



PO BOX 5000 STN A

200 BRADY STREET  
SUDBURY ON P3A 5P3

CP 5000 SUCC A  
200 RUE BRADY  
SUDBURY ON P3A 5P3

## PROPERTY STANDARDS ORDER FOR EXPERT EXAMINATION

Issued pursuant to Section 15.8(1) of The Building Code Act,  
S.O. 1992, Chapter 23, as amended.

Case # 648732

Date of Inspection: OCTOBER 14, 2014

Time: 9:44 AM

By-Law No.: 2011-277

Municipal address or legal description of property

X

Occupied

Unoccupied

634 LASALLE BLVD, SUDBURY, ON - MCKIM CON 6 LOT 3 RP 53R10099 PARTS 1 & 2 PIN 02171-0210

Name of owner and mailing address

1277897 ONTARIO LTD, 1016 ARTHUR ST, UNIT 101, SUDBURY, ON, P3A 5N1

### DESCRIPTION OF NON-CONFORMITY

### LOCATION

### BY-LAW Reference

- |    |  |                   |   |
|----|--|-------------------|---|
| 1) | Every roof, and all of its components shall be maintained in good repair and in a safe and structurally sound condition.   | Roof of building. | By-Law 2011-277, Part 3, Section 3.07 (1) |
| 2) | Maintenance of every rood shall include: <ul style="list-style-type: none"><li>a) removal of loose, unsecured or rusted objects or materials;</li><li>b) removal of dangerous accumulations of snow or ice;</li><li>c) keeping roofs and chimneys in water tight condition so as to prevent leakage of water into the building; and</li><li>d) keeping all roof-related structures plumb unless specifically designed to be other than vertical.</li></ul> | Roof of building. | By-Law 2011-277, Part 3, Section 3.07 (2) |

### REQUIRED ACTION

- 1) Provide a written report prepared by a professional engineer licensed to practice in Ontario containing findings as to whether the roof of the building at 634 Lasalle Blvd, Sudbury, is in a condition that is in good repair, structurally sound, safe, and in a water tight condition.
- 2) In order for the report to be considered acceptable it must satisfy the following:
  - a) The report shall be an original copy addressed to the owner of the subject property.
  - b) The report shall detail the current condition of the property, or element of the property under examination.
  - c) Where repairs are required, the report shall detail recommended method of repair and materials.
  - d) Where repairs are required, the report shall contain a schedule of work, with an estimate date of completion, and;
  - e) The report shall be signed and stamped by a professional engineer licensed to practice in Ontario.

There must be compliance with the terms and conditions of this order  
before this date: **DECEMBER 1<sup>ST</sup>, 2014.**

**TAKE NOTICE THAT** if such report is not submitted within the time specified in this order, the Municipality may complete the report at the expense of the owner. Clause 15.8 (1) (f).

**APPEAL TO PROPERTY STANDARDS COMMITTEE** - An owner or occupant upon whom this order has been served, if not satisfied with the terms or conditions of the order, may appeal to the Property Standards Committee by sending notice of appeal by registered mail to the Secretary of the Committee on or before **NOVEMBER 5<sup>TH</sup>, 2014** and, in the event that the order is not appealed, it shall be deemed to be confirmed. Subsection 15.3 (2).



**Kyle Anderson**  
Property Standards Officer,  
Municipal Law Enforcement Officer  
705-674-4455 ext. 2510

Date Order Served: **OCTOBER 15, 2014.**

DISTRIBUTION OF ORDER TO REMEDY\* - The order shall be served on the owner of the property and such other persons affected by it as the officer determines and a copy of the order may be posted on the property. Subsection 15.2(3).

REGISTRATION OF ORDER - Where a copy of this order is registered in the proper land registry office, any person acquiring any interest in the land, subsequent to the registration of the order, shall be deemed to have been served with the order on the day on which the order was served. Subsection 15.2 (4).

OFFENCE - A person is guilty of an offence if the person fails to comply with an order, direction or other requirement made under the Building Code Act, 1992. A person who is convicted of an offence is liable to a fine of not more than \$25, 000 for a first offence and to a fine of not more than \$50,000 for a subsequent offence. Subsections 36 (1) (b) and 36 (3).

Personal information contained on this form, collected pursuant to a by-law passed under the Building Code Act, 1992 will be used for the purposes of that by-law. Questions should be directed to the Municipal Freedom of Information and Privacy Coordinator at the institution responsible for the procedures under that Act.

Original - CONTRAVENOR*	Copy - OFFICE	Copy - PROPERTY STANDARDS OFFICER	Copy - BUILDING CONTROLS	Copy- FIELD
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		<b>REGISTERED DOMESTIC</b>	<b>RECOMMANDÉ RÉGIME INTÉRIEUR</b>	
		CUSTOMER RECEIPT	REÇU DU CLIENT	
<b>To</b>		<b>Destinataire</b>		
Name		Nom		<div>FOR DELIVERY CONFIRMATION</div> <div>CONFIRMATION DE LA LIVRAISON</div> <div>www.canadapost.ca or/ou www.postescanada.ca</div> <div>1 888 550-6333</div> <div>CPC Tracking Number    Numéro de repérage de la SCP</div> <div>RW 743 902 531 CA</div>
Address		Adresse		
City / Prov. / Postal Code		Ville / Prov. / Code postal		
Declared Value		Valeur déclarée		
		\$		
33-086-584 (11-04)				