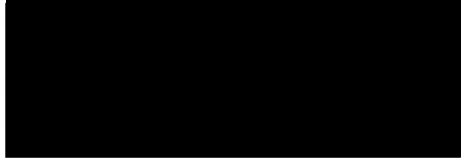


June 27<sup>th</sup> 2022

**ORDER TO COMPLY**



**RE: PROPERTY STANDARDS VIOLATION – 7119 Tecumseh Road, Lakeshore ON**

**Roll #:** 

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Dear Property Owner,

**BE ADVISED** that on **June 15<sup>th</sup> 2022**, an inspection of **7119 Tecumseh Road, Lakeshore Ontario** (hereafter known as “the property”), revealed certain violations of the Municipality of Lakeshore’s Property Standards By-law No. 23-2018.

The violations are set out in Schedule “A”, attached hereto, and forms part of the **ORDER**.

**IT IS HEREBY CHARGED THAT** the violations as set out in Schedule “A” be remedied and the property brought into a condition of compliance with the prescribed standards as set out in the Municipality of Lakeshore’s Property Standards By-law No. 23-2018 by completing the required action(s) laid out in Schedule “A”, on or before:

**July 18<sup>th</sup> 2022**

**TAKE NOTICE** that if such violations are not remedied within the time specified in this Order, the municipality may correct such violations at the expense of the owner and add all applicable costs to the owner’s municipal tax bill.

**PLEASE DO NOT HESITATE TO CONTACT THE UNDERSIGNING BYLAW COMPLIANCE OFFICER BELOW TO DISCUSS THE CONTENTS OF THIS ORDER IN FURTHER DETAIL.**

Sincerely,



Rob Sassine  
Division Leader – Bylaw Enforcement  
Municipality of Lakeshore  
(519) 728 – 2700 x 257  
rsassine@lakeshore.ca

## APPEAL TO PROPERTY STANDARDS COMMITTEE

If an 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 committee by sending a **NOTICE OF APPEAL** by registered mail or hand delivered to the Secretary of the committee within fourteen (14) days after service of the order, and in the event that no appeal is taken, the order shall be deemed to have been confirmed.

FINAL DATE FOR APPEAL: July 17<sup>th</sup> 2022

Appeal to be sent to:  
Ian Search  
Secretary to the Property Standards Committee  
[isearch@lakeshore.ca](mailto:isearch@lakeshore.ca)  
Phone: 519-728-1975 ext. 246

### Schedule "A"

- |                     |  |
|---------------------|--|
| <b>Violation #1</b> | <b>Section 5.9</b><br>All roofs shall be maintained in good repair and watertight condition.   |
| <b>Remedy #1</b>    | Obtain the services of a qualified contractor and repair or replace the roof to ensure it is watertight or demolish the structure to remove any risk of accident or other conditions hazardous to any person. Erect any hoarding or barricades necessary to ensure public safety. Contact the Municipality of Lakeshore Building Department prior to commencing any rehabilitation, repair, or demolition of the structure.<br><b>Compliance Date: July 18<sup>th</sup>, 2022</b>                  |
| <b>Violation #2</b> | <b>Section 5.10</b><br>Every chimney smoke -pipe, flue, and gas vent in use or available for use in a building shall be installed and maintained so as to prevent the escape of smoke or gases into the building and shall be kept clear of obstructions and all open joints shall be sealed and all broken and loose masonry shall be repaired.   |
| <b>Remedy #2</b>    | Obtain the services of a qualified contractor to repair all open joints, replace and repoint any broken or loose masonry or demolish the structure to remove any risk of accident or other conditions hazardous to any person. Erect any hoarding or barricades necessary to ensure public safety. Contact the Municipality of Lakeshore Building Department prior to commencing any rehabilitation, repair, or demolition of the structure.<br><b>Compliance Date: July 18<sup>th</sup>, 2022</b> |
| <b>Violation #3</b> | <b>Section 5.14</b><br>A building or structure damaged by fire, storm or other causes shall be repaired or demolished as soon as is practicable. Until the necessary repair or demolition can be carried out, the building or structure shall be properly supported and barricaded to prevent fire hazards and unsafe conditions.  |

**Remedy #3** Ensure all reasonable repairs are completed up to and including demolition of the structure to remove any risk of accident or other conditions hazardous to any person. Erect any hoarding or barricades necessary to ensure public safety. Contact the Municipality of Lakeshore Building Department prior to commencing any rehabilitation, repair, or demolition of the structure.  
**Compliance Date: July 18<sup>th</sup>, 2022**

**Violation #4** **Section 6.1**  
Every owner, and every occupant in that part of a non- residential property that he occupies or controls, shall maintain the property.  
2) free from objects or conditions which create fire hazard or unsafe conditions:

**Remedy #4** Ensure all reasonable repairs are completed to the tower, corbels, and associated structure up to and including demolition of the structure to remove any risk of accident or other conditions hazardous to any person. Contact the Municipality of Lakeshore Building Department prior to commencing any rehabilitation, repair, or demolition of the structure.  
**Compliance Date: July 18<sup>th</sup>, 2022**

**Violation #5** **Section 8.1**  
Where a building or property is unoccupied, the owner or his/ her agent shall take all reasonable measures to protect against weather damage, or the risk of fire, accident, or other conditions hazardous to any person, and shall prevent the entrance thereto of all persons except the owner and his/ her agent.

**Remedy #5** Ensure all reasonable repairs are completed up to and including demolition of the structure to remove any risk of accident or other conditions hazardous to any person. Contact the Municipality of Lakeshore Building Department prior to commencing any rehabilitation, repair, or demolition of the structure.  
**Compliance Date: July 18<sup>th</sup>, 2022**

**Violation #6** **Section 8.5**  
Every building or property not in conformity with the standards set out in the by- law, and remaining unoccupied for a period of more than sixty (60) days shall be maintained in accordance with Section 8 of this By-law for a period not exceeding twelve (12) consecutive months from the date the building or property became unoccupied; by which time the building or buildings shall be either:

- a) Restored to conform to all standards of this By-law except Section 8, or
- b) Demolished

**Remedy #6** Ensure the structure is restored to conform to all standards of this By-law or demolish the structure, remove all debris, and grade the vacant property in order to prevent ponding of water. Contact the Municipality of Lakeshore Building Department prior to commencing any rehabilitation, repair, or demolition of the structure.  
**Compliance Date: July 18<sup>th</sup>, 2022**