



**THE CORPORATION OF THE CITY OF BRANTFORD
ORDER OF THE PROPERTY STANDARDS OFFICER**

(Ontario Building Code Act, S.O. 1992, c.23, Section 15.2(2), as amended)

REGISTERED MAIL

DATE: Monday May 9, 2022 FILE NO.: 22-1069/PS Order #51-22

TO: Velma Morrison
Ricardo Antonio Morrison
43 Fieldgate Dr
Brantford, ON N3P 1L3

MUNICIPAL ADDRESS OR LEGAL DESCRIPTION OF PROPERTY:
43 Fieldgate Dr Brantford, Ontario
Assessment Roll Number: 2906030022051000000
Legal Description: PLAN 1470 LOT 98

WHEREAS the property described above is owned by you, or in which you have an interest has been inspected by a Property Standards Officer.

REPAIRS/CLEARANCE

The property described above does not conform with the standards prescribed in Chapter 465 of the City of Brantford Municipal Code. **IT IS HEREBY ORDERED**, pursuant to Section 15.2 (2) of the Ontario Building Code Act, S.O. 1992, C.23, as amended, that the violations set out in the attached **Schedule "A"** be remedied and the property be brought into compliance with the prescribed standards.

TIME TO COMPLY

THE TERMS AND CONDITIONS OF THE ORDER MUST BE COMPLIED WITH ON OR BEFORE MAY 29, 2022

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.

APPEAL

When the Owner or Occupant upon whom an Order has been served is not satisfied with the terms or conditions of the Order, the Owner or Occupant may appeal to the Property Standards Committee by sending a Notice to Appeal by registered mail to the Secretary of the Committee within fourteen (14) days after service of the Order. The address of the Committee is: The City of Brantford, City Hall, P.O. Box 818, Brantford, Ontario, N3T 5R7.


**THE FINAL DATE FOR GIVING NOTICE OF APPEAL
FROM THIS ORDER IS MAY 29, 2022**

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.
- (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.

DATED at Brantford this Monday May 9, 2022.


Issued by:
Jordan Tozer
Municipal Law Enforcement /Property Standards Officer
Corporation of the City of Brantford

BUILDING DEPARTMENT City Hall, 58 Dalhousie Street, P.O. Box 818, Brantford, ON N3T 5R7

Phone: (519) 759-4150 Fax: (519) 752-1874 www.brantford.ca



Monday May 9, 2022

REFERENCE NO.: 22-1069/PS Order #51-22

PROPERTY ADDRESS: 43 Fieldgate Dr, Brantford, Ontario

Velma Morrison
Ricardo Antonio Morrison
43 Fieldgate Dr
Brantford, ON N3P 1L3

ORDER OF THE PROPERTY STANDARDS OFFICER

– CHAPTER 465 PROPERTY STANDARDS

This Order carries with it a \$150.00 administrative fee, which is due and must be paid by you within 30 days of the date of this Order.

If this Order is appealed, and the Order is upheld, a further administrative fee of \$150.00 will be charged.

Attendance of a Property Standards Officer at a hearing will also result in a further administrative fee of \$150.00

If this Order is not appealed and is not in compliance, a further administrative fee of \$150.00 will be assessed.

Where there has been a conviction registered for a breach of the Order a further administrative fee of \$500.00 per Property Standards Officer required to attend a hearing in court, will be charged.

If this Order is not complied with in the time specified and the City undertakes to complete the work required you will be charged 100% of the cost of the necessary work, plus a further administrative fee totalling an additional 25% of this cost.

PAYABLE

Fees are payable to:

In person: City of Brantford at City Hall, 58 Dalhousie Street

By mail: The Corporation of the City of Brantford
Attention: Tax Department
PO Box 515
Brantford, ON N3T 6L6

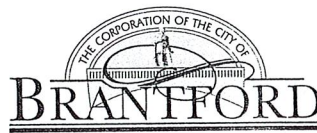
PLEASE MAKE REFERENCE TO THE ADDRESS AND ORDER NO. TO WHICH THE ORDER HAS BEEN APPLIED.

ENCUMBRANCES:

Computershare Trust Company of Canada
c/o First National Financial LP
100 University Avenue, Suite 700, North Tower
Toronto, ON M5J 1V6

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MINIMUM STANDARD OF HOUSING

Schedule "A"

Location: 43 Fieldgate Dr, Brantford, ON
File No.: 22 001069 PU/PSO#51-22

Defects and conditions not in compliance with the City of Brantford Municipal Code:

Property is not maintained by bylaw standards.

465.3.2 Repair - maintenance - exception - demolition permit

All owners of property shall repair and maintain such property to comply with the standards prescribed by this Chapter, except where a demolition permit has been issued and remains in effect.

CORRECTION: Maintain property to Bylaw standards.

ENFORCEMENT AND PERMITS

465.29.2 Non-compliance – cleaned – repaired – owner expense

Where any person fails to comply with an order issued pursuant this chapter, the municipality may cause the required work to be done at the cost of the person. The cost of such work may be recovered by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes. By-law 60-2007, 10 April, 2007.

465.29.3 Permits – compliant with standards

All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship and in accordance with the Ontario Building Code, as amended from time to time, and applicable standards, codes or legislation. It will further be the responsibility of the owner to make application for and be issued any required building permits. All new construction or extensive repairs shall conform to the provisions in the Ontario Building code, where applicable. By-law 3-2012, 23 January, 2012.

1. Sump pump/water discharge piping in the rear yard is causing flooding to rear yard and surrounding yards.

2. Right side eave trough downpipe is draining towards neighbouring property.

465.22.4 Downpipes - sump pump lines - prevent - nuisance Downpipes and sump pump discharge lines shall be designed, provided and maintained so as to discharge water run-off away from the building and to prevent flooding, erosion and other nuisance to neighbouring properties.

CORRECTION-

1. Remove/replace or remedy the sump pump/water discharge pipe as to direct it away from neighbouring properties but also prevent flooding of own yard and neighbouring yards.
2. Right side eave trough pipe needs to be directed away from neighbouring properties.