

Minutes – Council – September 24, 2026

Minute No. 526

Standing Policy Committee on Community Service – Notice of Motion

Item No. 1 By-law Enforcement of Vacant and Derelict Buildings

COUNCIL DECISION:

Council did not concur in the Notice of Motion, and as such, the item was not adopted.

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Executive Policy Committee – Notice of Motion

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,
Seconded by Councillor Rollins,

WHEREAS the City of Winnipeg has strengthened enforcement tools for vacant and derelict buildings, including increased fees, cost recovery, and registration requirements.

AND WHEREAS those tools generally do not apply to occupied properties where owners repeatedly violate property maintenance bylaws such as long grass, garbage, junk accumulation, weeds, unsecured materials, or repeated yard maintenance issues;

AND WHEREAS the City of Winnipeg receives recurring complaints regarding chronic property standards violations, including overgrown grass, accumulated garbage, derelict properties, unsecured vacant buildings, illegal dumping, and other repeated bylaw infractions;

AND WHEREAS some property owners repeatedly pay fines as a cost of doing business without bringing their properties into compliance, resulting in ongoing impacts on neighbourhood safety, cleanliness, property values, and quality of life;

AND WHEREAS repeated bylaw violations consume significant City resources through repeated inspections, complaint investigations, enforcement actions, and administrative costs;

AND WHEREAS municipalities across Canada and North America have implemented enhanced enforcement measures for chronic offenders, including escalating fines, administrative penalties, cost recovery, property remediation by the municipality, liens placed on property taxes, repeat offender registries, and targeted enforcement programs;

AND WHEREAS stronger enforcement tools encourage compliance, improve neighbourhood conditions, and reduce long-term costs to taxpayers;

THEREFORE BE IT RESOLVED:

1. That the Public Service be directed to report back in 180 days with recommendations to strengthen enforcement measures for properties that generate frequent complaints, including but not limited to:
 - A. A requirement to for property owners with frequent violations to obtain a property maintenance license that includes an annual fee, regular inspections, and proof of ongoing maintenance.

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Standing Policy Committee on Community Service – Notice of Motion (continued)

DECISION MAKING HISTORY (continued):

- B. Escalating fines for repeat by-law offences occurring within a specified time period.
 - C. The feasibility of requiring repeat offenders to enter into compliance agreements with timelines and increased monitoring.
 - D. The development of a public education and notification process advising property owners of escalating consequences for repeated non-compliance.
 - E. Options for recovering all administrative, inspection, and legal costs associated with repeat offenders.
 - F. Recommendations for amendments to municipal bylaws necessary to implement stronger enforcement measures.
- 2. That the Public Service be directed to include a cross-jurisdictional analysis of best practices from other Canadian municipalities and the financial implications, anticipated impacts on neighbourhood safety and livability, and implementation timelines of any suggested enforcement measures.
 - 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The motion for the adoption of the motion was put and declared lost.

COUNCIL DECISION:

On July 16, 2026, the following Notice of Motion was filed with the Clerk, in accordance with section 17(1) of the Procedure By-law No. 50/2007.