



The Corporation of
The Township of Brock
1 Cameron St. E., P.O. Box 10
Cannington, ON L0E 1E0
705-432-2355

PROPERTY STANDARDS ORDER TO COMPLY

Issued pursuant to Subsection 15.2 of
the *Building Code Act S.O. 1992, c. 23*

Case Number: 24-073

Date Order Issued: March 18th, 2024

Address to which Order applies: B22705 DURHAM ROAD 23

Roll #: 040003249000000

Legal Description: CON 13 PT LOT 1 NOW RP 40R3623 PART 3
IRREG HR

Order issued to: PERRAS TIMOTHY LAWRENCE
671 LAKE DRIVE SOUTH KESWICK ON

The inspection on or about March 9th, 2024 at the above-referenced address found conditions on the property which are contraventions of the standards prescribed by Property Standards By-Law NO. 1562-98-PP, as amended. You are hereby ordered to correct the item(s) listed below immediately or by the dates listed below.

| Item | Bylaw Reference | Description and location | Required action and compliance date |
|------|---|--|---|
| 1 | SEWAGE AND DRAINAGE 2.06 Roof or sump drainage shall not be discharged onto sidewalks, stairs, or directly onto adjacent property. | Water is being discharged through pumps and hoses from the north facing side of the property and is draining onto a neighbouring property. | The pump shall be altered to discharge water in such a way that does not drain directly onto a neighbouring property. At no time should water otherwise be discharged by any means onto neighbouring properties. Compliance Time: April 28th, 2024 |



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Order issued by:

A handwritten signature in black ink, appearing to read "James Ridgway", is written over a horizontal line.

Name: James Ridgway, Municipal Law Enforcement and Property Standards Officer
Telephone: 705-432-2355 Ext: 229
Email: James.Ridgway@Brock.ca

NOTICE

Take notice that if such repair or clearance is not carried out within the time specified in this Order, the Municipality may carry out the repair or clearance at the expense of the owner and place all costs on the tax roll for the property as a priority lien, in accordance with section 1 of the Municipal Act, 2001.

INSPECTION FEES

Should compliance to this Order not be achieved as specified, inspection fees will be charged in accordance with the Township of Brock Fees By-Law.

METHOD OF REPAIR

All repairs and maintenance of property required by the standards prescribed by the Code shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. No person shall use, occupy, permit the use or occupancy of, rent, or offer to rent, any property that does not conform with the standards prescribed in this chapter.

REQUIRED PERMITS

Where a permit is required to undertake any repair required to conform with the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit. Please contact the Township of Brock Building Department.

HIRING BUILDING CONTRACTORS/TRADES PEOPLE

An owner or operator shall demonstrate that they have retained or used the services of a certified tradesperson where required by law, for activities including but not limited to servicing heat, ventilation, air conditioning and plumbing systems. Please ensure that any contractor you may hire has the required license(s).



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APPEAL OF ORDER

When the owner or occupant upon whom an Order has been served in accordance with article 6.06 is not satisfied with the terms or conditions of the Order, he/she may appeal to the Committee by sending a Notice of Appeal by registered mail to the Secretary of the Committee within fourteen (14) days after service of the Order.

An order that is not appealed within the time referred to in subsection (1) shall be deemed to be confirmed. 1997, c. 24, s. 224 (8).

FINAL DATE FOR APPEAL: APRIL 8TH, 2024

CORPORATION OF THE TOWNSHIP OF BROCK
ATTENTION: SECRETARY OF THE PROPERTY STANDARDS COMMITTEE
P.O. BOX 10,
CANNINGTON, ONTARIO
L0E 1E0

APPEAL TO COURT (Building Code Act)

The municipality in which the property is situate or any owner or occupant or person affected by a decision under subsection (3.1) may appeal to the Superior Court of Justice by notifying the clerk of the municipality in writing and by applying to the court within 14 days after a copy of the decision is sent. 2002, c. 9, s. 24.

An order that is not appealed within the time specified shall be deemed to be confirmed.

FAILURE TO COMPLY

(a) Every person who contravenes any provision of the Municipal Code, is guilty of an offence and on conviction is liable to a fine, such fine is recovered, under the Provincial Offences Act, R.S.O. 1990.

(b) Every individual Owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for a first offence and to a fine of not more than \$100,000.00 for a subsequent offence.



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(c) Every corporate Owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$500,000.00 for a first offence and to a fine of not more than \$1,500,000.00 for a subsequent offence.

NOTE:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [Building Code Act, 1992 s. 20]
- An Order may be appealed to the Superior Court of Justice. [Building Code Act, 1992 s. 25]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [Building Code Act, 1992 s. 24]
- Failure to comply with this Order could result in a Stop Work Order. [Building Code Act, 1992 s. 14]
- Failure to comply with an Order is an offence which could result in a fine. [Building Code Act, 1992 s.36] • No construction affected by this Order is to be covered or enclosed until inspected and approved. [Building Code Act, 1992 s. 13.1]

This form is approved by the Minister of Municipal Affairs and Housing under the Building Code Act, 1992