

Synopsis of Property Standards Process for 1037 Third Street East

On May 25, 2015 at 1055AM I received a phone call from Mr. Barry Bilan who is a tenant at 1037 Third Street East, Apartment 1 in regards to overgrown grass and leaking eavestroughs.

An inspection of the property took place on May 26, 2015 by By-Law Enforcement and deficiencies were observed and photographed. The deficiencies that were observed are as follows:

- 1) Overgrown Grass throughout the entire property.
- 2) A cap on the end of the eavestrough that is attached to the West Side of the building was missing. The eavestrough attached to the East Side of the building was not connected in approximately the middle.

A Notice of Violation was prepared and mailed via regular mail on May 26, 2015 to:

Mr. Alfred Roisin
RR#1 RMB 263
Fort Frances, ON
P9A 3M2

This notice provided Mr. Roisin with a schedule advising him of what repairs were to be made as well as a deadline of Friday June 12, 2015 for the necessary work to be completed. This package also contained copies of the photos taken from the inspection.

A re-inspection of the property occurred on June 17, 2015 and By-Law Enforcement observed that the grass had been cut and appeared to be maintained. However, the work that was required for the eavestroughs was not completed. New photos of this were taken to be added to the file.

An Order to Comply was prepared and mailed via regular mail and registered mail on June 18, 2015 to:

Mr. Alfred Roisin
RR#1 RMB 263
Fort Frances, ON
P9A 3M2

The order advised Mr. Roisin of all of the necessary requirements under Section 15.2 (1) a copy is attached and highlighted for your reference.

On July 8, 2015 Municipal Planner F. Flatt requested my assistance with a customer that she had in her office. I attended and spoke to her and Mr. Roisin about his appeal to the Committee of Adjustment. Mrs. Flatt and I accepted Mr. Roisin's letter for appeal even though it did not comply with Section 15.3 (1), which is attached and highlighted for your reference.

In conclusion, as of today the eavestrough remains a deficiency and requires to be repaired.

A handwritten signature in black ink, appearing to read 'Patrick Briere', with a long horizontal flourish extending to the right.

Patrick Briere, C.P.S.O.
Certified Property Standards Officer
By-Law Enforcement Officer
Town of Fort Frances
pbriere@fort-frances.com
(807) 274-5323 ext. 255.



Date: 2015/07/08

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number	79134096527
Product Name	Registered Mail/Courrier recommandé
Reference Number 1	Not Applicable
Reference Number 2	Not Applicable
Delivery Date (yyyy/mm/dd)	2015/07/03
Signatory Name	alfred roisen

Signature image is not currently available. For assistance
please contact Customer Service at 1 888 550 6333.

Signature

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-8822)

This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse

Administration & Finance Division
Civic Centre

Operations & Facilities Division
Fifth Street & Wright Avenue
Phone: 807-274-9893
Fax: 807-274-7360

Civic Centre
320 Portage Avenue
Phone: 807-274-5323
Fax: 807-274-8479
email: town@fort-frances.com

THE TOWN OF FORT FRANCES



FORT FRANCES, ONTARIO
CANADA

Registered mail

Planning & Development Division
Civic Centre

Community Services Division
740 Scott Street P9A 1H8
Phone: 807-274-4561

Mailing Address:
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

www.fort-frances.com

June 17, 2015

**Property Standards
ORDER**
**Issued pursuant to Section 15.2 (2) of
The Building Code Act, S.O. 1992, chapter 23, as amended.**

To: Alfred Roisin

RE: 1037 Third Street East, Fort Frances, ON P9A 2L5
LOT & PLAN: PSM 50 LOT 157 PCL 157-4

A Property Standards Officer has inspected the above-mentioned property on June 17, 2015.

The inspection of the above-mentioned property has revealed that the property does not conform to the standards prescribed within The Town of Fort Frances Maintenance and Occupancy Standards By-Law # 14/09.

IT IS ORDERED THAT the repairs necessary to correct the defects set out in Schedule "A" be carried out and the property be brought into a condition of compliance with the prescribed standards on or before **FRIDAY JULY 10, 2015.**

YOU ARE HEREBY ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail within 14 days of receipt of this Order to:

Mrs. Faye Flatt
Municipal Planner
320 Portage Avenue
Fort Frances, ON
P9A 3P9



THE TOWN OF FORT FRANCES

Schedule 'A'

Date: June 17, 2015

To: Mr. Alfred Roisin

RE: *1037 Third Street East, Fort Frances, ON.*

The item(s) listed herein are in violation of The Town of Fort Frances Maintenance and Occupancy Standards By-Law # 14/09.

ITEM	LOCATION	DEFECT	SECTION
1	Building.	Eavestroughs	3.03 & 4.09
REQUIRED REPAIR			
If eavestroughs are installed they are to be cleaned, repaired and maintained on a regular basis. Currently there are violations with eavestroughing on both sides of building that need to be corrected.			

FOR YOUR INFORMATION

This list is a list of deficiencies that were observed on the inspection of the property and may not include all deficiencies that are there. More deficiencies may be brought to the By-Law Departments attention as they complete inspections.

All repairs and maintenance of the above-mentioned property shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose.

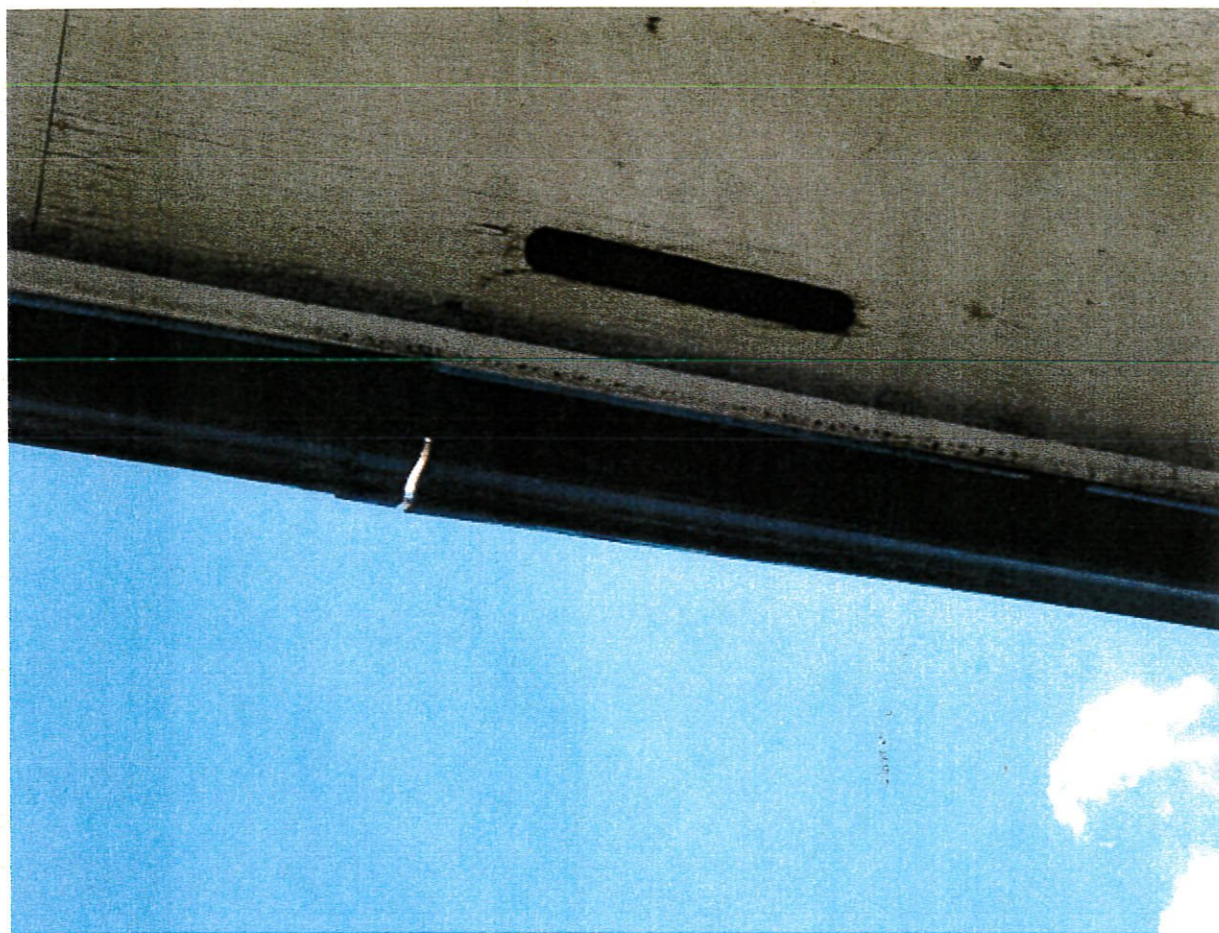
Where a permit is required to undertake any repairs to conform to the standards as prescribed in this Order, it is the responsibility of the Property Owner to obtain any such permit.



Patrick Briere
<patrickbriere@hotmail.com>

06/17/2015 03:09 PM

To Patrick Briere <pbriere@fort-frances.com>
cc
bcc
Subject





Patrick Briere

Administration & Finance Division
Civic Centre

Operations & Facilities Division
Fifth Street & Wright Avenue
Phone: 807-274-9893
Fax: 807-274-7360

Civic Centre
320 Portage Avenue
Phone: 807-274-5323
Fax: 807-274-8479
email: town@fort-frances.com



Planning & Development Division
Civic Centre

Community Services Division
740 Scott Street P9A 1H8
Phone: 807-274-4561

Mailing Address:
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

www.fort-frances.com

Regular mail

June 17, 2015

Property Standards

ORDER

Issued pursuant to Section 15.2 (2) of
The Building Code Act, S.O. 1992, chapter 23, as amended.

To: Alfred Roisin

RE: 1037 Third Street East, Fort Frances, ON P9A 2L5
LOT & PLAN: PSM 50 LOT 157 PCL 157-4

A Property Standards Officer has inspected the above-mentioned property on June 17, 2015.

The inspection of the above-mentioned property has revealed that the property does not conform to the standards prescribed within The Town of Fort Frances Maintenance and Occupancy Standards By-Law # 14/09.

IT IS ORDERED THAT the repairs necessary to correct the defects set out in Schedule "A" be carried out and the property be brought into a condition of compliance with the prescribed standards on or before **FRIDAY JULY 10, 2015.**

YOU ARE HEREBY ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail within 14 days of receipt of this Order to:

Mrs. Faye Flatt
Municipal Planner
320 Portage Avenue
Fort Frances, ON
P9A 3P9

THE TOWN OF FORT FRANCES

In the event that no appeal is taken, within the above-prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Where it has been determined that the necessary repairs or demolition has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, The Town of Fort Frances may cause the property to be repaired or demolished and the costs of such action may be billed directly to you or collected in a tax like manner.



Patrick Briere, CPSO
By-Law Enforcement Officer
Certified Property Standards Officer
Town of Fort Frances
(807) 274-5323 ext. 255
pbriere@fort-frances.com

THE TOWN OF FORT FRANCES

Schedule 'A'

Date: June 17, 2015

To: Mr. Alfred Roisin

RE: *1037 Third Street East, Fort Frances, ON.*

The item(s) listed herein are in violation of The Town of Fort Frances Maintenance and Occupancy Standards By-Law # 14/09.

ITEM	LOCATION	DEFECT	SECTION
1	Building.	Eavestroughs	3.03 & 4.09
REQUIRED REPAIR			
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FOR YOUR INFORMATION

This list is a list of deficiencies that were observed on the inspection of the property and may not include all deficiencies that are there. More deficiencies may be brought to the By-Law Departments attention as they complete inspections.

All repairs and maintenance of the above-mentioned property shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose.

Where a permit is required to undertake any repairs to conform to the standards as prescribed in this Order, it is the responsibility of the Property Owner to obtain any such permit.



Administration & Finance Division
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THE TOWN OF FORT FRANCES



FORT FRANCES, ONTARIO
CANADA

Planning & Development Division
Civic Centre

Community Services Division
740 Scott Street P9A 1H8
Phone: 807-274-4561

Mailing Address:
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

www.fort-frances.com

NOTICE OF VIOLATION

Alfred Roisin
RR#1 RMB 263
Fort Frances, ON
P9A 3M2

May 26, 2015

Dear: Mr. Roisin:

RE: 1037 Third Street East, Fort Frances, ON.

Please be advised that on May 26, 2015 an inspection of the above-mentioned property, revealed certain violations of The Town of Fort Frances Maintenance and Occupancy Standards By-Law # 14/09.

Schedule "A" attached hereto, sets out the work required to remedy such violation and to bring the property into compliance with By-Law # 14/09.

Be advised that By-Law # 14/09 gives The Town of Fort Frances the authority to issue an **ORDER TO COMPLY** pursuant to Section 15.2 (2), Ontario Building Code Act, S.O. 1992, c.23.

It is desired that you will comply with this informal notice that the aforementioned procedural step will not be necessary.

A re-inspection of this property will take place on or about **FRIDAY JUNE 12, 2015.**

Should you require further information in regards to this matter our office can be contacted at 274-5323 ext. 255.

Yours truly,

Patrick Briere
By-Law Enforcement Officer
Certified Property Standards Officer
pbriere@fort-frances.com

THE TOWN OF FORT FRANCES

Schedule 'A'

Date: May 26, 2015

To: Mr. Alfred Roisin

RE: 1037 Third Street East, Fort Frances, ON.

The item(s) listed herein are in violation of The Town of Fort Frances Maintenance and Occupancy Standards By-Law # 14/09.

ITEM	LOCATION	DEFECT	SECTION
1	Entire Property	Overgrown Grass	3.03 (3)
REQUIRED REPAIR			
Grass on entire property needs to be cut and maintained on a regular basis. This includes the boulevard fronting your property on Third St. E. and Minnie Avenue. Weed eating also needs to be completed to ensure grass around telephone poles, trees and building is not overgrown.			

ITEM	LOCATION	DEFECT	SECTION
2	Building.	Eavestroughs	3.03 & 4.09
REQUIRED REPAIR			
Eavestroughs need to be cleaned, repaired and maintained.			

FOR YOUR INFORMATION

This list is a list of deficiencies that were observed on the inspection of the property and may not include all deficiencies that are there. More deficiencies may be brought to the By-Law Departments attention as they complete inspections.

All repairs and maintenance of the above-mentioned property shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose.

Where a permit is required to undertake any repairs to conform to the standards as prescribed in this Order, it is the responsibility of the Property Owner to obtain any such permit.



Patrick Briere
<patrickbriere@hotmail.com>

05/26/2015 11:03 AM

To Patrick Briere <pbriere@fort-frances.com>
cc
bcc
Subject











Patrick Briere



Patrick Briere
<patrickbriere@hotmail.com>

05/26/2015 11:04 AM

To Patrick Briere <pbriere@fort-frances.com>
cc
bcc
Subject







Patrick Briere

Photo by [illegible]