

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992

Property Standards Order No. 25-371-86 MLE

Order issued to:

VALERY (CHEDOKE BROWLANDS)
 DEVELOPMENTS INC.
 2140 KING ST E
 HAMILTON, ON
 L8K 1W6

Municipal Address to which Order applies:

870 SCENIC DRIVE
 HAMILTON, ONTARIO

Property Identification Numbers:

17596-0271; 17596-0270; 17596-0269 (LT)

An inspection on or about **April 16, 2025**, of your property, **870 SCENIC DRIVE, HAMILTON, ONTARIO**, found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #23-162, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	4(2) Every building shall be kept free of any condition which constitutes a health or safety hazard.	<p>Secure all loose hanging wires on property to prevent condition of any health and safety hazard.</p> <p>Note: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes. Application for a Building Permit must be issued with the City of Hamilton if applicable.</p>
2	5(2) Where any building is vacant or is damaged by accident, storm, fire, neglect or otherwise, the owner may be required to protect such building and adjoining properties against damage arising from the entry of unauthorized persons by closing and securing openings to the building.	<p>Secure all lower-level window frames with plywood and metal sheathing to prevent unauthorized persons.</p> <p>Secure rear east door with plywood and metal sheathing to prevent unauthorized persons.</p> <p>Note: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes. Application for a Building Permit must be issued</p>

ORDER

870 SCENIC DRIVE, HAMILTON, ONTARIO

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
3	10(1) Storm water, including storm water discharged from a roof, shall be drained so as to prevent recurrent standing water, erosion, or other damage on the property or on an adjoining property.	with the City of Hamilton if applicable. Repair/replace all roof drains to connect to fixed internal plumbing systems. Note: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes. Application for a Building Permit must be issued with the City of Hamilton if applicable.
4	12(3) The exterior of a building shall be: (a) maintained to prevent the entry of vermin and birds.	Fully secure all upper windows on property to prevent the entrance of vermin and birds. Note: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes. Application for a Building Permit must be issued with the City of Hamilton if applicable.

You are ordered, no later than May 12, 2025.

The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures or debris and shall leave the property in a graded and levelled condition. However, no building or structure on a Part IV or Part V heritage property shall be altered or cleared, including but not limited to removed, demolished, or relocated, except in accordance with the Ontario Heritage Act.

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

You may appeal this Order within 14 days of service of this order by delivering a Notice of Appeal together with the appeal fee (\$164.60 plus HST of \$21.40 for a total fee of \$186.00 via cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

ORDER

870 SCENIC DRIVE, HAMILTON, ONTARIO

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.
4. If such repairs are not completed within the time specified herein, the City of Hamilton may register this order on title with the Land Registry Office. Upon discharge of the order, the property owner shall be responsible to pay the fee for discharge of an order as set out in the City's *User Fees and Charges* by-law. Failure to obtain payment will result in the fee being added to municipal property taxes.

Issued on: **April 17, 2025**

Signature: *Tori Yachetti*
Tori Yachetti
Municipal Law Enforcement Officer
905-536-1567

For office use only	
Order drafted by: JJ.	
Order served:	by: <u> X </u> electronic service.
<u> April </u> <u> 17 </u> , 2025	<u> </u> personal service
Serving officer's initials: <u> Ty </u>	<u> X </u> registered mail