

*The Corporation of the
City of Kawartha Lakes*

PROPERTY STANDARDS COMMITTEE

**TUESDAY, September 25, 2018
COMMENCING AT 9:30 A.M.**

**ECONOMIC DEVELOPMENT BOARD ROOM
LINDSAY SERVICE CENTRE
180 KENT STREET WEST, LINDSAY, ONTARIO, K9V 2Y6**

AGENDA

MEMBERS

Councillor	Pat Dunn
Councillor	Rob Macklem
Councillor	Emmett Yeo
Councillor	Heather Stauble (alternate)
MLEO Officer	Jenn Toste
Secretary	Bobbie Mitchell
MLEO Manager	Aaron Sloan

1. CALL TO ORDER AND ADOPTION OF AGENDA

2. DECLARATIONS OF PECUNIARY INTEREST

3. PUBLIC MEETING

Property Standards Appeal for Property Standards Order issued to 2 River Street,
Coboconk, ON in the City of Kawartha Lakes

4. Update on Property Standards File – GILES

5. BUSINESS ARISING FROM PUBLIC MEETING

6. ADJOURNMENT



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

July 4, 2012

To:	Mr. G. Giles 2 River St. Coboconk, ON K0M 1K0	Re Occurrence #	22824
		Address:	2 River St., Coboconk, ON
		Legal	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2
		Roll Number	165134011075000000

The above described property, which is owned by you or in which you have an interest has been inspected by a Property Standards Officer on Friday June 29, 2012.

The inspection revealed that in some respects the property does not conform to the standards prescribed by the City of Kawartha Lakes, Property Standards By-Law 2002-119.

IT IS ORDERED that repairs necessary to correct the defects set out in **Schedule 'A'** be carried out and the property brought to a condition of compliance with the prescribed standards on or before **August 07, 2012**.

YOU ARE ADVISED THAT, if you are not satisfied with the terms or conditions of this Order, you may make an appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to The Secretary of the Property Standards Committee, C/O The Property Standards Department, The Corporation of the City of Kawartha Lakes, 180 Kent Street West Lindsay, Ontario, K9V 2Y6 within 14 days of service of the Order upon you, stating your grounds for appeal. A non-refundable cheque in the amount of **seventy-five (\$75.00) dollars** must accompany all appeals.

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 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 City of Kawartha Lakes may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and be collected in the same manner and with the same priorities as municipal real property taxes.

Your anticipated cooperation is appreciated.

Yours truly,

Jenn Toste
Municipal Law Enforcement Officer
City of Kawartha Lakes

SCHEDULE 'A'

Date: July 4, 2012

To:	Mr. G. Giles 2 River St. Coboconk, ON K0M 1K0	Re Occurrence # Address: Legal Roll Number	22824 2 River St. Coboconk, ON RANGE GR PT LOT 15 PLAN 46 LOT 1 &2 165134011075000000
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The item(s) listed herein are in violation of the City of Kawartha Lakes Property Standards By-law 2002-119

ITEM	LOCATION	DEFECT	SECTION	SECTION WORDING
1.	Exterior Walls	Missing Bricks,	3.05	<p>The owner of every building on an Urban Lot shall maintain its exterior walls:</p> <ul style="list-style-type: none">a) In good repair;b) Free from cracked or broken masonry units, defective or deteriorated wood or metal siding or trim, cracked, broken, or loose stucco;c) Watertight;d) Free from loose or unsecured objects or materials and;e) In a manner to prevent deterioration due to weather or insects.
2	Roofs inclusive of eavestrough, soffits, shingles		3.16	<p>The owner of every building or structure on an Urban Lot shall maintain the roofs of all Buildings and structures:</p> <ul style="list-style-type: none">a) In good repairb) In a watertight conditionc) Free from loose or unsecured objects or materials;d) Free from all other accident, fire or

				health hazards; e) so that roof decks and related guards are in good state of repair;
Boarding Up Vacant Buildings	All windows, all doors.		3.30	The owner of a vacant building shall effectively secure the building from entry by trespassers. All materials used for boarding up vacant buildings shall be covered and maintained with a preservative which is colour co-ordinated to the exterior finish of the building.

FOR YOUR INFORMATION:

All repairs and maintenance of property required by the standards prescribed by the By-Law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. All new construction or repairs shall conform to the Ontario Building Code, the Ontario Fire Code, and the *Fire Prevention and Protection Act*, where applicable.

No person shall use or occupy, or permit the use or occupancy of, any Building that does not conform to the standards of this By-law.

All repairs and maintenance of property required by the standards prescribed by this By-law shall be carried out by the Owner or occupant, as applicable, in a manner acceptable in the trades concerned and with materials suitable and sufficient for the purpose.

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

OFFENCES AND PROSECUTION: Every person who contravenes or fails to comply with any of the provisions of this By-law has committed an offence and may be prosecuted as provided for by Section 61 of the *Provincial Offences Act*, for each day on which the offence occurs. Persons convicted of offences pursuant to this By-law are subject to the fines and/or other penalties as provided in Section 36 of the *Building Code Act, 1992*. For ease of reference, Schedule "C" is a copy of Section 36 of the *Building Code Act, 1992*. It is important to note, however, that amendments to the *Building Code Act, 1992*, if any, apply to this By-law, which is subject to that statute. The *Building Code Act, 1992* should always be resorted to for final analysis.

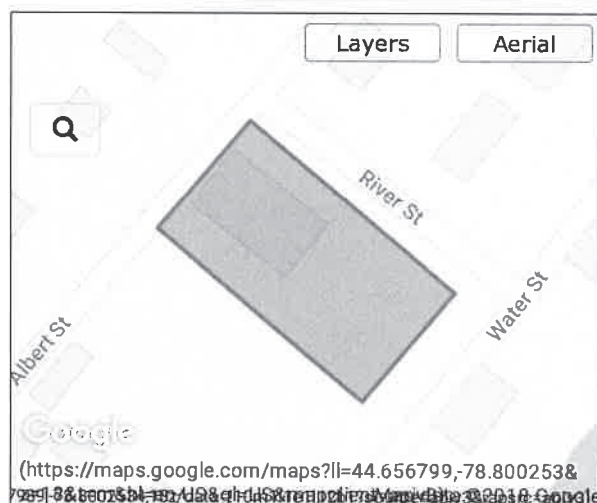
CAUTION: Failure to remedy such deficiencies within the time prescribed may result in:

- (A) A fine not exceeding fifty thousand dollars (\$50,000.00), exclusive of costs for each offence if found guilty of a contravention of the By-Law by a Justice of the Peace of the Ontario Court of Justice; and

- (B) The Corporation of the City of Kawartha Lakes carrying out the repairs or other work at the expense of the Owner. All expenses incurred by the Corporation of the City of Kawartha Lakes in doing said works, including but not limited to materials, labour, equipment, administration and legal expenses, shall be paid by the owner of the lands and premises and shall be charged against the property and the amount shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collector's roll and collected in the same manner and with the same priorities as municipal real property taxes.

Note: Section 20 of The Building Code Act, 1992, states that no person shall obstruct the visibility of an order and no person shall remove a copy of any order posted under this Act unless authorized to do so by an inspector or officer.

Add to Watch List

**Property Description**

Roll Number	16 51 340 011 075 00
Address	2 RIVER ST
Municipality	Kawartha Lakes
Legal	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2
Owner Name	GILES GERALD GORDON
Prop Code	100 - Residential Land
Zoning	HR-2(H)
Is Serviced	Y
Site Area	21,780 (sq ft)
Site Access	Y - Year Round Road Acc...
Frontage	109 ft.
Depth	200 ft.
Dest CVA	306,000
Tenant Tax Li...	N
Farm Operation	n/a

Mailing Address

2 RIVER ST
COBOCONK ON
K0M 1K0

Industrial Structures

#	Seq.	Structure Code	Type	Bldg. #	Building Use	Year Built	Perim
1	1	660	Elementary School	1/1	Old School	1960	17
1	2	660	Elementary School	1/B	Old School Bsmt	1960	17
1	3	660	Elementary School	1/2	Entrance	1960	3
1	4	660	Elementary School	1/A	Old School Addition	1965	6

ML2018-1092 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:59
Assigned To: jtoste
Date of Complaint: June 27, 2018 5:58
Status: OPEN
Resolution Date:

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		
	Marie Peel	705-454-3649				

Location Information

Address: 2 River St, Coboconk
Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property? 0
People at residence comments:

Are they violent? No
Violence comments:

Is there a concern about drugs or weapons? No
Drugs/weapons comments:

Do they have dogs or animals of concern? Yes
Animal comments: Raccoons, bats and other things

Description

Complainant requesting enforcement of abandoned property. Complainant stated that "whenever it is windy the shingles fly off the roof and in 2017 my vehicle was struck leaving scratches on it." Furthermore, the complainant stated that "We have seen raccoons on the roof as well as more raccoons in the neighborhood in general."

Solution

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
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ML2018-1090 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:34
Assigned To: jtoste
Date of Complaint: June 27, 2018 5:33
Status: OPEN
Resolution Date:

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		
	D. Anderson	705-454-3936				

Location Information

Address: 2 River St, Coboconk
Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property? 0
People at residence comments:

Are they violent? No
Violence comments:

Is there a concern about drugs or weapons? No
Drugs/weapons comments:

Do they have dogs or animals of concern? No
Animal comments:

Description

Complainant requesting enforcement due to multiple property standards issues described as "Roof caving in, shingles blowing off in wind to other properties, brick walls crumbling and falling, grass not cut - safety issue if building collapses" .

Solution

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
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ML2018-1089 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:23
Assigned To: jtoste
Date of Complaint: June 27, 2018 9:15
Status: OPEN
Resolution Date:

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		

Location Information

Address: 2 River St, Coboconk
Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property?
People at residence comments: unknown

Are they violent? Unsure
Violence comments:

Is there a concern about drugs or weapons? Unsure
Drugs/weapons comments:

Do they have dogs or animals of concern? Unsure
Animal comments:

Description

Request for enforcement of derelict building due to property owner refusing to comply to previous requests to maintain property. Mr. Gerald Gordan Giles (contact email ggg650@hotmail.com) has previously been served orders to remedy an unsafe building for the property by Nicholas Dawkins - building inspector for CKL but refuses to comply. Please see attached files for details.

Solution

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
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Jessica Humphries

From: Aaron Sloan
Sent: Thursday, June 28, 2018 9:57 AM
To: Jessica Humphries
Subject: FW: 2 River St Coby

Please add this email to the attention of the Officer, when you assign this complaint.

Aaron Sloan
Manager of MLEO - City of Kawartha Lakes
705-324-9411 ext. 1223
www.kawarthalakes.ca

 Please consider the environment before printing this email.

From: Susanne Murchison
Sent: Wednesday, June 27, 2018 5:08 PM
To: Aaron Sloan
Subject: FW: 2 River St Coby

For the file

Susanne Murchison, CBCO
Chief Building Official
Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1200 www.kawarthalakes.ca



From: Hope Lee
Sent: Wednesday, June 27, 2018 5:07 PM
To: Susanne Murchison
Subject: Re: 2 River St Coby

No we were not. The owner contacted me a few times about AH funding for a plan he had to develop but I explained there wasn't funding. He would use my name and the potential of housing to bylaw but it seemed to be as a method to stall bylaw action. I can confirm that at this point there is no interest in the property from KLH.

Sent from my iPhone

On Jun 27, 2018, at 5:00 PM, Susanne Murchison <smurchison@kawarthalakes.ca> wrote:

Hi Hope,

Rumor has it that you may have been looking at this property for a potential purchase for future affordable housing site??? Wondering if this is so and if you still are pursuing,

as we have been attempting to deal with the building that is falling down. Let me know, thanks,

Susanne Murchison, CBCO

Chief Building Official

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1200 www.kawarthalakes.ca

<image001.png>

Jessica Humphries

From: Susanne Murchison
Sent: Wednesday, June 27, 2018 3:48 PM
To: Bylaw Complaints
Cc: Aaron Sloan
Subject: 2 River St
Attachments: 1324_001.pdf; 2 River Street

As discussed with Aaron, attached is the enforcement file Nick was working on last year. Also attached are photos taken by Karen from PW this week.

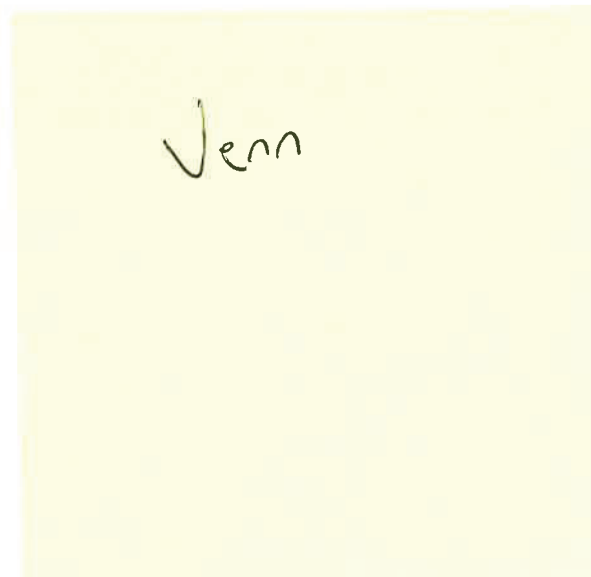
Thank you for agreeing to take over (via derelict building process??) this address for me. My recollection of an update from Nick: owner called after receiving our order via email and indicated he wasn't going to do anything himself, wouldn't divulge his correct address to be personally served paperwork (his mailing address in MPAC is listed as the 2 River St property), taunted Nick to have the City demolish and put on his taxes.

If you require anything else let me know. Thanks,

Susanne Murchison, CBCO
Chief Building Official
Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1200 www.kawarthalakes.ca



From: mfd-buildinginspection@city.kawarthalakes.on.ca [mailto:mfd-buildinginspection@city.kawarthalakes.on.ca]
Sent: Wednesday, June 27, 2018 3:34 PM
To: Susanne Murchison
Subject: Attached Image



20-July-17

DTZ Barnicke web site no longer exists nor does the number on the scale sign. The Barnicke web page sends you to Point Alliance, com 1416 943 0001 located at 20 Adelaide St E Suite 500 Toronto on M5C 2TC. 40

No contact information for the same other than ggg650@hotmail.com. sent a copy of the Order via email.

Nicholas Dawkins

From: Nicholas Dawkins
Sent: Thursday, July 20, 2017 8:54 AM
To: 'ggg650@hotmail.com'
Subject: 2 River St, Coboconk
Attachments: River St 2 (giles) OTRUB17-0008.docx

Hello Mr. Gerald Gordon Giles

Attached is an Order to Remedy an Unsafe Building for the above noted address. We don't have any other contact information for you as the above noted address is your mailing address. Please be aware that if this matter is not dealt with the City of Kawartha Lakes will be forced to take action. Please respond.

Thank you for your cooperation.

Nicholas Dawkins

Building inspector
Provincial Offences Officer
180 Kent st west
Lindsay, On
K9V 2Y6
(705) 324-9411
Ext 1493

This message, including any attachments, is privileged and intended only for the addressee(s) named above. If you are not the intended recipient, you must not read, use or disseminate the information contained in this e-mail. If you have received this e-mail in error, please notify the sender immediately by telephone, fax, or e-mail and shred this confidential e-mail, including any attachments, without making a copy. Access to this e-mail by anyone else is unauthorized. Thank you.



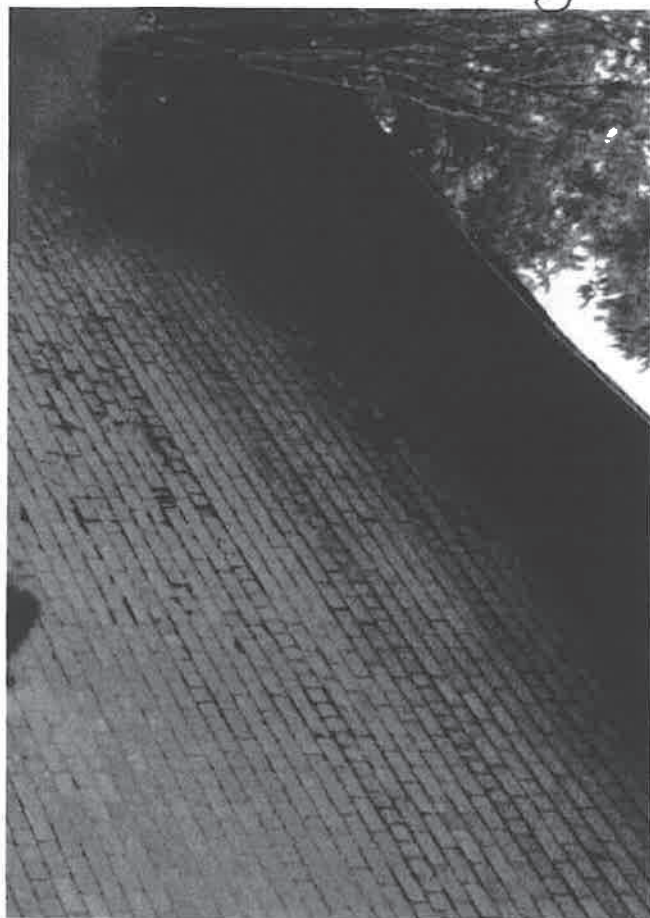
Please consider the environment before printing this e-mail message

pictures taken By Nick Dawkins 12-April-17

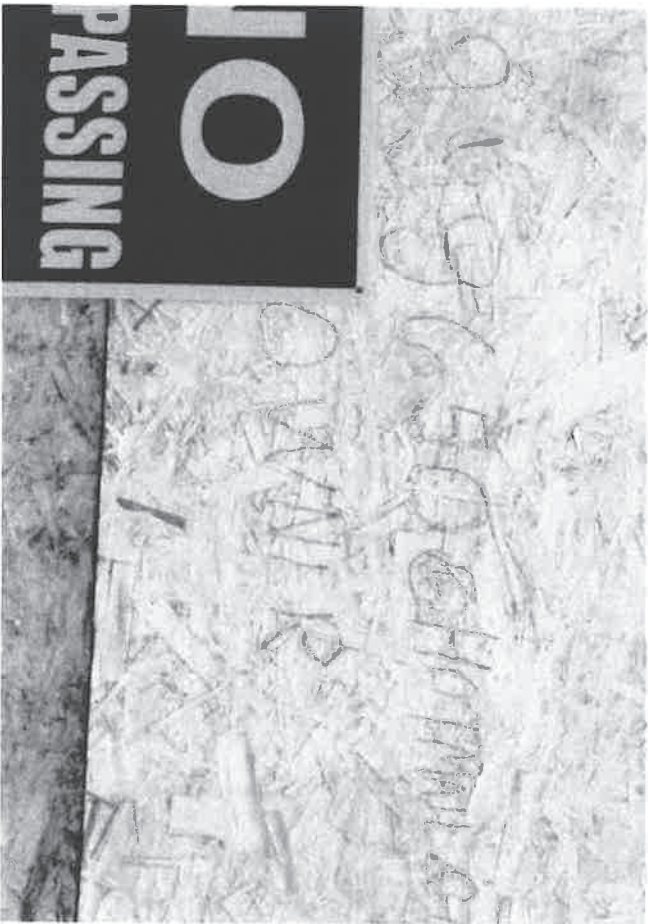




Pictures taken by Nicholas Dawkins on 13-July-2017



number out of service



City of Kawartha Lakes
180 Kent St. W., Lindsay, Ontario, K9V 2Y6 705-324-9411
BCIN # 18155

Order to Remedy an Unsafe Building

Pursuant to Subsection 15.9(4) of the *Building Code Act, 1992*

Order Number: OTRU-0008
Address to which Order applies:
2 River St
Coboconk On
K0M 1K0
Range GR Pt Lot 15 Plan 46 Lots 1&2

Date Order issued: July 13 2017
Application/Permit Number: EN2017-0008

Order issued to:

1. Giles, Gerald Gordon
2 River St
Coboconk On
K0M 1K0

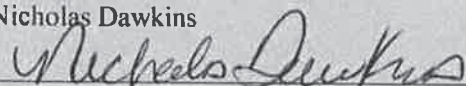
The inspection on or about 13-july-2017 at the above-referenced address found the building to be unsafe.
You are hereby ordered to render the building safe by correcting the unsafe conditions itemized below immediately, by the dates listed below,

Item	Reference	Description and location of unsafe condition	Required action and compliance date
1	15.9(2)(a)(b) Building Code Act, 1992	Substantial failure of the structural brick on the North west, north east and the south west walls as well as the failing roof system is in a condition that would be hazardous to the health and safety of persons in the normal use of the building, persons outside of the building or persons whose access to the building has not been reasonably prevented.	Shall provide an engineer's review for the repair and/or bracing of the damage walls and roof OR remove the building and all debris from the property by July 31 2017 and Shall apply for a permit to construct or demolish by July 21 2017 Shall maintain perimeter fence to prohibit entry until the property is brought to a safe condition.

Order issued by:

Name Nicholas Dawkins

BCIN 43270

Signature 

Telephone no. (705) 324-9411 ext 1493

Contact name (optional) _____

Contact tel. number (optional)

Note:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [*Building Code Act, 1992 s. 20*]
- An Order may be appealed to the Superior Court of Justice. [*Building Code Act, 1992 s. 25*]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [*Building Code Act, 1992 s. 24*]
- Failure to comply with this Order could result in a in Order prohibiting the use or Occupancy of the building. [*Building Code Act, 1992 s. 15.9(6)*]
- Failure to comply with this Order is an offence which could result in a fine. [*Building Code Act, 1992 s.36*]
- No construction affected by this Order is to be covered until inspected and approved. [*Building Code Act, 1992 s.13*]



GEOMATICS
MAPPING

CKL Mapping Services



Legend

- ☐ Upper Municipalities
- ☐ Lower Tier Municipalities
- ☐ Contours
- ☐ Property ROLL#
- ☐ KRCA Regulated Areas
- ☒ LSRCA Regulated Areas
- ☒ ORCA Regulated Areas
- ☐ Oak Ridges Moraine

Notes

Enter notes here ...

0 07

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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site visit 12-April-17 took pictures. UNO

879 9405

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Roll Number

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General Property Details

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Last updated on April 11, 2017

Assessment Activity in Progress

Building Permit -	RFR -	Appeals -
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General Property Details

Roll Number	1651340011075000000	Created	2000-10-13	Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	GILES GERALD GORDON	Property Location	2 RIVER ST
Ward	02	Poll	-	Suffix	0
Frontage	108.9 Feet	Depth	199.98 Feet	Area	21780.0 Square Feet
Access	Y - Year Round Road Access	Driveway	Unspecified/Not Applicable	SRA	-
Location Comments	Previous roll # 1634000011075000000				

Taxation

Unit Class -	School Codes	High	-	Pub Ptn	214500	FP Ptn	0
Realty Tax Class -		Public	15	Sep Ptn	0	FS Ptn	0
Realty Tax Qualifier -		Sep	41	Prot Sep Ptn	0	No Sup Ptn	0
Unit Support	P - English-Public	Fr Pub	58				
Other -		Fr Sep	84				
		Roll Total	214500				
		Current Year Phase-in Value	214500				
		Destination Value	306000				

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 [Taxation Details](#) |
 [Owner/Occupier Details](#) |
 [Mailing Address](#)

Mailing Address

 2 RIVER ST
 COBOCONK ON
 K0M 1K0

Quick Search

Roll Number


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Assessment History Details

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2016 Roll Return for 2017

Roll Number	1651340011075000000	Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2		
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	-	Property Location	2 RIVER ST
Ward	2	Poll	-	Suffix	0
Frontage	108.9 Feet	Depth	199.98 Feet	Area	0.5 Acres
Previous Roll#	Data Not Available			SRA	-
Location Comments					

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Taxation

Unit Class	-	School Codes	High	-	Pub Ptn	0	FP Ptn	0
Realty Tax Class	-		Public	15	Sep Ptn	0	FS Ptn	0
Realty Tax Qualifier	-		Sep	41	Prot Sep Ptn	0	No Sup Ptn	0
Unit Support	P - English-Public	Fr Pub	58					
Other	-	Fr Sep	64					
			Roll Total	214500				

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Owner / Occupier

Name (Last/First/Middle)	Occupancy Status	Religion	French Elector	School Support	Designated Rate Payer
GILES GERALD GORDON	O - Owner Or Joint Owner	-	N/A	P - English-Public	N/A

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Mailing Address

 2 RIVER ST
 COBOCONK ON
 K0M 1K0

Quick Search

Roll Number



Basic



Advanced



Custom Query



Map Viewer



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Last updated on April 11, 2017

General Property Details										
Roll Number	1651340011075000000				Created	2000-10-13		Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2	
Property Type	100 - Vacant Residential Land Not On Water				First Owner Name	GILES GERALD GORDON		Property Location	2 RIVER ST	
Location Comments										

Structure Details											
Structure Description	Year Built	Stories	Total Area	Basement Area Total Finished		Basement Type	# Bedrooms	# Full Baths	# Half Baths	A/C	Garage Spaces
0 -	0	0.0	0	0	0	Unknown	0	0	0	-	0

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Development Services
Municipal Law Enforcement
Property Standards Division
180 Kent St. W. Lindsay, ON K9V 2Y6
Tel: (705) 324-9411 ext. 1212
1-888-822-2225 ext. 1212
Fax: (705) 324-5514
Website: www.city.kawarthalakes.on.ca
bylawcomplaints@city.kawarthalakes.on.ca

MLEO COMPLAINT FORM

To assist the City of Kawartha Lakes in following up your complaint, ***please print*** the details of your inquiry below. Please forward complaint to address noted at the top of the page.

A red star * indicates required information for the Municipal Law Enforcement Division to respond to this complaint, incomplete or anonymous complaints will not be addressed.

Description of Subject Property/Address/Location: * *Cobocank School House located
Albert St. - directly across from*
In the Former Township of: **CLICK TO CHOOSE** Date Complaint Submitted: *34 Albert St*

I, _____, do hereby lay and serve complaint against the Owner of the above-noted property with respect to the following conditions that are occurring and may not conform to the By-laws of the Corporation of the City of Kawartha Lakes.

Please indicate the type of complaint and provide the details*

☒ Property Standards ☐ Parking ☐ Other:

The details of the conditions are: (If extra space is required please attach an additional sheet) * *Roof caving in,
shingles blowing off in wind to other properties, brick walls crumbling &
falling, grass not cut - safety issue if building collapses. Children used for
school bus here.*
I hereby further declare that if required I will attend and testify in support of this complaint at any Court of Law in the Province of Ontario.

Signed this *28* day of Month, *May* 2018

Signature: *D. Anderson*
Address of Complainant: * *34 Albert St. Cobocank Komiko.*
Telephone: * _____ Name: * *D. Anderson*
705 454 3936

Complaints are confidential until such time as the complainant may be asked to testify in support of the complaint. The information collected on this form is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

DEPARTMENTAL USE ONLY:

Received at MLE Office by: *B Mitchell* Date: *27 June 2018* Occur #: _____

SAFETY QUESTIONS

Have the Police been to the property previously? Yes _____ No _____ ?

How many people live in the residence? 0

Are they violent? Yes _____ No /

Do they have any animals that the Officer needs to be aware of? Yes _____ No /

Are they aware of any drugs or weapons in the home? Yes _____ No /

*The following questions are only to be completed by a tenant filing a property standards complaint regarding his/her current rental property.

TENANT QUESTIONS

Is your landlord aware of the existing issues? Yes _____ No _____

Are you planning on moving out within the next 30 days? Yes _____ No _____

How long have you lived at this address? _____

Are you before the Rental Tribunal? Yes _____ No _____

Are you being evicted? Yes _____ No _____

Is your rent paid-up to date? Yes _____ No _____

Who is your landlord and what is his/her contact information?

Name: _____

Telephone: _____

Jessica Humphries

From: noreply@esolutionsgroup.ca
Sent: Wednesday, June 27, 2018 12:42 PM
To: Bylaw Complaints
Subject: New Response Completed for Municipal Law Enforcement Complaint Form
Attachments: 2018-06-27-007.PDF

Hello,

Please note the following response to Municipal Law Enforcement Complaint Form has been submitted at Wednesday June 27th 2018 12:41 PM with reference number 2018-06-27-007.

- **Description of the Subject Property. Please include the Address, Location and former Township for the subject land:**
Albert Street, Coboconk, ON K0M 1K0
- **Date Complaint Submitted:**
June 27, 2018
- **Please select the type of complaint:**
Property Standards, General By-law Concerns
- **Have the police been to the property?**
Unsure
- **How many people live in the residence?**
Zero
- **Have you witnessed violence?**
No
- **Are you aware of any drugs or weapons at the location of the complaint?**
No
- **Does the residence have any animals that the Officer needs to be aware of?**
Yes
- **Please describe the animals**
Raccoons and other vermin.
- **Is the property a rental property?**
No

- **Is the property used as a short term rental (less than 30 days)?**
No
- **If you selected "General By-law Concern" please provide additional detail.**
This building is the old public school in Coboconk, which is located across the street and adjacent to my home, 30 Albert Street. The property is generally unkempt with tall grass and weeds.

The building is condemned to my knowledge with bricks falling off; old shingles scattered about the street and on other properties; wooden trim from under the roof is falling down and swinging in the wind; side and front of the building caving in; and its condition is not favourable to me selling my house.

Furthermore, teens are attempting to enter the building on occasion and it is a safety hazard for them in relation to possible injury caused by falling debris and or contact with raccoons and other vermin inside the building. Despite no trespassing signs, the young and others are curious to explore the building. Should this building be set on fire or catch fire, it poses a direct threat to my house and property.

There have been a number of municipal fines against the owner, which have been posted on the fence at the front of the property. Notwithstanding, nothing significant has resulted from said fines.

- **If you have additional information that you wish to provide in connection to this matter please upload the supporting documents.**
- **Name of Complainant:**
Bea Hancock
- **Address of Complainant:**
P.O Box 95
- **Telephone:**
7055584100
- **Email:**
beahancock2@rogers.com

[This is an automated email notification -- please do not respond]

Municipal Law Enforcement General Complaint



Municipal Law Enforcement Office Complaint Form

City of Kawartha Lakes
180 Kent Street West
Lindsay, Ontario K9V 5R8
(705)324-9411 extention 1212
Fax: 705-324-8619
bylawcomplaints@kawarthalakes.ca

To assist the City of Kawartha Lakes in following up on your complaint please provide all of the details relating to the matter within the fields that follow below.

A red star (*) indicates required information that will be needed before Municipal Law Enforcement can respond to your complaint. Please note that incomplete or anonymous complaints will not be addressed.

Description of the Subject Property. Please include the Address, Location and former Township for the subject land:

Albert Street, Coboconk, ON K0M 1K0

Date Complaint Submitted:

June 27, 2018

Please select the type of complaint:

☐ Clean and Clear

☒ Property Standards

☐ Parking

☒ General By-law Concerns

Have the police been to the property? *

- ☐ Yes
- ☐ No
- ☒ Unsure

How many people live in the residence?

Zero

Have you witnessed violence? *

- ☐ Yes
- ☒ No

Are you aware of any drugs or weapons at the location of the complaint?

- ☐ Yes
- ☒ No
- ☐ Unsure

Does the residence have any animals that the Officer needs to be aware of? *

- ☒ Yes
- ☐ No
- ☐ Unsure

Please describe the animals *

Raccoons and other vermin.

Is the property a rental property?

- ☐ Yes
- ☒ No
- ☐ Unsure

Is the property used as a short term rental (less than 30 days)?

☐ Yes

☒ No

☐ Unsure

If you selected "General By-law Concern" please provide additional detail.

This building is the old public school in Coboconk, which is located across the street and adjacent to my home, 30 Albert Street. The property is generally unkempt with tall grass and weeds.

The building is condemned to my knowledge with bricks falling off; old shingles scattered about the street and on other properties; wooden trim from under the roof is falling down and swinging in the wind; side and front of the building caving in; and its condition is not favourable to me selling my house.

Furthermore, teens are attempting to enter the building on occasion and it is a safety hazard for them in relation to possible injury caused by falling debris and or contact with raccoons and other vermin inside the building. Despite no trespassing signs, the young and others are curious to explore the building. Should this building be set on fire or catch fire, it poses a direct threat to my house and property.

There have been a number of municipal fines against the owner, which have been posted on the fence at the front of the property. Notwithstanding, nothing significant has resulted from said fines.

If you have additional information that you wish to provide in connection to this matter please upload the supporting documents.

I do hereby lay and serve complaint against the Owner of the above-noted property with respect to the following conditions that are occurring and may not conform to the By-laws of The Corporation of the City of Kawartha Lakes.

I further declare that if required I will attend and testify in support of this complaint at any Court of Law in the Province of Ontario.

Signature:

Date:

Name of Complainant:

Bea Hancock

Address of Complainant:

P.O Box 95

Telephone:

7055584100

Email:

beahancock2@rogers.com

Personal information contained on this form is collected pursuant to the Municipal Act, 2001 and will be used for the purpose of responding to your request. Questions about the collection of this information should be directed to the City Clerk or Deputy-Clerk at 705-324-9411 extension 1295 or 1322.

Departmental Use Only:**Received by:****Date:****Occurrence Number:**

Jessica Humphries

From: noreply@esolutionsgroup.ca
Sent: Wednesday, June 27, 2018 12:59 PM
To: Bylaw Complaints
Subject: New Response Completed for Municipal Law Enforcement Complaint Form
Attachments: 2018-06-27-008.PDF

Hello,

Please note the following response to Municipal Law Enforcement Complaint Form has been submitted at Wednesday June 27th 2018 12:58 PM with reference number 2018-06-27-008.

- **Description of the Subject Property. Please include the Address, Location and former Township for the subject land:**
Albert Street, Coboconk, ON K0M 1K0
- **Date Complaint Submitted:**
June 27, 2018
- **Please select the type of complaint:**
Property Standards, General By-law Concerns
- **Have the police been to the property?**
Unsure
- **How many people live in the residence?**
It is an abandoned public school which is vacant except for bats and raccoons and maybe other animals.
- **Have you witnessed violence?**
No
- **Are you aware of any drugs or weapons at the location of the complaint?**
No
- **Does the residence have any animals that the Officer needs to be aware of?**
Yes
- **Please describe the animals**
Raccoons, bats and other things.
- **Is the property a rental property?**
No

- **Is the property used as a short term rental (less than 30 days)?**
No
- **If you selected "General By-law Concern" please provide additional detail.**
Ms. Bea Hancock is submitting this for me, as I do not have internet or email. My name is Marie Peel. This building is across the street from my home, 3 River Street, Coboconk. The property is usually overgrown with weeds and tall grass.

The building is condemned and a fire and safety hazard. Whenever it is windy, shingles are flying through the air and my 2017 vehicle has sustained scratches on the hood from these shingles. Our vehicles are in the driveway without cover and hanging wood from the roof is also an issue should the wood fly through the air and hit our vehicles.

Another concern is the safety of children who have been observed trying to enter the building, which is caving in and likely full of bats. We have seen raccoons on the roof, as well and more raccoons in the neighbourhood in general.

This building has been for sale for about 4 years and a sign on the fence indicates that fines have been made against the owner, but nothing is done about the grounds or the condition of the building. The grass was cut about twice for the whole of last year and once this year. There are bricks falling off of the building and it is huge concern for my family that nothing has been done to have this building removed!

- **If you have additional information that you wish to provide in connection to this matter please upload the supporting documents.**
- **Name of Complainant:**
Marie and Bob Peel
- **Address of Complainant:**
3 River Street, Coboconk, ON K0M 1K0
- **Telephone:**
705-454-3649
- **Email:**
beahancock2@rogers.com

[This is an automated email notification -- please do not respond]

Municipal Law Enforcement General Complaint



Municipal Law Enforcement Office Complaint Form

City of Kawartha Lakes
180 Kent Street West
Lindsay, Ontario K9V 5R8
(705)324-9411 extention 1212
Fax: 705-324-8619
bylawcomplaints@kawarthalakes.ca

To assist the City of Kawartha Lakes in following up on your complaint please provide all of the details relating to the matter within the fields that follow below.

A red star (*) indicates required information that will be needed before Municipal Law Enforcement can respond to your complaint. Please note that incomplete or anonymous complaints will not be addressed.

Description of the Subject Property. Please include the Address, Location and former Township for the subject land:

Albert Street, Coboconk, ON K0M 1K0

Date Complaint Submitted:

June 27, 2018

Please select the type of complaint:

☐ Clean and Clear

☒ Property Standards

☐ Parking

☒ General By-law Concerns

Have the police been to the property? *

- ☐ Yes
- ☐ No
- ☒ Unsure

How many people live in the residence?

It is an abandoned public school which is vacant except for bats and raccoons and maybe other animals.

Have you witnessed violence? *

- ☐ Yes
- ☒ No

Are you aware of any drugs or weapons at the location of the complaint?

- ☐ Yes
- ☒ No
- ☐ Unsure

Does the residence have any animals that the Officer needs to be aware of? *

- ☒ Yes
- ☐ No
- ☐ Unsure

Please describe the animals *

Raccoons, bats and other things.

Is the property a rental property?

- ☐ Yes
- ☒ No
- ☐ Unsure

Is the property used as a short term rental (less than 30 days)?

☐ Yes

☒ No

☐ Unsure

If you selected "General By-law Concern" please provide additional detail.

Ms. Bea Hancock is submitting this for me, as I do not have internet or email. My name is Marie Peel. This building is across the street from my home, 3 River Street, Coboconk. The property is usually overgrown with weeds and tall grass.

The building is condemned and a fire and safety hazard. Whenever it is windy, shingles are flying through the air and my 2017 vehicle has sustained scratches on the hood from these shingles. Our vehicles are in the driveway without cover and hanging wood from the roof is also an issue should the wood fly through the air and hit our vehicles.

Another concern is the safety of children who have been observed trying to enter the building, which is caving in and likely full of bats. We have seen raccoons on the roof, as well and more raccoons in the neighbourhood in general.

This building has been for sale for about 4 years and a sign on the fence indicates that fines have been made against the owner, but nothing is done about the grounds or the condition of the building. The grass was cut about twice for the whole of last year and once this year. There are bricks falling off of the building and it is huge concern for my family that nothing has been done to have this building removed!

If you have additional information that you wish to provide in connection to this matter please upload the supporting documents.

I do hereby lay and serve complaint against the Owner of the above-noted property with respect to the following conditions that are occurring and may not conform to the By-laws of The Corporation of the City of Kawartha Lakes.

I further declare that if required I will attend and testify in support of this complaint at any Court of Law in the Province of Ontario.

Signature:

Date:

Name of Complainant:

Marie and Bob Peel

Address of Complainant:

3 River Street, Coboconk, ON K0M 1K0

Telephone:

705-454-3649

Email:

beahancock2@rogers.com

Personal information contained on this form is collected pursuant to the Municipal Act, 2001 and will be used for the purpose of responding to your request. Questions about the collection of this information should be directed to the City Clerk or Deputy-Clerk at 705-324-9411 extension 1295 or 1322.

Departmental Use Only:**Received by:****Date:****Occurrence Number:**

Jenn Toste

From: gerald giles <ggg650@hotmail.com>
Sent: Wednesday, July 18, 2018 10:45 AM
To: Jenn Toste
Subject: Re: 2 River St. - Property Standards Order

Hi Jenn

I am working toward trying to have
the building removed.

Gerald

Sent from my iPhone

On Jul 12, 2018, at 11:14 AM, Jenn Toste <jtoste@kawarthalakes.ca> wrote:

Good Morning Mr. Giles,

Please find enclosed in this email a copy of the Property Standards Order that was posted to your property on July 11, 2018. If you have any questions in regards to the order, please feel free to contact me using the information listed below.

With Thanks,

Jenn Toste.

Jenn Toste
Municipal Law Enforcement Officer
180 Kent St. W., Lindsay, ON K9V 2Y6
Phone : (705) 324-9411 ext 1275
Toll Free: 1-888-822-2225
Email: jtoste@kawarthalakes.ca



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<PDF Copy of PSO (Expert Exam).pdf>

ML2018-1089 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:23 Assigned To: jtoste
Date of Complaint: June 27, 2018 9:15 Status: CLOSED
Resolution Date: July 8, 2018 16:28

Contact Information

Role	Name	Home Phone	Work Phone	Ext.	Mobile	Comments
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		

Location Information

Address: 2 River St, Coboconk Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure

Police attending comments:

How many people live at the property?

People at residence comments: unknown

Are they violent? Unsure

Violence comments:

Is there a concern about drugs or weapons? Unsure

Drugs/weapons comments:

Do they have dogs or animals of concern? Unsure

Animal comments:

Description

Request for enforcement of derelict building due to property owner refusing to comply to previous requests to maintain property. Mr. Gerald Gordan Giles (contact email ggg650@hotmail.com) has previously been served orders to remedy an unsafe building for the property by Nicholas Dawkins - building inspector for CKL but refuses to comply. Please see attached files for details.

ML2018-1089 Property Standards - Property Standards

Solution

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
July 08, 2018	DUPLICATE	Duplicate complaint - Refer to ML2018-1092

Jessica Humphries

From: Susanne Murchison
Sent: Wednesday, June 27, 2018 3:48 PM
To: Bylaw Complaints
Cc: Aaron Sloan
Subject: 2 River St
Attachments: 1324_001.pdf; 2 River Street

As discussed with Aaron, attached is the enforcement file Nick was working on last year. Also attached are photos taken by Karen from PW this week.

Thank you for agreeing to take over (via derelict building process??) this address for me. My recollection of an update from Nick: owner called after receiving our order via email and indicated he wasn't going to do anything himself, wouldn't divulge his correct address to be personally served paperwork (his mailing address in MPAC is listed as the 2 River St property), taunted Nick to have the City demolish and put on his taxes.

If you require anything else let me know. Thanks,

Susanne Murchison, CBCO
Chief Building Official
Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1200 www.kawarthalakes.ca



From: mfd-buildinginspection@city.kawarthalakes.on.ca [mailto:mfd-buildinginspection@city.kawarthalakes.on.ca]
Sent: Wednesday, June 27, 2018 3:34 PM
To: Susanne Murchison
Subject: Attached Image

20-July-17

DTZ Barnicke web site no longer exists nor does the number on the sale sign. The Barnicke web page sends you to Point Alliance, com 1416 943 0001 located at 20 Adelaide St E Suite 500 Toronto on MSC 2TC. 40

No contact information for the same other than ggg650@hotmail.com. sent a copy of the Order via email.

Nicholas Dawkins

From: Nicholas Dawkins
Sent: Thursday, July 20, 2017 8:54 AM
To: 'ggg650@hotmail.com'
Subject: 2 River St, Coboconk
Attachments: River St 2 (giles) OTRUB17-0008.docx

Hello Mr. Gerald Gordon Giles

Attached is an Order to Remedy an Unsafe Building for the above noted address. We don't have any other contact information for you as the above noted address is your mailing address. Please be aware that if this matter is not dealt with the City of Kawartha Lakes will be forced to take action. Please respond.

Thank you for your cooperation.

Nicholas Dawkins

Building inspector
Provincial Offences Officer
180 Kent st west
Lindsay, On
K9V 2Y6
(705) 324-9411
Ext 1493

This message, including any attachments, is privileged and intended only for the addressee(s) named above. If you are not the intended recipient, you must not read, use or disseminate the information contained in this e-mail. If you have received this e-mail in error, please notify the sender immediately by telephone, fax, or e-mail and shred this confidential e-mail, including any attachments, without making a copy. Access to this e-mail by anyone else is unauthorized. Thank you.



Please consider the environment before printing this e-mail message

pictures taken by Nick Dawkins 12-April-17



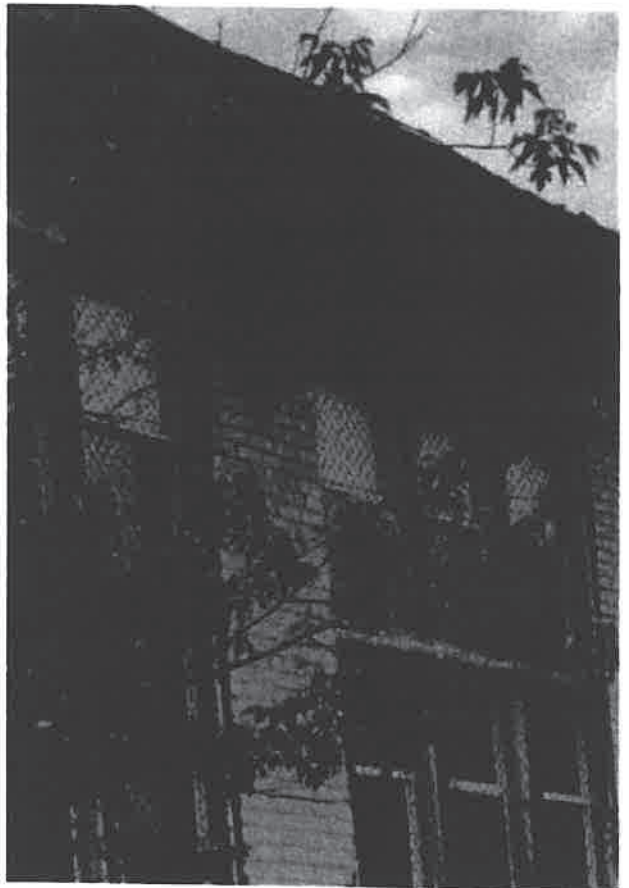
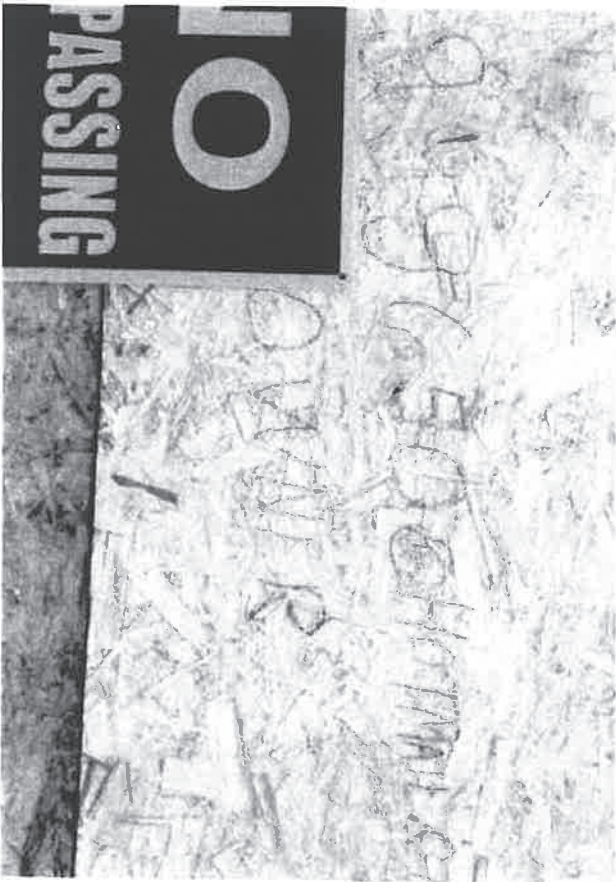
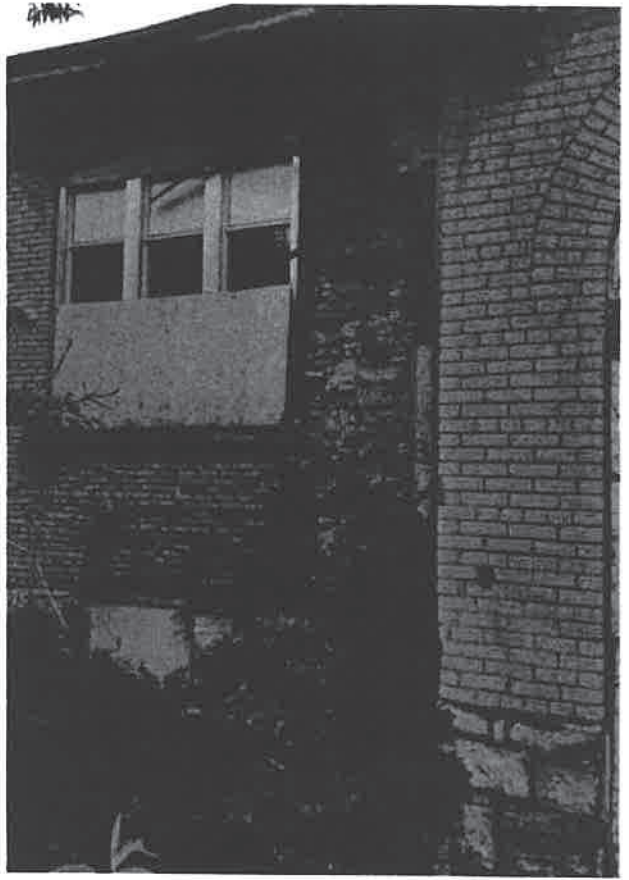


Pictures taken by Nicholas Dawkins on 13-July-2017



number out of service.





City of Kawartha Lakes
180 Kent St. W., Lindsay, Ontario, K9V 2Y6 705-324-9411
BCIN # 18155

Order to Remedy an Unsafe Building

Pursuant to Subsection 15.9(4) of the *Building Code Act, 1992*

Order Number: OTRU-0008
Address to which Order applies:

2 River St
Coboconk On
K0M 1K0
Range GR Pt Lot 15 Plan 46 Lots 1&2

Date Order issued: July 13 2017
Application/Permit Number: EN2017-0008

Order issued to:

1. Giles, Gerald Gordon
2 River St
Coboconk On
K0M 1K0

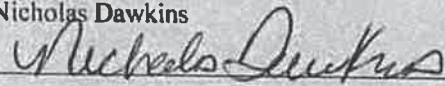
The inspection on or about 13-july-2017 at the above-referenced address found the building to be unsafe. You are hereby ordered to render the building safe by correcting the unsafe conditions itemized below immediately, by the dates listed below,

Item	Reference	Description and location of unsafe condition	Required action and compliance date
1	15.9(2)(a)(b) Building Code Act, 1992	Substantial failure of the structural brick on the North west, north east and the south west walls as well as the failing roof system is in a condition that would be hazardous to the health and safety of persons in the normal use of the building, persons outside of the building or persons whose access to the building has not been reasonably prevented.	Shall provide an engineer's review for the repair and/or bracing of the damage walls and roof OR remove the building and all debris from the property by July 31 2017 and Shall apply for a permit to construct or demolish by July 21 2017 Shall maintain perimeter fence to prohibit entry until the property is brought to a safe condition.

Order issued by:

Name **Nicholas Dawkins**

BCIN **43270**

Signature 

Telephone no. **(705) 324-9411 ext 1493**

Contact name (optional) _____

Contact tel. number (optional)

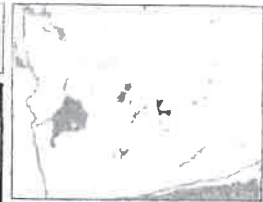
Note:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [*Building Code Act, 1992 s. 20*]
- An Order may be appealed to the Superior Court of Justice. [*Building Code Act, 1992 s. 25*]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [*Building Code Act, 1992 s. 24*]
- Failure to comply with this Order could result in a in Order prohibiting the use or Occupancy of the building. [*Building Code Act, 1992 s. 15.9(6)*]
- Failure to comply with this Order is an offence which could result in a fine. [*Building Code Act, 1992 s.36*]
- No construction affected by this Order is to be covered until inspected and approved. [*Building Code Act, 1992 s.13*]



GEOMATICS
MAPPING

CKL Mapping Services



Legend

- ☐ Upper Municipalities
- ☐ Lower Tier Municipalities
- ☐ Contours
- ☐ Property ROLL#
- ☐ KRCA Regulated Areas
- ☐ LSRCA Regulated Areas
- ☐ ORCA Regulated Areas
- ☐ Oak Ridges Moraine

Notes

Enter notes here ..

0 07 Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



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THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES

site visit 12-April-17 took pictures. UNO

879 9405

Quick Search

Roll Number


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General Property Details

[General Property Details](#) | [Image Details](#) | [Map Viewer](#) | [Roll Details Enquiry](#) | [Soil Details](#) | [Structure Details](#)
[Return to Multi Property Screen](#) | [Next>>](#)

Primary/Subordinate Roll(s): 0000 0001 0002 9801

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Last updated on April 11, 2017

Assessment Activity in Progress

Building Permit	-	RFR	-	Appeals	-
-----------------	---	-----	---	---------	---

General Property Details

Roll Number	1651340011075000000	Created	2000-10-13	Legal Description	RANGE GR PT LOT 15 PLAN 48 LOT 1 & 2
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	GILES GERALD GORDON	Property Location	2 RIVER ST
Ward	02	Poll	-	Suffix	0
Frontage	108.9 Feet	Depth	199.98 Feet	Area	21780.0 Square Feet
Access	Y - Year Round Road Access	Driveway	Unspecified/Not Applicable	SRA	-
Location Comments		Previous roll #	1634000011075000000		

Taxation

Unit Class	-	School Codes	High	-	Pub Ptn	214500	FP Ptn	0
Realty Tax Class	-		Public	15	Sep Ptn	0	FS Ptn	0
Realty Tax Qualifier	-		Sep	41	Prot Sep Ptn	0	No Sup Ptn	0
Unit Support	P - English-Public		Fr Pub	58				
Other	-		Fr Sep	64				
		Roll Total	214500					
		Current Year Phase-In Value	214500					
		Destination Value	308000					

[Top](#)
[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

Mailing Address

 2 RIVER ST
 COBOCONK ON
 K0M1K0

Quick Search

Roll Number


[Basic](#) [Advanced](#) [Custom Query](#) [Map Viewer](#) [Reports](#) [Logout](#) [Home](#) [User Profile](#) [Help](#)
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Roll Details Enquiry

[General Property Details](#) | [Image Details](#) | [Map Viewer](#) | [Roll Details Enquiry](#) | [Soil Details](#) | [Structure Details](#)
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Primary/Subordinate Roll(s): 0000 0001 0002 9801

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[Current Page](#)

Assessment History Details

[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

2016 Roll Return for 2017					
Roll Number	1651340011075000000	Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2		
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	-	Property Location	2 RIVER ST
Ward	2	Poll	-	Suffix	0
Frontage	108.9 Feet	Depth	199.98 Feet	Area	0.5 Acres
Previous Roll#	Data Not Available			SRA	-
Location Comments					

[Top](#)
[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

Taxation								
Unit Class	-	School Codes	High	-	Pub Ptn	0	FP Ptn	0
Realty Tax Class	-		Public	15	Sep Ptn	0	FS Ptn	0
Realty Tax Qualifier	-		Sep	41	Prot Sep Ptn	0	No Sup Ptn	0
Unit Support	P - English-Public		Fr Pub	58				
Other	-		Fr Sep	54				
		Roll Total	214500					

[Top](#)
[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

Owner / Occupier					
Name (Last/First/Middle)	Occupancy Status	Religion	French Elector	School Support	Designated Rate Payer
GILES GERALD GORDON	O - Owner Or Joint Owner	-	N/A	P - English-Public	N/A

[Top](#)
[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

Mailing Address	
2 RIVER ST COBOCONK ON K0M 1K0	

Quick Search

Roll Number



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Licence Agreement

Feedback

Structure Details

General Property Details Image Details Map Viewer Roll Details Enquiry Soil Details Structure Details

Return to Multi Property Screen Next>>

Primary/Subordinate Roll(s): 0000 0001 0002 9801

Print Version
Current Page

Last updated on April 11, 2017

General Property Details					
Roll Number	1651340011075000000	Created	2000-10-13	Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	GILES GERALD GORDON	Property Location	2 RIVER ST
Location Comments					

Structure Details										
Structure Description	Year Built	Stories	Total Area	Basement Area Total	Basement Area Finished	Basement Type	# Bedrooms	# Full Baths	# Half Baths	A/C
0 -	0	0.0	0	0	0	Unknown	0	0	0	-

Top

ML2018-1090 Property Standards - Property Standards**Occurrence Information**

Date Created: June 28, 2018 9:34
Assigned To: jtoste
Date of Complaint: June 27, 2018 5:33
Status: CLOSED
Resolution Date: July 8, 2018 16:32

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		
	D. Anderson	705-454-3936				

Location Information

Address: 2 River St, Coboconk
Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property? 0
People at residence comments:

Are they violent? No
Violence comments:

Is there a concern about drugs or weapons? No
Drugs/weapons comments:

Do they have dogs or animals of concern? No
Animal comments:

Description

Complainant requesting enforcement due to multiple property standards issues described as "Roof caving in, shingles blowing off in wind to other properties, brick walls crumbling and falling, grass not cut - safety issue if building collapses" .

Solution

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
July 08, 2018	DUPLICATE	Duplicate Occurrence - Please refer to ML2018-1092

ML2018-1091 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:48
Date of Complaint: June 27, 2018 9:42
Resolution Date: July 8, 2018 16:35

Assigned To: jtoste
Status: CLOSED

Contact Information

Role	Name	Home Phone	Work Phone	Ext.	Mobile	Comments
Complainant	Bea Hancock	705-558-4100				

Location Information

Address: 2 River St, Coboconk
Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property? 0
People at residence comments:

Are they violent? No
Violence comments:

Is there a concern about drugs or weapons? No
Drugs/weapons comments:

Do they have dogs or animals of concern? Yes
Animal comments: Raccoons and other vermin

Description

Complainant requesting enforcement for abandoned old public school. Property is described as "condemned with bricks falling off, old shingles scattered about the street and on other properties; wooden trim from under the roof is falling down and swinging in the wind; side and front of the building is caving in and condition is unfavorable for me selling my house.

Solution

ML2018-1091 Property Standards - Property Standards

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
July 08, 2018	DUPLICATE	Duplicate Occurrence - Please refer to ML2018-1092



**Property Standards
ORDER**

**FOR EXPERT EXAMINATION
Issued pursuant to section 15.8(1) of
The Building Code Act, S.O. 1992,
Chapter 23, as amended**

July 11, 2018

To:
Gerald G. Giles
2 River St.,
Coboconk, ON
K0M 1K0

Re: 2 River St., Coboconk, ON
Legal Description: Range GR PT LOT
15 PLAN 46 LOT 1&2
Roll Number: 1651 340 011 075 00

Dear Mr. Giles

The above described property, which is owned by you or in which you have an interest has been inspected by a Property Standards Officer on Wednesday July 11, 2018.

In the opinion of the Property Standards Officer, there is doubt as to the structural condition and adequacy of the building and the systems within or attached to the building or parts thereof.

It is ORDERED that the building or structure and the systems within or attached to the building or parts thereof as specified in **Schedule 'A'** be examined by a professional engineer, licensed to practice in Ontario, at the Owner's expense and a written report submitted. The written report shall include drawings, details of the findings of the examination, proposed method of repair, and a schedule as to when the repairs will be completed. This report shall be signed and sealed by the engineer and submitted to the Property Standards Officer for approval by AUGUST 3, 2018.

All work specified by the professional engineer or such other person as may be approved by the Officer shall be completed in the manner and within the time as specified in the report and approved by the Officer.

On completion of all of the work, a report (signed and sealed by the professional engineer, and certifying that all of the work has been completed satisfactorily), shall be submitted to the Property Standards Officer.

Your anticipated cooperation is appreciated.

Yours truly,


Jennifer Toste
Municipal Law Enforcement Officer

YOU ARE ADVISED THAT, if you are not satisfied with the terms or conditions of this Order, you may make an appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to The Secretary of the Property Standards Committee, C/O The Property Standards Department, The Corporation of the City of Kawartha Lakes, 180 Kent Street West Lindsay, Ontario, K9V 2Y6 within 14 days of service of the Order upon you, stating your grounds for appeal. A non-refundable cheque in the amount of Ninety-one dollars and ninety-three cents (\$91.93) must accompany all appeals.

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 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 City of Kawartha Lakes may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and be collected in the same manner and with the same priorities as municipal real property taxes.

SCHEDULE 'A'

July 11, 2018

To: Mr. Gerald Giles

2 River St.,
Coboconk, ON
K0M 1K0

Re: Occurrence ML2018-1092

Address: 2 River St., Coboconk

Legal RANGE GR PT LOT 15

Description: PLAN 46 LOT 1&2

Roll Number: 1651 340 011 075 00

Municipality. **Error! Reference source not found.**

ITEM	LOCATION	DEFECT
1.	Entire Building	Bricks deteriorating, roof collapsing, Exterior Walls showing signs of damage.

FOR YOUR INFORMATION

In order that a report is considered as acceptable it must satisfy the following:

- a. The report must be an original copy addressed to the owner of the subject property.
- b. The report must detail the current condition of the property, or element of the property under examination.
- c. The report must detail recommended method of repair and materials.
- d. The report must contain a schedule of work, with an estimated date of completion, &
- e. The report must be signed and stamped by the engineer.

FOR YOUR INFORMATION:

All repairs and maintenance of property required by the standards prescribed by the By-Law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. All new construction or repairs shall conform to the Ontario Building Code, the Ontario Fire Code, and the *Fire Prevention and Protection Act*, where applicable.

No person shall use or occupy, or permit the use or occupancy of, any Building that does not conform to the standards of this By-law.

All repairs and maintenance of property required by the standards prescribed by this By-law shall be carried out by the Owner or occupant, as applicable, in a manner acceptable in the trades concerned and with materials suitable and sufficient for the purpose.

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

OFFENCES AND PROSECUTION: Every person who contravenes or fails to comply with any of the provisions of this By-law has committed an offence and may be prosecuted as provided for by Section 61 of the *Provincial Offences Act*, for each day on which the offence occurs. Persons convicted of offences pursuant to this By-law are subject to the fines and/or other penalties as provided in Section 36 of the *Building Code Act, 1992*. For ease of reference, Schedule "C" is a copy of Section 36 of the *Building Code Act, 1992*. It is important to note, however, that amendments to the

Building Code Act, 1992, if any, apply to this By-law, which is subject to that statute. The *Building Code Act, 1992* should always be resorted to for final analysis.

CAUTION: Failure to remedy such deficiencies within the time prescribed may result in:

- (A) A fine not exceeding fifty thousand dollars (\$50,000.00), exclusive of costs for each offence if found guilty of a contravention of the By-Law by a Justice of the Peace of the Ontario Court of Justice; and
- (B) The Corporation of the City of Kawartha Lakes carrying out the repairs or other work at the expense of the Owner. All expenses incurred by the Corporation of the City of Kawartha Lakes in doing said works, including but not limited to materials, labour, equipment, administration and legal expenses, shall be paid by the owner of the lands and premises and shall be charged against the property and the amount shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collector's roll and collected in the same manner and with the same priorities as municipal real property taxes.

Note: Section 20 of The Building Code Act, 1992, states that no person shall obstruct the visibility of an order and no person shall remove a copy of any order posted under this Act unless authorized to do so by an inspector or officer.

RECEIVED JUL 19 2018

HELLO

MY NAME IS GERALD GILES AND I OWN A ONE ACRE SITE IN THE CENTRE OF COBOCONK WITH 3 STREET FRONTAGES TWO BLOCKS FROM

DOWNTOWN, ONE BLOCK FROM THE MEDICAL CENTRE AND OVER LOOKING THE GULL RIVER WHICH FLOWS INTO BALSUM LAKE.

I HAVE OWNED AND PAID TAXES ON THE PROPERTY FOR 18 YEARS.

THE TOWN IS IN GREAT NEED OF A RETIREMENT RESIDENCE.

I HAVE THE PERFECT SITE AND CONCEPT DRAWINGS FOR A NEW 30 UNIT RETIREMENT RESIDENCE.

THE TOWN OF COBOCONK HAS A DOWN TOWN REVITALIZATION PROGRAM IN PLACE IN WHICH MY PROPERTY IS WITHIN THE BOUNDARY

WHICH YOU WILL SEE ON PAGE 4 OF THE STRATEGIC ACTION PLAN.

THERE IS NOW A COMMUNITY IMPROVEMENT PLAN THAT WOULD GIVE DOWNTOWNS A BOOST IN KAWARTHA LAKES.

THIS PLAN IS FOR BUILDING REPAIR, HERITAGE CONSERVATION, BROWNFIELD REDEVELOPMENT, ENERGY EFFICIENCY TO AFFORDABLE

HOUSING AND A ACCESSIBILITY AND POSSIBLY SENIORS RESIDENCE.

THE PROGRAM WILL ALLOW PROPERTY OWNERS TO ACCESS GRANTS AND LOANS FORM THE CITY COUNCIL IF TO REDEVELOP THERE PROPERTIES.

I FEEL MY PROPERTY IS A PERFECT FOR THIS PROGRAM.

HOW EVER THE PRE-SCREENING MEETING FOR THE APPLICATION IS NOT UNTIL THIS FALL.

AS I HAVE CONCEPT DRAWINGS FOR A NEW 30 UNIT BUILDING I DID NOT WANT TO SPENT MONEY ON THE EXISTING BUILDING.

I HAVE RECEIVED A WORK ORDER TO MAKE REPAIRS TO THE OLD BUILDING WHICH MAY BE DEMOLISHED.

I AM ASKING FOR A 6 MONTH TIME EXTENTION TO FIND OUT IF I WOULD QUALIFY FOR ANY GRANTS OR LOANS TO DEVELOP MY PROPERTY?

THANK YOU
GERALD GILES



MLEO Division
180 Kent St, W.
Lindsay, ON K9V 2Y6
Tel: (705) 324-9411 Ext. 1212
1-888-822-2225
Fax: (705) 324-8619
e-mail: bmitchell@kawarthalakes.ca
website: www.kawarthalakes.ca

COPY

July 24, 2018

Gerald G. Giles
2 River St.,
Coboconk, ON
K0M 1K0

Dear Mr. Giles:

RE: PROPERTY STANDARDS NOTICE OF APPEAL
2 River St, Coboconk, ON City of Kawartha Lakes
Legal Description: Range GR PT LOT 15 PLAN 46 LOT 1&2
Roll Number: 1651 340 011 075 00

This will acknowledge receipt of your Notice of Appeal to a Property Standards Order dated July 11, 2018 and issued regarding the property located at **2 River Street Coboconk, ON.**

You are hereby notified that your hearing with the Property Standards Committee is scheduled to be heard at **180 Kent Street West, Lindsay, ON in the Economic Development Board Room, First Floor on Tuesday September 25, 2018 at 9:30 a.m.** to make a decision on your appeal.

You are further advised that for the purpose of this hearing you may be represented by legal counsel. If you are not present or represented at the hearing, the Committee will proceed in your absence and you will not be entitled to any further notice of this hearing.

You are further advised that under the terms of the Building Code Act Section 15.3 Subsection 3 the Committee, in addition to exercising all the powers and functions of a Property Standards Officer, may confirm, rescind, modify or extend the time for complying with the order under appeal.

Should you have any questions regarding this matter please contact the undersigned.

Thank you.



Bobbie Mitchell

Property Standards Committee Secretary

c.c. Property Standards Committee Members
Municipal Law Enforcement Officer



**REGISTERED
DOMESTIC**
CUSTOMER RECEIPT

**RECOMMANDÉ
RÉGIME INTÉRIEUR**
REÇU DU CLIENT



To		Destinataire	
Name		Nom	
Address		Adresse	
City / Prov. / Postal Code		Ville / Prov. / Code postal	
Declared Value		Valeur déclarée	
Value		déclarée	
\$			

FOR DELIVERY
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CONFIRMATION
DE LA LIVRAISON

www.canadapost.ca
or/ou

www.postescanada.ca

1 888 550-6333

CPC Tracking Number

Numéro de repérage de la BCP

33-086-584 (14-06)

RN 291 980 420 CA

Bobbie Mitchell

To: ggg650@hotmail.com
Subject: Property Standards Appeal Notice
Attachments: Hearing Notice.pdf

Mr. Giles:

Please find the Hearing Notice attached for your Property Standards appeal. The Notice will also be sent out today by registered mail.

Sincerely,

Bobbie Mitchell
Administrative Assistant
Municipal Law Enforcement Office, City of Kawartha Lakes
705-324-9411 ext. 1212
www.kawarthalakes.ca





**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers



201-250 Water Street,
Whitby, Ontario
Canada
L1N 0G5

Tele: 905-666-5252
Toronto: 905-427-4495
Fax: 905-666-5256
Email: bba@bba-archeng.com
www.bba-archeng.com

September 10, 2018

City of Kawartha Lakes
180 Kent Street West
Lindsay, Ontario K9V 2Y6

Attention: Ms. Jenn Toste, Municipal Law Enforcement Officer

Re: **Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214**

Dear Ms. Toste:

Barry Bryan Associates (BBA) Architects, Engineers, and Project Managers was retained by the City of Kawartha Lakes to complete a review of the structural framing for the two (2) storey unoccupied building, which is located at 2 River Street in Coboconk, Ontario.

The purpose of the review was to visually assess the condition of the structural elements where accessible within existing building. The building was not inspected for hazardous materials and access to the interior of the space was not completed due to the poor condition observed from the exterior of the building during the site tour.

We conducted a site visit of the existing building elevations on August 26, 2018. There were no drawings available of the existing building at the time of our review. Further, our report is based on visual observations made on site on the date noted. We did not undertake any destructive or intrusive testing.

BUILDING DESCRIPTION:

We understand from information provided by the City of Kawartha Lakes that the original building was used as a former school house. However, the building at the time of the visit was un-occupied and most window and door openings had been hoarded with plywood. It appeared that the local utilities had been disconnected from the building.

The existing building is a two (2) storey structure. We were unable to verify if there is a basement or partial basement at the time of the visit. The south west corner of the building consists of a single storey structure which appears to have been added after the original construction of the building. The overall building has a ground floor footprint of approximately 400 square metres. We are not aware of the dates for the original construction of the building or any renovation work.

The basic building structure appears to consist of wood sheathing placed on wood roof trusses in a hip roof orientation. The single storey portion of the building located in the south west corner consists of a mono-sloped roof structure, which appears constructed using wood framing.

The wood trusses and rafters are supported on exterior masonry brick bearing walls and likely interior load-bearing partition walls. We did not enter the building and therefore could not confirm the 2nd floor and possible ground floor construction over a potential basement area.

The perimeter load bearing brick masonry walls are supported on rough cut limestone foundation walls.

OBSERVATIONS AND STRUCTURAL CHARACTERISTICS:

The general observations for the structural components which were visually reviewed at the time of our site visit are itemized below:

Roof Structure

The hip roof consists of wood sheathing which is supported on wood trusses and/or rafters (Photos 001 and 002). We could not verify the spans of the trusses and rafters, however noted that the exterior brick masonry walls are load bearing and support the trusses.

There was evidence of severe deterioration and localized complete failures of the roof structure especially along the north and north / east end of the roof. There was approximately a 24" deep valley observed across the north roof slope. The valley appears to have been caused by the localized failure of the load bearing brick masonry wall below (Photo 003, 004). Additionally, a valley approximately 12" deep had formed along both the east and west roof slope also due to the localized failure of the roof structure above excessively deteriorated sections of brick masonry walls (Photo 005, 006). The roof deck and wood soffit and fascia boards in these areas had fully delaminated from the supporting roof structure and were open to the exterior elements (Photo 007, 008, 009).

The roof consists of asphalt shingles which in many locations had lifted or were stripped from the roof allowing moisture infiltration into the roof envelope (Photo 010, 011). There were three (3) brick masonry chimney's observed during the site visit which projected approximately 8'-0" above the roof line. We were unable to verify the framing supporting the chimneys.

The roof structure was in poor condition with localized areas of complete structural failure at the time of the site visit.

Second Floor Structure

We were unable to confirm the framing for the 2nd floor structure at the time of the visit.

Ground Floor Structure

We were unable to confirm the framing for the ground floor structure at the time of the visit.

Basement

We were unable to confirm the extents of the basement and the framing for the basement walls and/or slab structure at the time of our visit.

Exterior Bearing Walls

The exterior walls of the building were constructed with load bearing brick masonry units. The brick masonry walls are supported on the top of the exterior limestone foundation walls and extend to the underside of the wood trusses and rafters (Photo 012). There are window and door penetrations located around the perimeter of the building. The openings have been framed with arched soldier coursed headers approximately two (2) brick units deep and precast concrete sills (Photo 013, 014).

The brick masonry units consist of beige bricks which are stacked approximately three (3) wythes thick where visually accessible. The brick wall had fully failed around the north west corner of the building where the roof framing had deflected and created valleys referenced above (Photo 015, 016, 017).

There were localized pockets along the exterior wall where the entire outside wythe of brick had no mortar between the joints and the wall had locally failed or excessively deflected. The remaining bricks in these areas were loose along the exterior facade and had started falling to the ground in many locations (Photo 018, 019, 020, 021, and 022). These pockets of deteriorated brick appeared common at areas where the walls are likely subject to prolonged moisture due to adjacent valleys in the roof profiles and concentrated lateral loading from applied wind pressures on window lintels or sills.

Where the brick was in poor condition, the interior of the building was fully exposed to the exterior elements and likely accessible to local wildlife. There was an accumulation of rubble on the ground indicating that the walls are actively deteriorating (Photos 023, 024, 025).

There was excessive overgrown vegetation around the exterior of the building (Photo 026, 027).

Interior Load Bearing Walls

We were unable to confirm and review the interior load-bearing walls at time of our visit.



RECOMMENDATIONS:

We reviewed the structural components of the building for evidence of deterioration or damage to the structural framing. The structure at the time of our visit was in poor condition with evidence of advanced deterioration and localized complete failure of the structural framing.

It is our opinion that the existing structure is compromised and localized collapse of the roof and walls can be expected under an applied load due to conventional snow loading or heavy wind loads at any time. The localized failure of the roof structure and poor condition of the supporting exterior load bearing brick masonry walls is evidence that the structure is currently unstable and access inside the building must be restricted. Additionally, the perimeter security fence must remain installed to prevent pedestrian access inside the possible collapse zone extending 15'-0" from the building elevation to the building.

Immediate temporary shoring and extensive structural remedial repair work is required to restore the building superstructure to allow for the space to be safely occupied. We have provided a summary of the minimum recommended remedial work as follows:

1. Complete a temporary shoring and develop a detailed stabilization plan. This may involve further close up investigation of the failed structure from an overhead articulating lift to better understand the condition of the failed structure.
2. After temporary shoring has been installed, complete a review of the interior load-bearing elements (load-bearing walls, 2nd floor structure, ground floor, and basement).
3. Complete additional shoring as necessary to accommodate further identified areas of structure distress inside the building.
4. Repair the perimeter load bearing brick masonry walls. This work will involve extensive reconstruction of the original three (3) wythe brick masonry walls. We estimate that 30% of the existing walls will need to be reconstructed.
5. Repair the failed roof structure. This will involve locally removal of the roof deck and potential installation of new rafters or trusses. Extensive reinforcing of all existing wood framing to remain can be expected due to the amount of moisture infiltration through the roof envelope due to the current condition of the asphalt shingles.
6. Install a new roof system.
7. Replace broken windows and doors to make the structure weather tight.
8. Cut back all overgrown vegetation to allow the exterior brick masonry walls to dry out and not be under a fully shaded condition.
9. Reinstate minimal heat inside the space to prevent temperatures below freezing inside the building which will promote frost action.
10. Assess restoration of the interior finishes, which can be anticipated to be in poor condition.

The remedial stabilization work must be completed immediately to prevent the possibility of full or localized collapse of the building. Further exposure to winter weather will promote freezing of any accumulated moisture inside the building, leading to differential movement of the building structure. Due to the poor condition of the existing structure, any differential movement in combination with applied loading from snow or wind will likely cause localized or complete collapse of the building structure.

Alternatively, the building can be demolished to the foundation level and new construction from the foundation walls up can be considered for preservation of the buildings original size and community attributes.

CONCLUSION

The current structural condition of the building is structurally unstable. Pedestrian access inside the building must be immediately restricted due to the unsafe condition of the structure. A temporary shoring procedure and remedial repair work must be completed immediately to prevent the partial or full collapse of the building. Alternatively, demolition of the building can be considered.

The building structure in its current state has evidence of localized structural failures and partial or full collapse can be expected with applied loading if temporary shoring and remedial restoration is not completed immediately. The security fence around the building must remain in place to restrict pedestrian access onto the site without authorized personnel.



Our review was limited to what was visible from the exterior of the building since access was not permitted due to the unstable condition of the structure.

We trust the above information meets your requirements. Should you require any further information, please do not hesitate to contact our office.

Respectfully submitted,

Barry Bryan Associates
Architects, Engineers, Project Managers

Doug McLaughlin, P. Eng.

David Bovill, P.E., P. Eng

DM/nb

Enclosure: Photos 001 - 027

Draft

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos

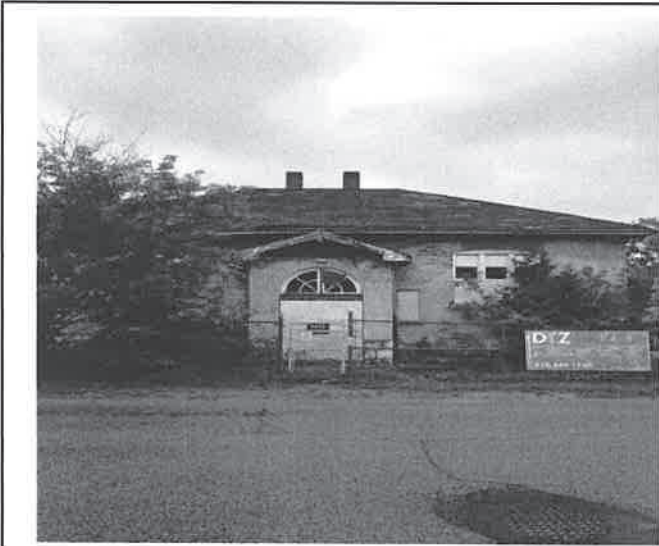


Photo 001



Photo 002



Photo 003



Photo 004



Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 005



Photo 006



Photo 007



Photo 008

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 009



Photo 010



Photo 011



Photo 012

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Cobocok, Ontario
Project No. 18214
Report Photos



Photo 013

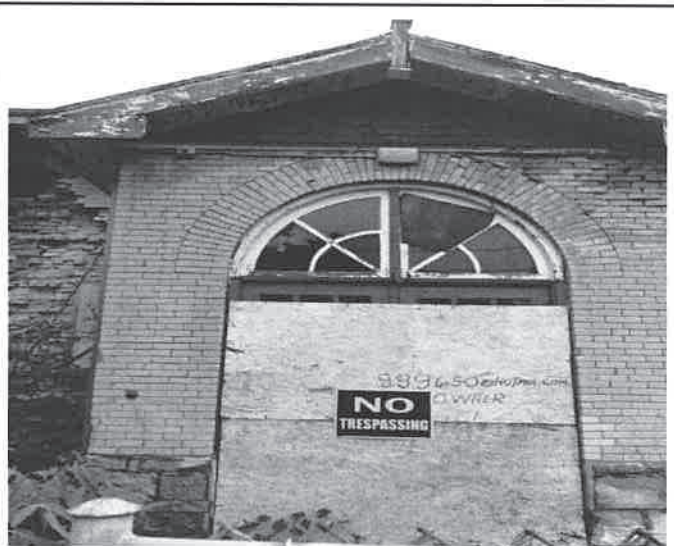


Photo 014



Photo 015



Photo 016

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 017



Photo 018



Photo 019



Photo 020

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 021



Photo 022



Photo 023



Photo 024



Photo 025

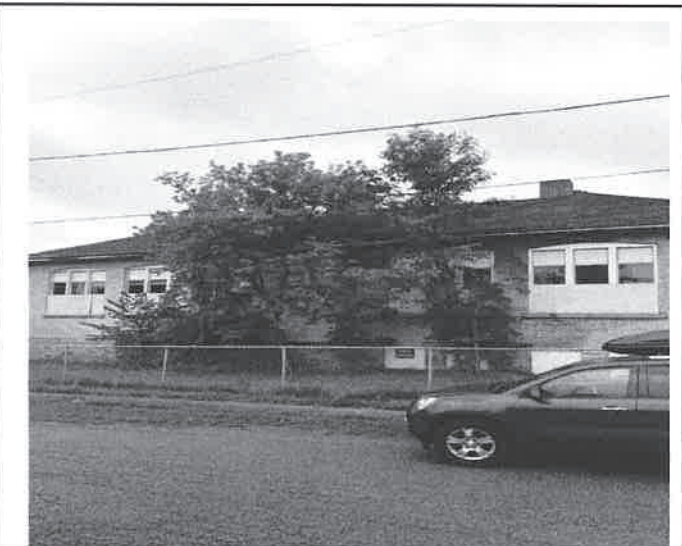


Photo 026

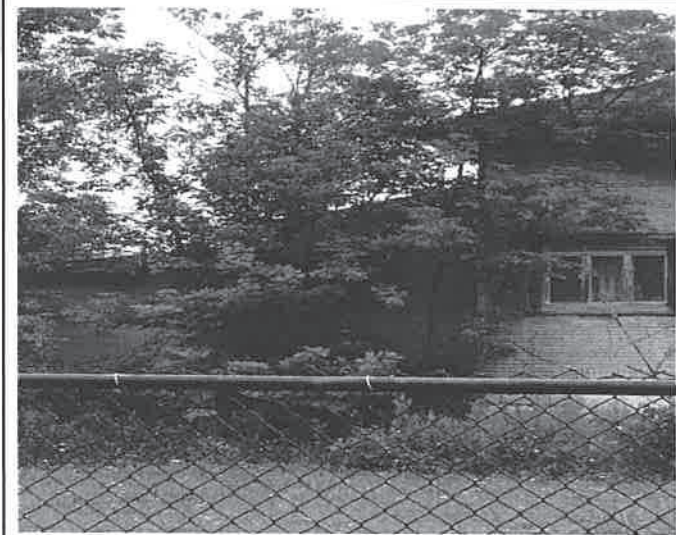


Photo 027