



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 29, 2024
Issued To: HILL, MICHAEL AND HILL, SELMA
Property Location: 817 Fairbank Avenue
Town of Georgina, in the Regional Municipality of York
Property Description: PLAN 534 LOT 26
Roll Number: 1970-000-134-648-0000

WHEREAS an inspection of the above noted property was conducted by a Property Standards Officer for the Town of Georgina on **July 26, 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 29, 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 **\$200.00** 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: August 17, 2024

Order issued by:

Paige Broughton, M.L.E.O.(c)
Municipal Law Enforcement Officer
(905) 476-4305 Ext. 2279
pbroughton@georgina.ca

ADDENDUM "A"

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

RE: 817 Fairbank Avenue

NO.	ACTION TO CORRECT VIOLATION	LOCATION	BY-LAW SECTION
1.	Maintenance of Fences and Guards: Retaining walls, guards and fences in exterior common areas shall be maintained in a structurally sound condition, free from hazards or defects. Namely: Repair retaining wall with consent from 815 Fairbank Avenue.	Yard Area	Schedule "B" Section 4.0
2.	Upon receiving consent from co-owner, remove two (2) dead/dying trees that may create or cause an unsafe condition, shared with 815 Fairbank Avenue, marked with orange flagging tape.	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.