



PO BOX 5000 STN A

200 BRADY STREET  
SUDBURY ON P3A 5P3

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

**ORDER TO REMEDY  
NON-CONFORMITY WITH STANDARDS  
FOR MAINTENANCE AND OCCUPANCY OF  
ALL PROPERTY**

Issued pursuant to section 15.2(2) of  
The Building Code Act, S.O. 1992, chapter 23, as amended.

Case # 391526

Date of Inspection: 3 April 2012		Time: 12:50 hrs.	By-Law No.: 2011-277
Municipal address or legal description of property		Occupied <input type="checkbox"/> X Unoccupied	
154 Elm Street, Sudbury, ON.			
Name of owner and mailing address			
Estate of Minnie Lee, C/O Peter Lee,			
DESCRIPTION OF NON-CONFORMITY		LOCATION	BY-LAW Reference
1.	Every part of a building or structure on a property shall be maintained in good repair and in a structurally sound condition so as: a. To be capable of sustaining safely its own weight, and any additional load which it may normally be subjected; b. To be capable of safely accommodating all normal structural movements without damage, decay or deterioration c. To prevent the entry of moisture that would contribute to damage, fungus growth, decay or deterioration; and d. To be capable of safely and adequately performing its functions subject to all reasonable serviceability requirements.	Roof and porch roof	3.01- 1
2.	Every roof and all of its components shall be maintained in good repair and in a safe and structurally sound condition.	Roof and porch roof	3.07 - 1
3.	Without limiting the generality of this Section, such maintenance includes: c. Keeping roofs and chimneys in a water-tight condition so as to prevent leakage of water into the building;	Roof	3.07- 2
4.	If any building is unoccupied, the owner or the agent shall protect every such building against the risk of fire, accident, or other hazard and shall effectively prevent the entrance thereto of all unauthorized persons.	Roof and porch roof	7.01 - 1
5.	The owner or agent of a vacant building shall board up the building to the satisfaction of the Property Standards Officer by covering all openings which entry may be obtained with at least 12.7 mm (0.5 inch) waterproof sheet of plywood securely fastened to the building and painted a colour compatible with the surrounding walls.	Roof	7.01 - 2

REQUIRED ACTION

- Conduct necessary repairs to roof to be state of good repair and structurally sound.
- Conduct necessary repairs to porch roof to be in state of good repair and structurally sound.
- Conduct necessary repairs to roof to prevent the entry of moisture and to be in a water-tight condition.

There must be compliance with the terms and conditions of this order before this date: 11 May 2012.

**TAKE NOTICE THAT** if such repair or clearance is not done within the time specified in this order, the Municipality may carry out the repair or clearance at the expense of the owner. Clause 15.2 (2) (c).

**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 1 May 2012 and, in the event that the order is not appealed, it shall be deemed to be confirmed. Subsection 15.3 (2).

  
**Gregory Bergeron**  
Property Standards Officer  
705-674-4455 ext. 2433

Date Order Served: 11 April 2012

**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	
To Name	Destinataire Nom		
Address	Adresse		
City / Prov. / Postal Code	Ville / Prov. / Code postal		
Declared Value Valeur déclarée	\$		
33-086-584 (11-04)		<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><b>RW 696 437 560 CA</b></div>	