



**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:** Thursday April 8, 2021

**FILE NO.:** 21-1391/PS Order #21-21

**TO:** 1849438 Ontario Ltd  
103 Copernicus Blvd  
Brantford, ON N3P 1N4

**MUNICIPAL ADDRESS OR LEGAL DESCRIPTION OF PROPERTY:**

14 Ann St Brantford, Ontario  
Assessment Roll Number: 2906020006093000000  
Legal Description: PLAN 80 LOTS 6 26  
TO 29 PT LOT 30

**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 APRIL 27, 2021**

**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 APRIL 27, 2021**

**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 Thursday April 8, 2021.

  
Issued by:  
Ian Harrower  
Municipal Law Enforcement/Property Standards Officer  
Corporation of the City of Brantford

IH:ks

File No. 21-1391

**BUILDING DEPARTMENT** City Hall, 100 Wellington Square, Brantford, ON N3T 2M2 P.O. Box 818, Brantford, ON N3T 5R7

Phone: (519) 759-4150 Fax: (519) 752-1874 [www.brantford.ca](http://www.brantford.ca)



Thursday April 8, 2021

**REFERENCE NO.:** PS Order #21-21

**PROPERTY ADDRESS:** 14 Ann St, Brantford, Ontario

1849438 Ontario Ltd  
103 Copernicus Blvd  
Brantford, ON N3P 1N4

**ORDER OF THE PROPERTY STANDARDS OFFICER**

– CHAPTER 465 PROPERTY STANDARDS

This Order carries with it a \$125.00 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 \$125.00 will be charged.

Attendance of a Property Standards Officer at a hearing will also result in a further administrative fee of \$125.00

If this Order is not appealed and is not in compliance, a further administrative fee of \$125.00 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, 100 Wellington Square

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.



## MINIMUM STANDARD OF HOUSING

### Schedule "A"

Location: 14 Ann St, Brantford, ON  
File No.: 21 001391 PU/PSO#21-21

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. Retaining wall in a structurally unsound condition. Chapter 465, Article 8

**465.8.1 Maintained - good repair - safe**

*A retaining wall shall be maintained in good repair and in a safe and structurally sound condition.*

**465.8.2 Maintenance - repair - methods**

*Without restricting the generality of Section 465.8.2 such maintenance includes:*

- (a) redesigning, repairing or replacing all deteriorated, damaged, misaligned or missing portions of the wall and any railings or guards appurtenant thereto;*
- (b) installing subsoil drains where required to maintain the stability of the wall; and*
- (c) grouting masonry cracks.*

**CORRECTION:** Retaining Wall - Must provide a report from a qualified structural engineer commenting on the current structural integrity of the retaining wall. Should this report recommend repairs all repairs must be completed under the supervision of the structural engineer. On completion of all repairs, a further report is required to ensure that the retaining wall is structural sound and in good repair.

Before any work is to commence on repairs owner is to contact the City of Brantford Building Department to obtain all required permits.