



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: July 3, 2024
Issued To: NHAM, TAI PHUC AND HUYNH, TUYET-LAN
Property Location: 546 Lake Drive South
Town of Georgina, in the Regional Municipality of York
Property Description: PLAN 299 LOT 259
Roll Number: 1970-000-141-962-0000

WHEREAS an inspection of the above noted property was conducted by a Property Standards Officer for the Town of Georgina on **July 2, 2024**;

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 **August 3, 2024** and maintained in compliance with said by-law.

TAKE NOTICE, upon each re-inspection of the property by the Property Standards Officer, if the property has not been brought into compliance with this order, then **a \$150 Re-inspection fee may apply**, as permitted by Schedule 'A' to By-law No. 2010-0074 (AD-5), as amended. Such fee will be a debt to the municipality and may be collected as prescribed by the *Municipal Act*.

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 **\$200** 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: July 22, 2024

Order issued by:

Nicole Bohn, C.P.S.O M.L.E.O. (c)
Municipal Law Enforcement Officer
(905) 476-4305 Ext. 2272
nbohn@georgina.ca

ADDENDUM “A”

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

RE: 546 Lake Drive South

NO.	ACTION TO CORRECT VIOLATION	LOCATION	BY-LAW SECTION
1.	Remove one (1) dead/dying tree that may create or cause an unsafe condition. Marked with pink ribbon tape. With consent from co-owner 548A Lake Drive South	Yard Area	Schedule “H” Section 2.0(b)

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

NOTE: Please be aware that York Region has a Forest Conservation Bylaw (2013-68) to prohibit or regulate the destruction or injury of trees. If you plan to do more than clear the hazard trees as required by this Order, you will need to contact York Region through Access York by phone at 1-877-464-9675 or by email at accessyork@york.ca

ADDENDUM “B”

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

RE: 546 Lake Drive South

TAKE NOTICE THAT the removal of the one (1) dead/dying tree referenced as Item No. 1 of Addendum “A” of this Order, may be rescinded upon:

1. The completion of applicable tests or examinations by a certified arborist for the purpose of determining the remedial action necessary to maintain the trees in a manner that is safe and secure against posing a danger to the general public or to any person upon the premises, or abutting the premise, identified in this order; and
2. All such recommendations are submitted by written report to the Property Standards Officer; and
3. All submitted recommendations are complied within the compliance time set out in this order.