

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER

DATE ISSUED:

ISSUED TO:

PIN #:

Municipal Address

Legal Description

BE ADVISED that based on evidence of a marijuana grow operation, the property does not conform with the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the "Schedule of Repairs to be Made", attached hereto, and forming part of this **ORDER**.

You are hereby Ordered to carry out the repairs as set out in the "Schedule of Repairs to be Made" or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **September 21,2011**.

Where it has been determined that the repairs as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repair at the owner's expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repair and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this **ORDER**, **you may appeal** by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Planning Division, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. **Appeal fee for property standards notice is \$150.00.**

TAKE NOTICE that the final day giving notice of appeal from this **ORDER** shall be .

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

DATED AT LONDON, ONTARIO, this day of , .

PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address

File No.

Date of Inspection

Owner

1) Non-conformance:

There is evidence of a marijuana grow operation inside the building. The electrical supply and distribution system may have been compromised.

By-law Section:

5.4 Electrical Systems

Remedial Action:

You are required to engage the services of a Licensed Electrician to repair any damage done to the distribution system and verify its integrity.

An electrical permit may be required.

Provide a signed written report from the Electrical Safety Authority (ESA).

2) Non-conformance:

There is evidence of a marijuana grow operation inside the building. Mould and/or other toxins may be present.

By-law Section:

4.8.6 Ventilation
5.2 HVAC Systems

Remedial Action:

In accordance to the attached *Middlesex London Health Unit – Guidance Document*, you are required to engage the services of an *Environmental Consultant* (as defined within the document) and carry out all remedial work the Consultant deems necessary to ensure the building is habitable.

A building permit may be required.

Provide a signed written report from the Environmental Consultant.

3) Non-conformance:

There is evidence of a marijuana grow operation inside the building. The structural integrity of the building may have been compromised.

By-law Section:

4.1 Structural

Remedial Action:

You are required to engage the services of a Professional Engineer, licensed in Ontario, to inspect and report on the structural adequacy of the building, and carry out all remedial work the professional engineer determines to be necessary to ensure the building is habitable.

A building permit may be required.

Provide a signed written report from the professional engineer.

NOTE: All repairs that are determined to be necessary shall be carried out prior to the building being used and/or occupied.