

April 11, 2022

Halton Hills Investment (III) Corporation (Rino Montemarano)  
200 Bridgeland Avenue  
Toronto ON M6A 1Z4

**RE: 9608 Eighth Line ESQUESING ON**  
**CON 8 PT LOTS 8, 9**  
**Zoning: A**

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

The property described in the Order, which you own or have an interest, has been inspected by a Property Standards Officer and it has been determined that the property known municipally as **9608 EIGHTH LINE, HALTON HILLS ON L7G 4S5** does not conform to the standards set out in Town of Halton Hills By-law 2008-0137, as amended.

**IT IS HEREBY ORDERED THAT** the following items be remedied to the satisfaction of the Town of Halton Hills Property Standards Officer by **June 13, 2022**.

**Part 20 - Vacant, Unoccupied and Damaged Buildings and Accessory Buildings:**  
**20.1 & 20.4 Preventing Entry to Unoccupied Buildings**

**Violation:** The Owner of any vacant, unoccupied Building or Accessory Building shall protect the Building or Accessory Building against the risk of fire, accident or other peril, by effectively securing the Building or Accessory Building to prevent the entrance of unauthorized persons.

Where the locking of doors, windows and other openings is not sufficient to prevent entry to a Building or Accessory Building damaged by fire, storm or other causes, or to a Building that is unoccupied or partially unoccupied, entry shall be prevented as follows:

(a) By covering all windows, doors and other openings in the Building or Accessory Building that provide a means of entry with plywood or an equivalent material that shall be securely fastened and tight-fitting and said covering shall have a thickness of not less than 1.59 centimetres (5/8 inches) and shall be secured with nails or screws which are not less than 7.62 centimetres (3 inches) in length and which are spaced at intervals of not more than 5.08 centimetres (2 inches).

**Resolution: Cover all windows, doors and all other openings with the described materials and in the manner as described above, in order to secure the building and prevent the entry of unauthorized persons.**

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**Part 24 - Foundations: 24.1 Foundation Walls**

**Violation:** The foundation walls and the Basement or Crawl Space shall be structurally sound and maintained in Good Repair so that they may effectively support all designed loads imposed upon them and where necessary shall be so maintained by shoring of the walls, installing of subsoil drains at the footing, grouting of masonry cracks, parging and water proofing of the walls or floors.

**Resolution: Repair foundation wall cracks and ensure that the foundation walls are structurally sound and maintained in Good Repair so that they may effectively support all designed loads imposed upon them.**

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**Part 28 – Roofs, Chimney, Smoke and Vent Stacks: 28.1 Roof Maintenance**

**Violation:** Every roof shall be maintained:

- (a) in a water-tight and weather-tight condition,
- (b) free from loose and unsecured objects and materials,
- (c) free from dangerous accumulations of snow or ice or both,
- (d) free from other fire, safety or accident hazards, and
- (e) free from conditions causing or contributing to leaks.

**Resolution: Replace the entire roof on the dwelling structure.**

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**Part 28 – Roofs, Chimney, Smoke and Vent Stacks: 28.2 Eavestrough**

**Violation:** Every eavestrough, fascia, soffit, coping, roof gutter, flashing, down pipe, and any similar roof structure shall be:

- (a) maintained free from leaks, defects, obstructions and hazards;
- (b) protected with a suitable finishing material; and
- (c) maintained in good repair.

**Resolution: Repair and/or replace the eavestrough system around the entire dwelling structure. Ensure that down pipes are adequately installed to direct the water away from the structure.**

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**Part 28 – Roofs, Chimney, Smoke and Vent Stacks: 28.5 Chimney/Smokestack**

**Violation:** Every chimney, smoke or vent stack, flue, gas vent and other similar roof structure serving or designed to serve a heating device or Building system shall be:

- (a) installed and maintained so as to prevent the escape of smoke or gases into the Building,
- (b) maintained clear of obstructions,
- (c) maintained free from open joints,
- (d) maintained free from broken and loose masonry,
- (e) securely supported and anchored, and
- (f) maintained in Good Repair.

**Resolution: Repair chimneys to eliminate open joints and loose masonry.**

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**Part 10 – Maintenance of Yards: 10.1 Yard Free of Litter and Salvage**

**Violation:** Every Yard shall be kept clean and free of litter, salvage and from objects or conditions that might create a nuisance, or a health, fire, safety, or accident hazard:

**Resolution: Remove all debris from the property including but is not limited to fallen shingles and other building material, the collapsed roof on the south side of the dwelling structure and all materials therein on the SE side of the property such as tree debris and yard waste.**

Where it has been determined that the necessary repairs or clearing of the site has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the Town of Halton Hills may cause the property to be repaired or cleared and the costs of such action may be added to the collectors roll and collected as a priority lien.

**YOU ARE HEREBY ADVISED** that if you are not satisfied with the terms or conditions of this Order, you may appeal to the Property Standards Committee by completing and submitting the required Application for Appeal before Property Standards Committee form located on the Town's website at [www.haltonhills.ca](http://www.haltonhills.ca), in person or sending by registered mail, to the Secretary of the Property Standards Committee, 1 Halton Hills Drive, Halton Hills (Georgetown), Ontario,



**Property Standards Order**  
**Property Standards**  
**Vacant, Unoccupied and Damaged**  
**Buildings and Accessory Buildings**  
**File #: 20 101592 000 00 ENC**

L7G 5G2 within fourteen (14) days after service of the Order. In the event that no appeal is taken, the Order shall be deemed to have been confirmed. **The final date for giving Notice of Appeal from the Order is May 2, 2022.**

Every owner who fails to comply with an Order, shall be guilty of an offence and is liable to a fine of not more than \$50,000 for a first offence and to a fine of not more than \$100,000 for a subsequent offence. If a corporation is convicted of an offence, the maximum penalty that may be imposed upon the corporation is \$100,000 for a first offence and \$200,000 for a subsequent offence.

Should you have any questions with respect to this matter, please contact the undersigned at **905-873-2601 x 2277 or at [amadonik@haltonhills.ca](mailto:amadonik@haltonhills.ca)** .

Sincerely,

**Adam Madonik**  
**Municipal Law Enforcement Officer**