New Charges" amount of the most recent invoice.
- The application for a refund, accompanied with the applicable invoice and payment receipt, must be received by the City Clerk's Department within 30 days from the date the new charges amount became payable.
- Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

### 3. Empty Building Fee

- Effective September 26, 2024, all vacant buildings that have been the subject of three or more "Schedule A" inspections will be assessed an annual Empty Building Fee equal to the amount of **2% of the most recent assessed value of the vacant building**

### 4. Fire Protection Service Fees

Vacant Buildings under enforcement of the Vacant Buildings Bylaw 79/2010 that have one or more "Schedule A" (vacant building) inspections can be subject to fire protection service fees should they experience a fire. Any questions pertaining to fire protection service fees can be directed to the Winnipeg Fire Paramedic Service.

#### Licensing & Bylaw Enforcement

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

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