

	Corporation of the Municipality of Temagami Memorandum to Council	Memo No. 24- M- 009
	Subject: MLEO/PSO_ Property Standards Report to Council/ Mayor	Agenda Date: 11 January 2024
Attachments:	1) Email from Engineer- Re; Quote 2) 3) Email quote from Speaker Newspaper; Re Quote 4) Sample Newspaper Ad: Solicit Bids 5) Nine (9) Photos of Decaying, Unsafe, Structure/ Vacated Dwelling 6) Property Standards Order- Dated 13 NOV 2020 7) 19 JUL 2022 Letter from MLEO/ PSO 8) 29 JUL 2021 Letter from MLEO /PSO	

RECOMMENDATION

That the Council of the Municipality of Temagami receives this report pertaining to the proposed (1) Structural Engineers inspection, (2) Placing of Advertisement for soliciting quotes/Contractor bids in anticipation of a potential demolition of the subject property, as described below.

INFORMATION

This report has been generated to request that the Municipality of Temagami, Mayor and Council accept and approve the Municipal Law Enforcement Officers (MLEO)/ Property Standards Officer (PSO) recommendation to secure the services of a Structural Engineer to conduct an inspection and submit a report on the condition and salvageability of the decaying and dilapidated structure/ vacant dwelling. In addition, and if warranted place advertisements to solicit and secure bids from contractors to perform the required demolition and clean-up work.

This property continues to be in violation of the Municipality of Temagami *Property Standards By-law 19-1475* and the Ontario Building Code.

The MLEO/PSO is of the opinion that this structure is unsafe, unsightly and should be condemned and subsequently demolished. The Chief Building Official (CBO) and the MLEO/ PSO inspected the exterior of the structure on 20 OCT 2023 and determined the structure to be in extremely poor condition and that the best course of action would be to have an Engineer conduct an inspection and submit his/her report and recommendations.

In letters from the MLEO, dated (see attached letter(s) below) 29 JUL 2021 and 19 JUL 2022, the CBO at the time, deemed the building unsafe and posted an unsafe notice order. 19 JUL 2022 letter states the CBO posted an ORDER TO COMPLY.

The property owner has failed to respond to any correspondence forwarded and remains in non-compliance of Property Standards By-law 19-1475.

The following has been forwarded by the Municipality/ MLEO/ PSO to the property owner, which has yielded no results in achieving compliance.

- 1) PROPERTY STANDARDS ORDER issued – dated 13 NOV 2020
- 2) Letter dated 29 JUL 2021- Sent by Registered Mail
- 3) Letter dated 19 JUL 2022 Re; Property Standards. Sent 20 JUL 2020 Registered Mail
- 4) Property Standards Violation Letter issued- dated 16 OCT 2023- Sent Registered Mail 17 OCT 2023
- 5) 16 OCT 2023 Property Standard Violation Letter- Returned as Unclaimed from Canada Post 07 NOV 2023

ENGINEER INSPECTION and REPORT

The MLEO/PSO has requested an estimated quote from *Eugene LONGSTREET, P. Eng.*

The estimate provided by the engineer for the cost to travel, inspection and submit a report will cost approximately Twenty-Five Hundred Dollars (\$2,500.00).

This and any amount(s) paid, to perform the required work, would be invoiced to the property owner and placed on the property taxes and collected in the same manner as property taxes.

Email correspondence with Engineer.

From: engineer@hiway11.com <engineer@hiway11.com>
Sent: November 28, 2023 3:36 AM
To: Dan Arbour <bylaw@Temagami.ca>
Subject: RE: Quote...

Hello Dan,
Cost to travel to Temagami, inspect existing structure, and submit a report would be about \$2500.
Thank You,
Eugene Longstreet, P. Eng.

From: Dan Arbour <bylaw@Temagami.ca>
Sent: Monday, November 27, 2023 2:25 PM
To: engineer@hiway11.com
Cc: Sabrina Pandolfo <projects@Temagami.ca>; Rhonda Smith <Clerk@Temagami.ca>
Subject: Quote...

Hi Eugene,

Are you able to provide a quote or rough estimate on the work required to conduct an inspection at [REDACTED] Cr.?

I am preparing to present this to Council for approval.

Thanks in advance.

Dan Arbour
MLEO

PLACEMENT OF ADVERTISEMENT(S)- RE; SOLICITING BIDS/ TENDERS FOR DEMO WORK

Soliciting Bids/ Tenders to complete Demo work at this property.

- The Speaker quoted \$66.00 for running Ad one time or \$115 for one week.
- * The North Bay Nugget did not respond to our request.

1) Temiskaming Speaker Newspaper ad inquiry;

\$66.00 one -time-week

\$115.00 - 25% discount for the week
+HST

From: Tammi Speaker <speaker.tammi@northernontario.ca>

Sent: October 17, 2023 2:22 PM

To: By-Law <bylaw@Temagami.ca>

Subject: Re: Seeking quote for ad.

Good Afternoon,

This ad will be \$66.00 to run in the speaker one time

If you do the speaker and the weekender for a week you do get a 25% off discount, which would make it \$115.50 for a week in both the speaker and weekender

This will be your ad, if you have any questions or concerns with it please let me know :)

Tammi Yerlitz

Sales Representative

Temiskaming Speaker/ Printing

Speaker.Tammi@northernontario.ca

705-647-6791 ext.226

2) North Bay Nugget* Newspaper ad inquiry;

From: By-Law

Sent: October 17, 2023 9:57 AM

To: 'mpinto@postmedia.ca' <mpinto@postmedia.ca>

Cc: Sabrina Pandolfo <projects@Temagami.ca>; Clerk <Clerk@Temagami.ca>

Subject: Newspaper ad quote required

Hello Michael,

We are seeking a quote to run an ad with the following...

The Municipality of Temagami is currently soliciting bids/ tenders for demolition contractors, in order to remove a decaying, dilapidated dwelling / 2 story structure in Temagami.

For additional information contact bylaw@temagami.ca or call 705-569-3421 Ext 205

Send quotes and copy of WSIB and insurance coverage to clerk@Temagami.ca

Regards,

Dan Arbour

Temagami Municipal Law Enforcement Officer (MLEO)

SAMPLE AD:

The Municipality of Temagami is currently soliciting bids/ tenders for demolition contractors, in order to remove a decaying, dilapidated 2 story structure/ vacant dwelling in Temagami.
For additional information contact bylaw@temagami.ca or call 705-569-3421 Ext 205
Send quotes and copy of WSIB and insurance coverage to clerk@temagami.ca

* MLEO/ PSO received no response from North Bay Nugget for quote.

LAND FILL/ TIPPING FEES

Landfill fees/ Dumping- Tipping Fees may be waived should Council decide or they may be placed onto the taxes of the Property Owner.

Municipal Address and Legal Property Description;

PLAN M-66 n1/2 92,93 PCL 15303,15304









All pictures taken by MLEO/PSO, Dan Arbour OCT 2023

Copy of 30 November 2020 Property Standards Order issued to property owner



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PROPERTY STANDARDS ORDER

MUNICIPALITY OF TEMAGAMI
BY-LAW COMPLIANCE AND
ENFORCEMENT BY-LAW:19-1475

Municipal Address and Legal Property

Description: [REDACTED]
PLAN M-66 N 1/2 92,93 PCL 15303,15304

Owner: [REDACTED]
Mailing Address: [REDACTED]

TEMAGAMI ON CAN
P0H2HO

Issued to: [REDACTED]
Delivery Type: Registered Mail

# By-Law Section Contravened	Description of Non-Conformity, Location and Required Action:
6.1	<p>No wrecked, dismantled, inoperative, discarded, unused or unlicensed vehicles, trailers, machinery or objects or parts thereof shall be placed, stored or left on land, but this does not apply where such articles are required and used for business purposes permitted under the Municipality's land use by-laws and where such articles are placed, stored or left in a manner which avoids an unsafe or unsightly condition deleterious to the neighbouring environment.</p> <p>The property is zoned Low Density Residential (RL). No outdoor storage is permitted on the property. Remove all collections of debris including but not limited to dilapidated vehicles and trailers, old building materials and various other material from the property and maintain in a clean condition.</p>
6.4	<p>Dilapidated, collapsed or unfinished structures and all accumulations of material, wood, debris or other objects that create an unsafe or unsightly condition, deleterious to the neighbouring environment, shall be removed.</p> <p>Remove all accumulations of material and various objects from the property and maintain in a clean condition. Remove all dilapidated structures and sheds from the property. All buildings must be finished in a good workmanship like manner in accordance with all relevant legislations.</p>

6.5	<p>All grassed and landscaped areas abutting buildings or structures or on vacant lots in developed residential areas shall be cut and maintained in a reasonable condition in relation to the neighbouring environment and brush, undergrowth and noxious weeds as defined by the Weed Control Act; shall be controlled in accordance with the Act.</p> <p>Cut grass and remove weeds through the property.</p>
20.1	<p>The exterior walls of every building or structure or part of a building or structure must be structurally sound, weather proof and free of loose and unsecured objects and materials. Improperly secured objects and materials shall be either removed, repaired or replaced.</p> <p>The entire house must be both secure and finished in a good workmanship like manner in accordance with all relevant legislation. Obtain and provide an engineer's report on the structural integrity of the main building. Based on the recommendations of the engineer's report apply for and obtain a building permit as required by the Ontario Building Code.</p>
20.3	<p>The exterior wall of every building and structure shall be properly painted or otherwise treated.</p> <p>The entire house must be both secure and finished in a good workmanship like manner in accordance with all relevant legislation. Obtain and provide an engineer's report on the structural integrity of the main building. Based on the recommendations of the engineer's report apply for and obtain a building permit as required by the Ontario Building Code.</p>
20.4	<p>The cladding on the exterior walls of all buildings or structures shall consist of masonry stucco, wood, finished plywood, metal or other similar materials that are of equivalent strength, durability and fire resistance.</p> <p>The entire house must be both secure and finished in a good workmanship like manner in accordance with all relevant legislation. Obtain and provide an engineer's report on the structural integrity of the main building. Based on the recommendations of the engineer's report apply for and obtain a building permit as required by the Ontario Building Code.</p>

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All buildings or structures, or parts thereof that are unfinished shall be finished in an acceptable manner within a reasonable amount of time and, where applicable, in accordance with all relevant legislation

The entire house must be sided in a manner which is both secure and finished in a good workmanship like manner in accordance with all relevant legislation. Remove all unfinished and dilapidated structures. Obtain and provide an engineer's report on the structural integrity of the main building. Based on the recommendations of the engineer's report apply for and obtain a building permit as required by the Ontario Building Code.

You are hereby ordered to carry out the repairs and take the appropriate actions to correct the defects as set out in this Order. This Order shall be complied with and the property brought into a condition of compliance with the prescribed standards or the site cleared of all buildings, structures, debris or refuse and left in a graded or levelled condition in accordance with any permits required by law **on or before December 31, 2020.**

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 **Municipality of Temagami may cause the property to be repaired or demolished** and the **cost of such actions may be registered as a lien on the land and shall be deemed to be to be real Municipal Property Taxes and may be added by the Clerk of the Municipality to the assessment roll and collected in the same manner and with same priorities as real Municipal Property Taxes.**

If the property owner or occupant is not satisfied with the terms or conditions of this Property Standards Order, they may appeal to the Property Standards Committee a Notice of Appeal on or before **November 30, 2020** to the Municipal Clerk by registered mail or personal delivery with the following:

- a. A copy of the Property Standards Order;
- b. A letter setting out the grounds for the appeal;
- c. The name, telephone number, email address and address for service of the Appellant or the Appellant's Representative if represented; and
- d. A non-refundable appeal fee as prescribed in the Property Standards By-law 19-1475 in the amount of \$150.00 made out to the Municipality of Temagami. Appeal fees may be by cheque if made by mail, cash will only be accepted if the appeal is made by personal delivery.

In the event that no appeal is taken within the prescribed time, this Property Standards Order shall be deemed to be confirmed, final and binding, requiring the property owner to

comply with the terms of the order, within the specified time frames and in the manner specified in this order.

Daryl Bell

PROPERTY STANDARDS
OFFICER Phone: 705)5693421
(Ext. 205
Fax: 705-569-2834
Email: bylaw@temagami.ca

Signature: #

Date: **November 13, 2020**

Please note that this Order does not represent an exhaustive list of possible violations of other applicable statutes and by-laws. You are responsible for ensuring compliance with the Ontario Fire Code, the Planning Act, the Ontario Building Code and other applicable statutes or regulations such as Zoning By-laws in relation to this property, whether any such requirements have been identified in this Order or not.

THE CORPORATION OF THE
MUNICIPALITY OF TEMAGAMI
P.O. BOX 220
TEMAGAMI, ONTARIO P0H 2H0
(705) 569-3421
FAX: (705) 569-2834
E-MAIL: visit@temagami.ca
WEBSITE: www.temagami.ca



July 19, 2022

REGISTERED MAIL

XXXXXX
XXXXXXXXXX

TEMAGAMI ON CAN
POH2HO

Dear XXXXXX

RE: XXXXXXXX Property Standards Order

The Property Standards Order dated November 13, 2020 is confirmed. The work which you discussed in the fall of 2020 has not been completed and the buildings have fallen into further decay and the property remains in a state of disarray which is in violation of the Property Standards By-law 19-1475, as amended.

Furthermore the Chief Building Official deemed the building unsafe and posted an "Order to Comply" order.

Due to the time that has lapsed since our discussions in the fall of 2020, the Municipality must take the appropriate steps to bring the property into compliance with the by-law.

This notice is to advise that if the property is not cleared of all materials, dilapidated structures/buildings and the property is left in a clean and clear condition as stated in the Property Standards Order by August 13, 2020. Where it has been determined that the necessary repairs or demolition has not been completed in accordance with the Property Standards Order as confirmed, the Municipality of Temagami will cause the property to be repaired or demolished and the cost of such actions will be registered as a lien on the land and shall be deemed to be to be real Municipal Property Taxes and will be added to the assessment roll and collected in the same manner and with same priorities as real Municipal Property Taxes.

Any time after September 1, 2022 the Municipality shall proceed with appropriate action to remedy the contraventions of the Order and proceed with demolition and clearing of the property to bring the property into compliance with the Property Standards By-law

Sincerely

A handwritten signature in black ink, appearing to read "Daryl Bell".

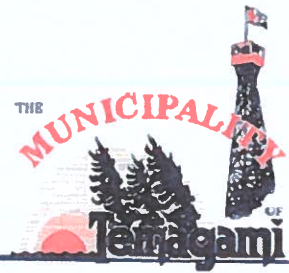
Daryl Bell

Municipal Law Enforcement Officer

(705)569-3421 Ex 205

bylaw@temagami.ca

THE CORPORATION OF THE
MUNICIPALITY OF TEMAGAMI
P.O. BOX 220
TEMAGAMI, ONTARIO P0H 2H0
(705) 569-3421
FAX: (705) 569-2834
E-MAIL: visit@temagami.ca
WEBSITE: www.temagami.ca



July 29, 2021

REGISTERED MAIL

XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
TEMAGAMI, ON CAN
P0H2H0

RE: ~~XXXXXXXXXX~~ Property Standards Order

The Property Standards Order dated November 13, 2020 is confirmed. The work which you discussed last fall has not been completed and the property remains in a state of disarray which is in violation of the Property Standards By-law 19-1475, as amended.

Furthermore the Chief Building Official deemed the building unsafe and posted an unsafe order.

Due to the time that has lapsed since our discussions last fall, the Municipality must take the appropriate steps to bring the property into compliance with the by-law.

This notice is to advise that if the property is not cleared of all materials, dilapidated structures/buildings and the property is left in a clean and clear condition as stated in the Property Standards Order by August 31, 2021. Where it has been determined that the necessary repairs or demolition has not been completed in accordance with the Property Standards Order as confirmed, the Municipality of Temagami will cause the property to be repaired or demolished and the cost of such actions will be registered as a lien on the land and shall be deemed to be to be real Municipal Property Taxes and will be added to the assessment roll and collected in the same manner and with same priorities as real Municipal Property Taxes.

Any time after September 1, 2021 the Municipality shall proceed with appropriate action to remedy the contraventions of the Order.

Sincerely

Daryl Bell
Municipal Law Enforcement Officer (705)569-3421 Ex 205
bylaw@temagami.ca

Respectfully Submitted,

Dan Arbour
MLEO/ PSO/ ACO