

# ORDER

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

**Property Standards Order No. 25-401-045 00 MLE**

**Order issued to:**

SANDRA CATHERINE CLARK  
 1007 BEACH BLVD  
 HAMILTON, ON L8H 6Z8

**Municipal Address to which Order applies:**

1007 BEACH BOULEVARD  
 HAMILTON, ONTARIO

**Property Identification Number**

**17568-0079(LT)**

An inspection on or about **JULY 16, 2025**, of your property, 1007 BEACH BOULEVARD, **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(3) An eavestrough or downspout shall be maintained: (a) watertight and free from leaks (b) free from any obstructions (c) in a stable condition, securely fastened to the building or structure it drains; and (d) so as to properly perform its intended function.	<p><b>Repair or replace missing downspout that would attach to eavestroughs on front porch east side.</b></p> <p><b>Repair or replace missing connection of the eavestroughs to the downspout on the 3<sup>rd</sup> story north side near 2<sup>nd</sup> level wood balcony.</b></p> <p><b>NOTE: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes</b></p>
2	12(2) An exterior wall, chimney, roof or other parts of a building, structure, fence or retaining wall, including a mobile structure or building, shall be free from loose or insufficiently secured, rotten, warped or broken materials and objects and such material and objects shall be removed, repaired or replaced.	<p><b>Repair or replace roof shingles to maintain a watertight condition and be free from loose or insufficiently secured materials across entire roof from North, East, South and West edges of the roof</b></p> <p><b>Repair or replace missing barriers on 2<sup>nd</sup> floor balcony on the east</b></p>

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
		<p>side of building.  Repair or remove chimney on north side roof edge. If removing for safety, seal to a weather tight condition.</p> <p><b>NOTE: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes.</b></p>
3	<p>12(5) A roof and its components and attachments including the fascia board, soffit, cornice and flashing shall be maintained to properly perform their intended functions including but not limited to being in a weather-tight condition able to prevent the leakage of water into the building.</p>	<p><b>Repair or replace missing soffit and roof section materials to maintain a weather tight condition on South East corner of the front porch.</b></p> <p><b>Repair or replace missing fascia covering that act in a weather tight condition on roofs edge 3<sup>rd</sup> story on the north side of building</b></p> <p><b>Repair hole in roof on the east side of the building by the exterior staircase to the 2<sup>nd</sup> level to maintain a weather tight condition.</b></p> <p><b>NOTE: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes.</b></p>
4	<p>14(1) (a) A door, window, hatch or other opening and its frame and any additional features relating to accessibility shall be maintained to properly perform its intended functions and repaired or replaced if damaged including but not limited to an exterior door, window, hatch or other opening and its frame being constructed to minimize drafts and heat loss through the infiltration of outside cold air.</p> <p>(b) For the purposes of subsection 14(1)(a) "damaged" includes but is not limited to:</p> <p>(i) rotted or missing weather-stripping, caulking or hardware; or</p> <p>(ii) broken or missing glass</p>	<p><b>Repair or replace or remove broken glass on the South side 1<sup>st</sup> floor of the property. If glass removed, window to be covered by wood entirely to prevent entry or birds or vermin.</b></p> <p><b>Repair or replace missing and or damaged weather stripping on West Side door frame by door labelled "apt" repair to maintain a weather tight condition.</b></p> <p><b>NOTE: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes.</b></p>

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
5	20(1) An electrical service shall comply with the Ontario Electrical Safety Code as enforced by the Electrical Safety Authority.	<p><b>Repair or cap exposed wires above the entry door on the 2<sup>nd</sup> level exterior balcony on the east side.</b></p> <p><b>NOTE: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes.</b></p>

**You are ordered, no later than August 31 , 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., 1<sup>st</sup> 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 18, 2025**

Signature: \_\_\_\_\_



**ANDY MEDWID**

**Municipal Law Enforcement Officer**  
**365-384-5279**

For office use only

Order drafted by: J. Reeves

Order served:

by:

electronic service

personal service

registered mail

July 18, 2025

Serving officer's initials:

CR