

Town Name  
Town Address  
Town

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**IN THE MATTER OF:**

Occupancy and Maintenance Regulations, 1996  
Urban and Rural Planning Act, 2000

**AND**

**IN THE MATTER OF:**

An Order of the ~~Town of Paradise~~ concerning the removal of a fire damaged building and the clean-up of the property located at ~~???? STREET NAME~~.

TO: Name  
Street  
Town, NL  
Postal Code

**TAKE NOTICE** that the Occupancy & Maintenance Regulations, 1996 were made under the authority of Section 36 (2) of the Urban and Rural Planning Act, 2000 that states:

“The minister may make regulations that shall be included in council and regional authority regulations for **controlling and directing the maintenance, use, and occupancy of buildings, land, and development.**”

**AND TAKE NOTICE** that the Occupancy and Maintenance Regulations, 1996 states as follows:

**Section 5:** “All properties including land, buildings, structures, dwellings, fences, sheds, garages, parking lots, driveways, landscaping, and all appurtenances shall be maintained in a state of good condition and repair in accordance with the standards set out in these regulations and as otherwise ordered by the enforcement authority.”

**Section 35:** “Land shall be kept free from debris including a vehicle, trailer, or object which is in a wrecked, discarded or abandoned condition”

**AND TAKE NOTICE** that the ~~Town of~~ is the authorized administrator of within which these offences are occurring.

**AND FURTHER TAKE NOTICE** that the fire damaged building and the debris located at ~~???~~ ~~STREET~~ is deemed by virtue of Section 5 and Section 35 of the Occupancy and Maintenance Regulations, 1996 to be in non compliance with the Occupancy and Maintenance Regulations, 1996 and in contravention of the Urban and Rural Planning Act, 2000.

**IT IS ORDERED** that the fire damaged building and all debris must be removed from the property within 14 days of the date of receipt of this order.

**AND TAKE NOTICE** that Section 106 (1)(a) of the Urban and Rural Planning Act, 2000 provides that:

“A person who contravenes this Act or a regulation, order, municipal, regional, local area, protected area or other plan made under this Act, who interferes with or obstructs a person in the discharge of duties under the preceding or who tears down, removes or damages a notice posted or published under this Act is guilty of an offence and liable on summary conviction for a first offence, to a fine of not less than \$500 and not more than \$1000 and in default of payment to imprisonment for a period not exceeding 3 months or to both the fine and imprisonment.”

**AND FURTHER TAKE NOTICE** that you have thirty (30) days from the date of receipt of this order to file an appeal to the Eastern Regional Appeals Board.

**DATED** at \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_

Town Representative