



<b>TO:</b>	<b>CHAIR AND MEMBERS PUBLIC SAFETY COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P. ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>SNOW REMOVAL ON PRIVATE RENTAL PROPERTY MEETING ON JANUARY 24, 2012</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Director of Building Controls and Chief Building Official, this report **BE RECEIVED** for information purposes, it being noted that current Property Standards protocol is currently addressing snow removal on private rental property in an adequate manner.

<b>BACKGROUND</b>
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On February 7, 2011, the Community and Neighbourhoods Committee requested a report on how the City deals with snow removal on private rental property. CNC heard a presentation from a tenant who was concerned about the poor snow removal practices at her rental property.

When a private property snow complaint is received, a standard property standards enforcement protocol is followed. As snow removal is not categorized as a priority health and safety issue requiring rapid response, the tenant must contact the landlord in writing to notify them of the issue. If no action is taken by the landlord, the tenant may forward the letter previously directed to the landlord to the City for a Property Standards file to be initiated.

For all property standards issues, the Property Standards Officer first attempts to contact the landlord to discuss the issue. In many cases, minor issues are resolved without an inspection. In the case of snow removal, if no action was taken, an officer would attend the property to inspect and determine if a violation was present. If a walkway or parking area was not ploughed to allow for safe access, the Officer could issue a Property Standards Order. As per Provincial legislation, a property owner may appeal the Order within 14 days of being served. Where issues are not resolved, the City may intervene to have violations corrected. If the City were to intervene, at least three weeks would have passed due to Provincial property standards legislation addressing appeal periods.

Over the past ten years, only a few snow removal on private property calls were received. All of the matters were adequately resolved without City intervention. Even given the snow events of the 2010 winter season, the community responded to assist neighbours with shovelling sidewalks and parking areas. There is no rationale to amend the property standards by-law to address snow removal on private property any differently than is currently being done under property standards enforcement protocol.

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<b>PREPARED BY:</b>	
<b>O. KATOLYK, MLEO (C) MANAGER OF LICENCING AND MUNICIPAL LAW ENFORCEMENT SERVICES</b>	
<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
<b>G. KOTSIFAS, P. ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL</b>	<b>PAT. MCNALLY, P. ENG. EXECUTIVE DIRECTOR – PLANNING, ENVIRONMENTAL &amp; ENGINEERING SERVICES</b>

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cc: T. Roschkow

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