

ORDER TO REMEDY
VIOLATION OF STANDARDS OF MAINTENANCE
AND OCCUPANCY
Building Code Act, S.O. 1992, c.23, as amended, Section 15.2(2)

Date Order Issued: August 28, 2023
Issued To: 2433264 Ontario Inc.
Property Location: 443 The Queensway South
Town of Georgina, in the Regional Municipality of York
Property Description: Conc 3 Pt Lot 6 RS65R8344; Part 5 RS65R12426 Parts 4-; 8
Roll Number: 1970-000-146-659-0000

WHEREAS an inspection of the above noted property was conducted by a Property Standards Officer for the Town of Georgina on **August 21, 2023**;

AND WHEREAS the officer observed certain violations of the Town of Georgina By-Law No. 98-106 (BU-1) as amended, that being a By-law governing the Standards of Maintenance and Occupancy with respect to the above noted property.

IT IS HEREBY ORDERED, that the violation(s) as set out in Addendum "A", attached hereto and forming part of this order, be remedied and the property be brought into compliance with the standards set out in the Town of Georgina By-law No. 98-106 (BU-1) as amended, on or before **September 28, 2023** and maintained in compliance with said by-law.

TAKE NOTICE, failure to comply with the requirements of this order shall constitute an offence punishable by way of prosecution.

TAKE NOTICE, in addition to any legal proceeding commenced by the Town of Georgina, where such repair(s) or demolition are not completed within the time specified in this order, the municipality may carry out the repair(s) or demolition and all costs incurred by the municipality will be added to the tax assessment roll for the property and shall have priority lien status and collected in the manner prescribed by the *Municipal Act 2001 as amended*.

APPEAL TO PROPERTY STANDARDS COMMITTEE

TAKE NOTICE, an owner or occupant who has been served an order made under section 15.2(2) of the Building Code Act and who is not satisfied with the terms or conditions of the order, may appeal to the committee by sending an **Appeal Request** by registered mail to the secretary of the committee within fourteen days after service of the order and, in the event that no appeal is taken, the order shall be deemed to have been confirmed. A cheque or money order in the amount of **\$100.00** made payable to "The Town of Georgina" must accompany the Appeal Request to process the request. **Do not send cash in the mail.**

FINAL DATE FOR APPEAL: September 16, 2023

Order issued by:



Tyler Nicholson C.P.S.O M.L.E.O (c)
Municipal Law Enforcement Officer
(905) 476-4301 Ext. 2273
tnicholson@georgina.ca

ADDENDUM “A”

By-law No. 98-106 (BU-1), as amended

RE: 443 The Queensway South

NO.	ACTION TO CORRECT VIOLATION	LOCATION	BY-LAW SECTION
1.	Repair or replace and maintain the guardrails and handrails in front of The Source to be in a proper state of repairs and free of damage, unsafe, dangerous and unsightly condition.	In front of The Source	Schedule “A” Section 2.0 (a) (i) (ii)
2.	A protective finish is to be applied to all repairs made to walls.	443 The Queensway South	Schedule “A” Section 2.0 (d)
3.	Where paint has worn off scrape and re-paint bricks to be structurally sound, weather tight and maintained to be reasonably protected.	In front of exterior wall of Fresh Co	Schedule “B” Section 1.1
4.	Replace missing fence sections behind Tim Hortons and fence paneling near unit # 12.	Rear of property	Schedule “B” Section 4.0
5.	Repair all fencing around Garbage/ Recycling bins.	Entire Property	Schedule “B” Section 4.0
6.	Repair or replace and maintain the guardrails and handrails in front of The Source to be structurally sound, free from hazards or defects with a weather protective surface finished applied to all exposed components.	Near The Source	Schedule “B” Section 4.0
7.	Remove electrical wiring which is not in a proper state of repair.	Parking Lot near Wimpy’s Diner	Schedule “D” Section 2.0
8.	Trim dead branches and cut & remove dead/ trees along entrance way from the Queensway South and in front of Fresh co. SEE ATTACHED MAP	See attached map	Schedule “H” Section 2.0 (b)
9.	Trim grass and weeds, maintain from becoming unreasonably overgrown.	Near Wild Bill’s	Schedule “H” Section 2.0 (c)
10	Maintain garden beds to prevent erosion of the soil and to clean the beds up with plants or mulch.	Garden beds	Schedule “H” Section 2.0 (d)
11.	Remove junk & debris and items currently disused in their present including but not limited to: 1. Loose debris, paper & plastic cups, metal cans, cigarette butts, plastic wrap, scrap wood, recyclables material and garbage around the dumpsters.	Parking Lot	Schedule “H” Section 2.0 (e)

	<ul style="list-style-type: none"> 2. Remove unused electric wiring in the parking lot from the building covered by a pylon. 3. Remove brush/ fallen over tree in the rear parking lot near Jade Garden. 		
12.	Repaint all parking lot lamppost bases which create an unsightly condition.	Parking Lot	Schedule "H" Section 2.0 (h)
13.	Remove graffiti including but not limited to: on the dumpster fences, on the Fresh Co building at the back, on the CubeIT storage container behind Fresh co, on a dumpster fence behind Fresh co, on a blue shipping container behind fresh co, on the building behind flip n wicked and Dollarama.	Entire Property	Schedule "H" Section 2.0 (m)
14.	Repair potholes such as but not limited to in front of Fresh co, behind Fresh co near the loading dock, in front of the Subway, parking area east of the Anchor and large potholes just south of the entrance from The Queensway South.	Parking Lot	Schedule "H" Section 6.0(a)
15.	<p>Repair unsafe paths and walkways such as but not limited to:</p> <ul style="list-style-type: none"> 1. In front of Easy Financial, BarBuritto, Seneca GED Preparation, The Source walkway entrance and; 2. Stairs coming down from the bus shelter near the Source as steps are missing & loose such as stone, interlock & brick. 	Entire Property	Schedule "H" Section 6.0

NOTE: Alternative methods of corrective action may be possible but must be approved by the Property Standards Officer

CERTIFIED STATEMENT OF RECORD

**Regarding Service of a
Property Standards Order To Remedy**
s. 15.8 (1) Building Code Act, S.O. 1992, c.23 as amended

Admissible under s. 37 (2) of the Building Code Act

I, Tyler Nicholson, being a Property Standards Officer for the Town of Georgina, and within the meaning of the Building Code Act, S.O. 1992, c.23, certify that I caused the attached Property Order(s) To Remedy dated August 28, 2023 and addressed to 2433254 Ontario Inc, be mailed both by registered and regular mail to 11-445 Edgeley Boulevard, Concord, Ontario, L4K4G1. This is the last known address of 2433254 Ontario Inc.

_____ Tyler Nicholson _____ dated this __28__ day of August 2023
Property Standards Officer