



APRIL/MAY 2010

# Newsletter

905-690-3744 Phone

[www.waterdownbia.ca](http://www.waterdownbia.ca) Website

## PROPERTY STANDARDS



### Is Your Property Up To Standards?

The current Property Standards By-law (03-117) sets minimum standards to ensure that property owners' maintain their properties. These standards are put in place to protect the health and safety of occupants as well as the general public. Property Standards address the physical building and the land around the property. Property owners of vacant buildings/lands are also required to maintain their properties.

### What is the law regarding Property Standards?

All property owners must maintain and repair the interior and exterior of their property in accordance with the standards of the By-law.

### Who is responsible for maintaining Property Standards?

The property owner is responsible for ensuring that violations are corrected. In some cases, occupants of a property may also be responsible for the correction of the violation. The rental agreement may address who is responsible to make repairs.

### What are some of the interior and exterior issues covered under Property Standards?

Interior:

- Doors and Windows
- Interior stairs
- Floors and Walls
- Plumbing & Electrical

Exterior:

- Exterior Walls and Roofs
- Eaves troughs and downspouts
- Balconies, porches, and exterior stairs
- Fences, barriers, and retaining walls
- Garages/sheds

### How do I register a Property Standards complaint?

Anyone can make a complaint about a possible Property Standards violation by calling 905.546.2782 (select option 2) or by sending an email to [mle@hamilton.ca](mailto:mle@hamilton.ca). Please be prepared to provide as many details as possible including the municipal address and description of the concern(s).

**If you are an occupant then you need to inform the property owner/landlord in writing first (if possible)**, listing the violation(s) and allowing a reasonable time frame for the violation(s) to be corrected. Municipal Law Enforcement (MLE) can be contacted and may investigate if there is no action taken in a timely manner. As part of their investigation, staff will request a copy of the dated letter or documentation informing the property owner of the violations.

For more information, contact:

**Municipal Law Enforcement Section**

**Monday – Friday**

**8:30 a.m. – 4:30 p.m.**

**Phone: 905-546-2782 (select option #2)**

**After Business Hours: 905-546-2489**

**Email: [mle@hamilton.ca](mailto:mle@hamilton.ca)**

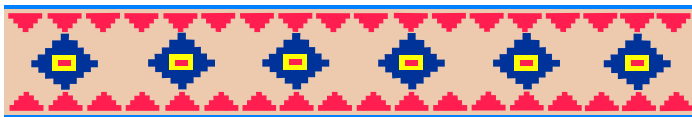
**Website: [www.hamilton.ca/mle](http://www.hamilton.ca/mle)**

## Waterdown BIA Annual Sidewalk and Garage Sale on Saturday May 15, 2010, 9-4pm

Once again, the BIA is hosting its Annual Sidewalk Sale and encouraging ALL Merchants, Business Owners, Residents of Flamborough and some out-of-towners to join in the fun! The Sale will have best exposure throughout the downtown core which includes Dundas Street, Main and Mill St. North & South, Hamilton Street & Cedar Street.

All participants can set up a booth/tent/table along the sidewalks, or grassy knoll, respecting pedestrian access. Please keep in mind that

Merchants have the right to their own storefront space for set up. The BIA would like to welcome all participants, there is no fee, only ask that you clean up on your departure.



### Board of Directors Meetings....

BIA Board of Directors meetings...

Join us for an informal roundtable discussion on issues concerning the BIA every third Wednesday of the month, 7pm. Waterdown Legion, Hamilton Street.



## Grants, Funding, Incentive Programs...

Financial Assistance Programs online...

Whether you are inquiring about the Commercial Improvement Program, the Main Street Housing Program, Heritage Planning program, Downtown Residential Loan Program, or the Enterprise Zone program, all these are available online at:

**THERE IS NO LONGER A DEADLINE, PLEASE APPLY THROUGHOUT THE YEAR!!!**

[www.myhamilton.ca/myhamilton/CityandGovernment/ProjectsInitiatives/DowntownRenewal/FinancialIncentivePrograms/](http://www.myhamilton.ca/myhamilton/CityandGovernment/ProjectsInitiatives/DowntownRenewal/FinancialIncentivePrograms/)

Please contact our offices at 905 690-3744 for an application to any of the programs.



## Community Cleanup: April 17, 2010 10:00am

Registration & Meeting prior at:  
Waterdown Highschool location for anyone interested:

Waterdown Highschool  
215 Parkside Drive, Waterdown

Or email:

Councillor McCarthy @  
[Margaret.McCarthy@hamilton.ca](mailto:Margaret.McCarthy@hamilton.ca)

905 546-3944



## Linda Rourke, Chair:



Linda Rourke, Chair of the Waterdown BIA has encouraged all Merchants, Business Owners and Flamborough Residents to participate in a Letter Writing Campaign to deter City of Hamilton from installing Parking meters in our Downtown. She has written the following statement that will be presented at the Committee meeting on April 14<sup>th</sup>:

Dear Council,

Recently there have been several requests to the Mayors Office by businesses and residents of Flamborough opposing meters, including new information on the meters in the Waterdown BIA area causing a deficit. Council, the fact that you cannot see significant differences in the various BIA's is frustrating and unacceptable. Our BIA is saying "no: this will not work– please no parking meters", yet you seem to be content to ignore our requests and advice. The BIA knows the area the best as we hear from the businesses and residents regularly. Perhaps if a public forum in Waterdown was held to get proper community feedback, you would have known a long time ago that this was an issue that our community feels passionate about, an issue that will not go away and one with opposition that grows stronger every day. I am requesting that council hold off on the implementation of parking meters in Waterdown (and Stoney Creek) until a further study can be conducted that is specific to these areas and will properly and honestly reflect the impact they will have on Waterdown (and Stoney Creek). We request that Councilors would visit Waterdown and get a better understanding of the community's opposition to parking meters and why they simply don't belong here. We closest to the situation are convinced that the costs will outweigh the benefits, as this initiative will continue to erode an already fragile business community.

Linda Rourke  
Chair, Waterdown BIA



## Sign Bylaw Sign By-Law 06-243

The City of Hamilton has put together a brochure with specifics on regulating signs and other Advertising devices. The Building and Licensing Division administers and enforces the Sign By-Law regarding signs, such as posters, portable/mobile, election and permanent that are placed or erected on City and private property. Anyone who is considering placing a sign on any property must familiarize themselves with the Sign By-Law. It is also recommended they call the City to verify the exact requirements.

In the alternative, please go to [myhamilton.ca](http://myhamilton.ca)  
**New Sign Bylaw.**



## BOARD OF DIRECTORS:

**LINDA ROURKE, CHAIR**  
**DIANNE KERSTEN, VICE CHAIR**  
**GARY TITLEY, TREASURER**  
**DAVID COOPER, SECRETARY**  
**MARGARET MCCARTHY, CITY COUNCILOR**  
**DIRECTORS: JOHN RIVERIN,**  
**JIM RUDNICK, WILF ARNDT**  
**Linda Naccarato, Administration**

## What is a BIA?

A Business Improvement Area is a geographic area in a municipality. It is run by a Board of Directors who seek to provide Business promotion and improvements. A BIA allows local business people, property owners and city councilors to bring their strengths, ideas and energy together in order to achieve the maximum possible physical beautification and economic success of that community. The local municipality is the body which establishes and approves the Budget of the BIA.



### What does the BIA do?

The BIA has a two-fold mandate: it seeks to improve, beautify and maintain property and public buildings within the BIA, as well as promote the business and shopping area. It is the BIA's challenge and responsibility to become involved in Marketing, Streetscape Design, Seasonal Decorations, and Business Promotions.



### What benefits come from a BIA?

- Increases community interest and pride in the business community
- Ensuring on-going cooperation among the members of the business community
- Improving lines of communication between businesses & municipal council
- Overall, all businesses, professional, dining, entertainment, finance, or retail benefit from the improved local atmosphere that a successful BIA helps to create.

## Changes to Licencing Bylaw re: Establishing Bars & Nightclubs, City requesting Public input:

Bylaw 07-170 (Food Shops & Restaurants) Staff if seeking public input re: recommended changes to the Restaurant bylaw. The reason is to improve on controls for serving alcohol/providing entertainment. Please read staff report at:

[www.hamilton.ca/barsnightclubschanges](http://www.hamilton.ca/barsnightclubschanges)

or pick up your copy at the City Centre,  
77 James St. North, Suite 250,  
Licencing Division

Complete survey by: May 14, 2010



### *RUBBISH AND WASTE*

*Adam Watson of waste management is implementing a new program for Commercial owners regarding waste. The City of Hamilton is demanding that commercial and residential tenants comply with rules of recycling. Please call the BIA office if you would like a blue box or green cart dropped off at your place of business... Property owners must continually educate and encourage their tenants to abide by the rules of recycling. A Brochure will be made available in the near future. If you would like more information please call:*

*Linda at 905 690-3744*

