

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
330 Wentworth St. N. Hamilton, ON L8L 5W3

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992
Property Standards Order No. 24-384-15 00 MLE

Order issued to:

LUCAS GLOWACKI
4559 CARPENTER CRT
MISSISSAUGA, ON L5V 1C5

Municipal Address to which Order applies:

70 ROSEMONT AVE
HAMILTON, ONTARIO

Property Identification Number

17214-0270(LT)

An inspection on or about **July 30, 2024**, of your property, **70 ROSEMONT AVENUE 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 | 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. | West side of house landscaping must be level so as to prevent draining of water to neighbouring property. |

You are ordered, no later than August 30, 2024.

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 (\$159.29 plus HST of \$20.71 for a total fee of \$180.00 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:


1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
1. If the building is used as rental residential property, you must comply with any applicable requirements under the

Residential Tenancies Act, 2006.

2. 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.

3. 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: **July 30, 2024**

Signature: 

MICHAEL BUONAMICI
Municipal Law Enforcement Officer
905-977-1565

| | |
|---------------------------------------|------------------------------|
| For office use only | |
| Order drafted by: J. Reeves | |
| Order served: | by: _____ electronic service |
| <u>July 30, 2024</u> | _____ personal service |
| Serving officer's initials: <u>MB</u> | <u>X</u> registered mail |