

## Report to Community and Protective Services Committee

**To:** Chair and Members  
**Community and Protective Services Committee**  
**From:** Scott Mathers, MPA, P. Eng., Deputy City Manager  
**Planning and Economic Development**  
**Subject:** Property Standards Related Demolitions  
**Date:** February 22, 2023

### Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the attached by-law (Appendix 'A') **BE INTRODUCED** at the Council meeting on March 7, 2023, it being noted that the effect of the by-law will be to permit the City of London to take necessary actions, including the potential demolition of the buildings and structures at the following locations: 176 Piccadilly Street and 929 Cheapside Street.

### Executive Summary

Civic Administration wishes to advise Council of the Property Standards Orders issued against the subject properties, and the potential demolition of these vacant buildings. The potential actions described herein are intended to address ongoing neighbourhood nuisance, safety, and quality of life issues. All associated inspection, maintenance, and potential demolition costs are invoiced to the property owner.

### Linkage to the Corporate Strategic Plan

Implement existing by-laws with a risk-based protocol focusing on the municipal the purpose(s) of public safety and neighbourhood stability.

### Background Information

City Council Policy directs that when a Property Standards Order is not complied with, the Chief Municipal Law Enforcement Officer (MLEO) may cause the property to be demolished once the matter has been reported to Council, and Council has passed a by-law approving of the potential demolition.

### Property Information

#### 176 Piccadilly Street:

176 Piccadilly Street is a single detached dwelling located at the northeast corner of Piccadilly & St. George Streets. The property is within the Downtown Business Improvement Area, the Central London Planning District, and Ward 13. The vacant former residence is one storey in height and has approximately 88m<sup>2</sup> (950 ft<sup>2</sup>) of floor area.

A Property Standards Order (attached) was issued February 23, 2022, which outlined the various violations and necessary repairs to windows and doors, the roof, the foundation, and general maintenance of the building's exterior. The Order is registered on title.

The building is listed on the City's Register of Cultural Heritage Resources and therefore a "Cultural Heritage Evaluation Report" assessing the property against the criteria for heritage designation would be required prior to any demolition.

A Demolition Initiation Letter was sent September 21, 2022, indicating that due to inaction, and the ongoing concerns for public safety, Civic Administration may seek to have the building demolished, at the owner's expense.



176 Piccadilly Street – South and West side(s)



176 Piccadilly – East and South side(s)

### **929 Cheapside Street**

929 Cheapside Street is a vacant one-storey commercial building of approximately 290m<sup>2</sup> (3120 ft<sup>2</sup>). The property rests on the south side of Cheapside, spanning the block between Barker and Sterling Streets, in Ward 4.

A Property Standards Order (attached) was issued March 4, 2022, requiring repairs be made to the exterior windows and doors. This order has not been complied with nor responded to. The Order is registered on title.

A Demolition Initiation Letter was sent February 11, 2022, indicating that due to inaction, and the ongoing concerns for public safety, Civic Administration may seek to have the building demolished, at the owner's expense.



929 Cheapside Street, looking east

## Conclusion

As indicated, staff have undertaken several inspections and actions at these locations to ensure the buildings described herein are maintained and secured. Notwithstanding these efforts no actions have been taken by the landowner(s) to comply with the Property Standards Orders.

Based on the evidence herein, Civic Administration is recommending the vacant abandoned buildings be considered for demolition due to matters of public safety and neighbourhood quality of life matters.

**Prepared by:** Orest Katolyk, MPL, MLEO(C),  
Director, Municipal Compliance

**Recommended by:** Scott Mathers, MPA, P. ENG., Deputy City Manager,  
Planning and Economic Development

## Appendix "A"

Bill No.  
2023

By-law No.

A By-law to approve the potential demolition of vacant buildings at 929 Cheapside Street and 176 Piccadilly Street under the Property Standards provisions of the Building Code Act.

**WHEREAS** subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

**AND WHEREAS** section 15.1(3) of the *Building Code Act* provides that the council of a municipality may pass a by-law to require property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition;

**AND WHEREAS** Council has passed Property Standards By-law CP-16 that requires owners of property that does not conform to the standards of the by-law to repair and maintain the property to conform with the standards of the by-law or to clear it of all buildings, structures, debris or refuse and left in a graded and levelled condition;

**AND WHEREAS** section 15.2(2) of the *Building Code Act* provides that an officer who finds that a property does not conform with the standards prescribed in the Property Standards By-law may make an order giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

**AND WHEREAS** section 15.4 of the *Building Code Act* provides that, if an order of an officer under section 15.2(2) is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge, the municipality may cause the property to be repaired or demolished accordingly;

**AND WHEREAS** section 15.4(3) of the *Building Code Act* provides that a municipal corporation or a person acting on its behalf is not liable to compensate the owner, occupant, or any other person by reason of anything done by or on behalf of the municipality in the reasonable exercise of its powers under subsection (1);

**AND WHEREAS** section 15.4(4) of the *Building Code Act* provides that the municipality shall have a lien on the land for the amount spent on the repair or demolition under subsection (1) and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*;

**AND WHEREAS** Council passed By-law A.-6554-211 to adopt a Policy whereby, in the event a confirmed Property Standards Order is not complied with, the City's Manager of By-law Enforcement shall not cause the property to be demolished unless he or she has reported to Council setting out the reasons for the proposed demolition and Council has passed a by-law approving of the proposed demolition;

**AND WHEREAS** a property standards order has not been complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge;

**AND WHEREAS** the City's Chief Municipal Law Enforcement Officer has reported to Council setting out the reasons for the proposed demolition;

**AND WHEREAS** Municipal Council wishes to cause the property to be demolished;

**NOW THEREFORE** the Municipal Council of The Corporation of the City of London enacts as follows:

1. The potential demolition of the abandoned buildings in the City of London (listed below) is approved and the properties may be cleared of all identified buildings, structures, debris, and refuse and left in a graded and levelled condition in accordance with the *City of London Property Standards By-law* and the *Ontario Building Code Act*. The municipal addresses of the properties are:
  - 176 Piccadilly Street, London, ON
  - 929 Cheapside Street, London, ON
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on \_\_\_\_\_, 2023

Josh Morgan,  
Mayor

Michael Schulthess  
City Clerk

First reading - \_\_\_\_\_, 2023  
Second reading - \_\_\_\_\_, 2023  
Third Reading - \_\_\_\_\_, 2023

## Appendix "B" – Property Standards Orders and Registrations



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

### **REGISTERED MAIL**

February 23, 2022

File No. PV 22-010230

2811568 Ontario Inc  
176 Piccadilly St  
LONDON ON N6A 1S1

### **Municipal Address: 176 Piccadilly St**

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

***Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-56, an inspection fee will be charged at the rate of \$125.00 per hour (minimum charge: \$125.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.***

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,

Mathew Rivest  
Property Standards Officer

MR:sb  
Attach.

cc: BF – March 14, 2022

Y:\Shared\building\PropStnd.Section\Orders\2022\Rivest\piccadilly176.PS Order Ltr.docx

**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: PV 22-010230  
DATE ISSUED: February 23, 2022  
ISSUED TO: 2811568 Ontario Inc  
176 Piccadilly St  
LONDON ON N6A 1S1  
MUNICIPAL ADDRESS: 176 Piccadilly St., London ON  
LEGAL DESCRIPTION: PLAN 22 PT LOT 6 PT LOT 7 E/S ST GEORGE IRREG 4849.50SF  
91.50FR 53.00D

**BE ADVISED** that on **February 22, 2022** an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-24.

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 **March 14, 2022**.

Where it has been determined that the repairs or clearance 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 repairs or clearance 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 repairs or clearance 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, including grounds for appeal and applicable fee, to the City Clerk's Office, Room 308, City Hall, PO Box 5035, London, Ontario, N6A 4L9. The Hearing fee is \$150.00, as set out in the Fees and Charges By-Law.

**TAKE NOTICE** that the final day to give notice of **APPEAL FROM THIS ORDER** shall be **March 14, 2022**.

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.

**Failure to comply with this ORDER may result in enforcement action being taken.**

DATED AT LONDON, ONTARIO, this 23<sup>rd</sup> day of February, 2022.



**MATHEW RIVEST**  
PROPERTY STANDARDS OFFICER

**"SCHEDULE OF REPAIRS TO BE MADE"**

<b><u>Municipal Address</u></b>	<b>176 Piccadilly St</b>	File No. PV 22-010230
<b><u>Date of Inspection</u></b>	February 22, 2022	
<b><u>Owner</u></b>	2811568 Ontario Inc 176 Piccadilly St LONDON ON N6A 1S1	
<b>1) <u>Non-conformance:</u></b>	Windows and doors boarded with plywood.	
By-law Section:	<b>4.3.2 Doors, Windows – Maintained</b> All doors, windows, skylights, and shutters, including storm and screen doors and windows shall be maintained.  <b>4.3.3 Maintenance – Includes</b> Without restricting the generality of subsection 4.3.2, the maintenance includes:  a) the refitting, replacing, or renewing of damaged, decaying or defective doors, windows, frames, sashes, casings, shutters, hatchways or screens. b) reglazing cracked, broken or missing glass. c) replacing or providing defective or missing hardware. d) re-screening or weatherstripping where such is defective or missing. e) painting or the applying of a similarly effective preservative.	
Repair to be made:	Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-24.	
<b>2) <u>Non-conformance:</u></b>	Deteriorating shingles. Damaged soffit/fascia. Damaged/missing eavestroughs and downspouts.	
By-law Section:	<b>4.4.1 Roof/Related Roof Structure – Maintained</b> Every roof including related roof structures, fascia's, soffits, eavestroughs, roof gutters, downpipes, guards, and lightning arrestors shall be maintained.	
Repair to be made:	Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-24.	



**"SCHEDULE OF REPAIRS TO BE MADE – PAGE 2"**

<b><u>Municipal Address</u></b>	<b>176 Piccadilly St</b>	File No. PV 22-010230
<b><u>Date of Inspection</u></b>	February 22, 2022	
<b><u>Owner</u></b>	2811568 Ontario Inc 176 Piccadilly St LONDON ON N6A 1S1	

3) Non-conformance: Peeling paint and graffiti on exterior cladding.

By-law Section:

**4.2.1 Foundations, Walls – Maintained**

The foundations, walls, columns, beams, floor, and roof slabs of a building including ancillary structures such as parking garages shall be maintained.

**4.2.2 Maintenance – Includes**

Without restricting the generality of subsection 4.2.1 the maintenance may include:

- a) extension of the wall foundations below grade or regrading to provide adequate frost cover.
- b) installing subsoil drains where such would be beneficial.
- c) repairing or replacing decayed, damaged, or weakened sills, piers, posts or other supports.
- d) grouting, waterproofing, cladding or replacing as necessary so as to be weather tight.
- e) the replacement, cladding or treatment with other methods to restore the wall to its original or acceptable equivalent appearance.
- f) the applying of acceptable materials to preserve all wood, metal work or other materials not inherently resistant to weathering or wear;
- g) the restoring, or replacing of:
  - g) the foundations, walls, columns, beams, floor, and roof slabs; and
  - h) components, cladding, finishes, and trims forming a part thereof.
- i) the carrying out of such other work as may be required to overcome any existing settlement detrimental to the appearance of the building.
- j) removing or replacing loose or unsecured objects and materials.

**4.6.1 Exterior Surfaces – Maintained**

All exterior surfaces on a building shall be maintained.

**4.6.2 Remove – Stains – Defacement**

Appropriate measures shall be taken to remove any stains or other defacement occurring on the exposed finished exterior surfaces and, where necessary, to restore the surface and adjacent areas to, as near as possible, their appearance before the staining or defacement occurred.

Repair to be made:

Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-24.

***For properties with Heritage designation, or that fall within a designated Heritage area, Section 2.7 of By-law CP-24 will apply and a Heritage alteration permit may be required. Please contact a Heritage Planner at 519-661-4980 for more information.***

***No order made under section 15.2 of the Building Code Act in respect of a Part IV heritage property or a Part V heritage property shall state that the site is to be cleared of all buildings or structures and left in a graded and levelled condition. That part of an order in respect of a Part IV heritage property or a Part V heritage property that states that a site is to be cleared of all buildings or structures and left in a graded and levelled condition is of no force or effect.***

February 23, 2022  
MR:sb



# Document General

Form 4 - Land Registration Reform Act

# D

FOR OFFICE USE ONLY	(1) Registry <input type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of _____ pages
	(3) Property Identifier(s)	Block: 08262 Property: 0024 (LT) Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document Order under the Building Code Act (PV 22-010230)	
	(5) Consideration Dollars \$	
	(6) Description Part of Lots 6 and 7 N/S Piccadilly Street on Registered Plan 22(W) as in Instrument LC91089 in the City of London and County of Middlesex.	
	(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	

ERISO9602  
Jan. 17/22

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(8) This Document provides as follows:  
Application to register notice of an unregistered estate, right, interest or equity. (Section 74 of the Act)

TO: The land Registrar for the land Titles Division of Middlesex East. We, the Corporation of the City of London, have an unregistered estate, right, interest or equity in:

1. The land registered in the name of 2811568 ONTARIO INC. in respect to the land registered as Parcel as described in Box 6 above. And hereby apply under Section 74 of the Land Titles Act for the entry of an Order to Remedy Violation of Standards of Maintenance and Occupancy pursuant to the Ontario Building Code Act.

Dated: January 13, 2023

Mathew Rivest, Property Standards Officer  
(I have the authority to bind the Corporation) Continued on Schedule

(9) This Document relates to instrument number(s)



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

**REGISTERED MAIL**

March 4, 2022

File No. PV 22-010144

929 Cheapside Inc  
1065 Clarke Rd  
LONDON ON N5V 3B3

**Municipal Address: 929 Cheapside St**

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

***Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-56, an inspection fee will be charged at the rate of \$125.00 per hour (minimum charge: \$125.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.***

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,

Ethan Wakelin  
Property Standards Officer

EW:sb  
Attach.

cc: BF - March 23, 2022

Y:\Shared\building\PropStnd.Section\Orders\2022\Wakelin\cheapside929.PS Order Ltr.doc

**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: PV 22-010144  
DATE ISSUED: March 4, 2022  
ISSUED TO: 929 Cheapside Inc  
1065 Clarke Rd  
LONDON ON N5V 3B3  
MUNICIPAL ADDRESS: 929 Cheapside St., London ON  
LEGAL DESCRIPTION: PLAN 720 PT LOT 10 REG 38091.00SF 264.00FR D

**BE ADVISED** that on **February 22, 2022** an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-24.

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 **March 23, 2022**.

Where it has been determined that the repairs or clearance 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 repairs or clearance 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 repairs or clearance 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, including grounds for appeal and applicable fee, to the City Clerk's Office, Room 308, City Hall, PO Box 5035, London, Ontario, N6A 4L9. The Hearing fee is \$150.00, as set out in the Fees and Charges By-Law.

**TAKE NOTICE** that the final day to give notice of **APPEAL FROM THIS ORDER** shall be **March 23, 2022**.

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.

**Failure to comply with this ORDER may result in enforcement action being taken.**

DATED AT LONDON, ONTARIO, this 4th day of March, 2022.



\_\_\_\_\_  
ETHAN WAKELIN  
PROPERTY STANDARDS OFFICER

**"SCHEDULE OF REPAIRS TO BE MADE"**

**Municipal Address**                      **929 Cheapside St**                      File No. PV 22-010144  
**Date of Inspection**                      February 22, 2022  
**Owner**                                      929 Cheapside Inc  
    1065 Clarke Rd  
    LONDON ON N5V 3B3

1) **Non-conformance:**                      Windows and related hardware in disrepair.

By-law Section:                              **4.3.2 Doors, Windows – Maintained**

All doors, windows, skylights, and shutters, including storm and screen doors and windows shall be maintained.

**4.3.3 Maintenance – Includes**

Without restricting the generality of subsection 4.3.2, the maintenance includes:

- a) the refitting, replacing, or renewing of damaged, decaying or defective doors, windows, frames, sashes, casings, shutters, hatchways or screens.
- b) reglazing cracked, broken or missing glass.
- c) replacing or providing defective or missing hardware.
- d) re-screening or weatherstripping where such is defective or missing.
- e) painting or the applying of a similarly effective preservative.

Repair to be made:                              Repair all windows and hardware to comply with the CP-24 by-law.

*For properties with Heritage designation, or that fall within a designated Heritage area, Section 2.7 of By-law CP-24 will apply and a Heritage alteration permit may be required. Please contact a Heritage Planner at 519-661-4980 for more information.*

*No order made under section 15.2 of the Building Code Act in respect of a Part IV heritage property or a Part V heritage property shall state that the site is to be cleared of all buildings or structures and left in a graded and levelled condition. That part of an order in respect of a Part IV heritage property or a Part V heritage property that states that a site is to be cleared of all buildings or structures and left in a graded and levelled condition is of no force or effect.*

March 4, 2022  
EW:sb



# Document General

Form 4 - Land Registration Reform Act

# D

FOR OFFICE USE ONLY	(1) Registry <input type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of _____ pages
	(3) Property Identifier(s) Block: 08225 Property: 0072(LT)	Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document Order under the Building Code Act (PV 22-010144)	
	(5) Consideration Dollars \$	
	(6) Description PART LOT 10 PLAN 720 AS IN 747576 LONDON/LONDON TOWNSHIP	
	(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	

ER1509603  
Jan. 17/22

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(8) This Document provides as follows:  
Application to register notice of an unregistered estate, right, interest or equity. (Section 74 of the Act)

TO: The land Registrar for the land Titles Division of Middlesex East. We, the Corporation of the City of London, have an unregistered estate, right, interest or equity in: 929 CHEAPSIDE INC

1. The land registered in the name of 929 Cheapside Inc in respect to the land registered as Parcel as described in Box 6 above. And hereby apply under Section 74 of the Land Titles Act for the entry of an Order to Remedy Violation of Standards of Maintenance and Occupancy pursuant to the Ontario Building Code Act.

Dated: January 12, 2023

Ethan Wakelin, Property Standards Officer  
(I have the authority to bind the Corporation) Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of London (Applicant)	 Ethan Wakelin, Property Standards Officer (I have the authority to bind the Corporation)	2023 01 12

(11) Address for Service: Planning and Economic Development, City Hall, P O Box 5035, LONDON ON N6A 4L9

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
929 Cheapside Inc		

(13) Address for Service: 1065 Clarke Rd., London ON N5V 3B3

(14) Municipal Address of Property 929 Cheapside St LONDON ON N5Y 3Z1	(15) Document Prepared by: Ethan Wakelin Property Standards Officer City Hall, P O Box 5035 LONDON, ON N6A 4L9	FOR OFFICE USE ONLY	
		Fees and Tax	
		Registration Fee	
		Total	