



Sept/Oct 2010

Newsletter

905-690-3744 Phone

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. 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.

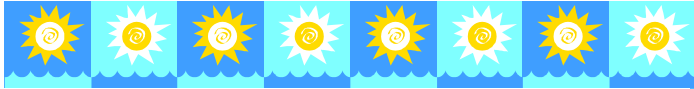
Phone: 905-546-2782 (select option #2)

After Business Hours: 905-546-2489

Email: mle@hamilton.ca

Website: www.hamilton.ca/mle

**Waterdown BIA ANNUAL
GENERAL MEETING** scheduled
for **Wednesday December 8 2010**
7pm, Waterdown Legion
Please come out & vote for the
new Board of Directors at the
AGM 2010.



CHRISTMAS TREE OF HOPE 2010

Once again, the BIA is hosting its Annual Christmas Tree of Hope scheduled for Friday December 3, 2010 and encouraging ALL Merchants, Business Owners, Residents of Flamborough and some out-of-towners to join in the fun!

The event will take place at an alternative location, we will keep you posted with details. The Christmas Tree of Hope is celebrating its 5th year & brings much excitement throughout the downtown core. Fun filled times for kids, live music & band, dance performances, visit From Santa Claus, lighting of the 20' tree, all together in the merriment of the season.

**PLEASE MARK YOUR CALENDARS
DECEMBER 3, 2010, 6:30 PM**



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/

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



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**
New Sign Bylaw.

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.



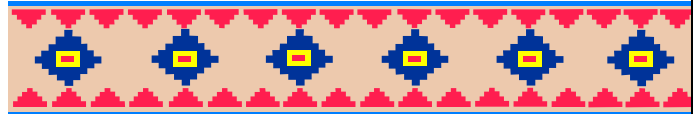
What does the BIA do?

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.



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.



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