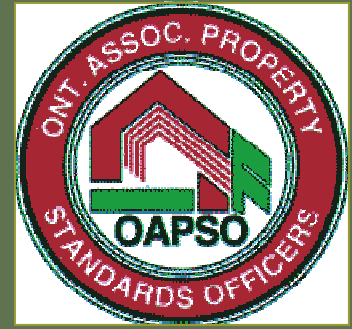


# *The Property Standard*

Spring Issue 2006



Mohawk College Residence  
245 Fennell Avenue W. , Hamilton, ON  
home of

**2006 Annual Training Seminar and General Meeting**  
**May 28-June 2, 2006**

**M\*A\*S\*H** dinner theme at the  
*Canadian Warplane Heritage Museum*  
Monday Night



# President's Message



This has been a busy year for the Board, changes occurring all around us and within the Board itself. As winter winds down to spring we are preparing to launch our 2006 Annual Meeting and Training Seminar. Details are falling into place for a truly memorable time in Hamilton.

As anyone who works in Municipal Enforcement knows, by-laws need to be overhauled on a routine basis to eliminate duplication, redundancy, and just plain bulk of amendments to amendments. You will see in this issue of the Property Standard that there is a Notice of Motion to repeal and replace By-law One of the Association. To my knowledge, this is the first total rewrite and revision of the By-law since at least 1992. Copies of the revised by-law will be available at registration and posted on the website. It will be voted on at the Annual General Meeting.

The category of Life Member involves inclusion into a very exclusive group. These are people who have gone far beyond the call of duty and given greatly and freely of themselves for the good of our Association. This year three new names will be brought forward for inclusion in that group; people who have changed the face of this Association and to whom we all owe a deep debt of gratitude.

At last year's Annual General Meeting there was a direction to the Board to, ...

*"investigate in addition to the product presented by Burgess & Associates, other web based products and decide which is most cost efficient and best meets the goals and objectives of the association."*

In January the Association released a Request For Proposal for a Complimentary Training Provider. This was release through AMCTO, OBOA, Municipal World and on our website. The RFP closed on Feb 28<sup>th</sup> and the results will be announced at our Annual General Meeting. Once implemented the Association will be able to reach out to all our members and provide timely and relevant training at reasonable cost.

As we prepare to head to Hamilton one member of the Board will be missing. What was fantastic news for Bill Burke resulted in bad news for the Board and the Association. Bill has been appointed as a Provincial Adjudicator for the Ontario Rental Housing Tribunal. This is a wonderful and much deserved opportunity for him. Sadly, it meant that he has had to step down from the Board of Directors. I know you all join me in wishing Bill the very best in his new career.

The newsletter will remain in competent hands; Mark Stephenson has stepped up and offered to take over as editor of the Property Standard.

Bill 159 and Bill128 passed into law in December. I have spoken previously about the potential for concern in Bill 159, now we will have to wait and see what comes of it. The second piece of legislation deals with marihuana grow houses and places responsibility on the municipalities to deal with these buildings after the police have finished with them. For this reason much of our Professional Development Course this year has been given over to topics relating to Grow Houses.

Our enforcement world is continually changing and expanding and knowledge, useful timely knowledge and training are our best assets. I look forward to seeing you in Hamilton for an excellent week of training, fellowship and fun.

Regards,  
Len



## Welcome to Hamilton!!

The 2006 O.A.P.S.O. Annual Training Seminar is only a few months away and your Board of Directors have been working diligently to make sure the week will be both informative and fun for everyone.

### Training Site

The **Residence and Conference Centre**, located at **Mohawk College**, is the perfect venue for our group. The residence offers signature style suites with all the amenities we will need for a comfortable and enjoyable week-long stay. Classes will be held in the newly constructed "I-wing", which is located only steps away from the residence building.

### A Fun Night Out

A **M\*A\*S\*H Theme Night** has been planned for our Monday night get-away. We will be enjoying a buffet style dinner, served M\*A\*S\*H 4077 style at the **Canadian Warplane Heritage Museum**, located at the Hamilton International Airport. Bring your scrubs and join in the fun dressed up as your favourite M\*A\*S\*H sit-com character. There will be contests and prizes during and after dinner, with the top prize going to the winner of the **Best Corporal Klinger Look-Alike Contest**. We will also have a chance to tour the entire museum, at no extra charge. The Canadian Warplane Heritage Museum is considered to contain Canada's premiere collection of vintage aircraft and is the home a fully operational Lancaster Bomber, (one of only two in the world).



### President's Dinner – Murder Mystery

Back by popular demand, the **"It's a Mystery to Me"** gang will be providing the entertainment throughout Wednesday evening's formal President's Dinner. This will certainly prove to be one of the highlights of the week! **"The Jerry Swinger Show"** will be an interactive production that will certainly prove to be a riot, unlike anything you've ever seen on TV before!! Who will be Jerry's most interesting guests? Who will be trying to make it big in Show Business? Will Jerry's show be a "killer" in the ratings? What Jerry's guests don't know is that he is going to expose all of their, (possibly career-ending), secrets!

### Register Now!!

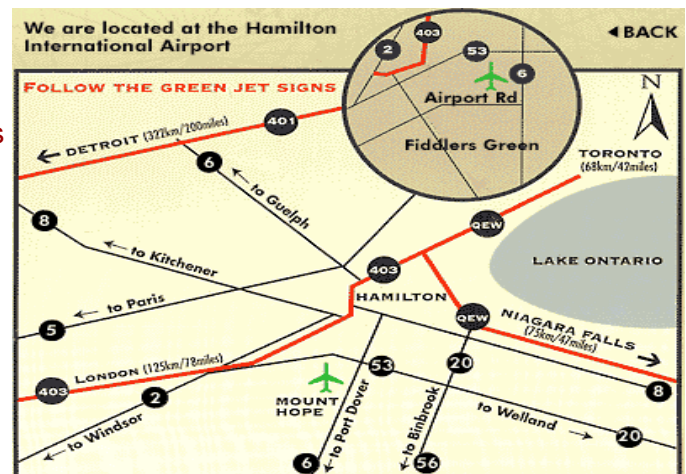
(Canadian Warplane Heritage Museum)

Please be reminded that space is limited, so register soon! Applications are also available on the Association's web site.

On behalf of the entire O.A.P.S.O. Board of Directors, we look forward to seeing you in Hamilton!!

**John W. Lane**

Chairman,  
2006 O.A.P.S.O. Annual Training Seminar



**2006 OAPSO Annual Meeting & Training Session  
Part 1—Basic Level Agenda**

<i>Time</i>	<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>
9.00am		INVESTIGATION	CONSTRUCTION	INVESTIGATION	CONSTRUCTION	<b>REVIEW</b> Questions & Answers
<b>B R E A K</b>						
10.30am		INVESTIGATION	CONSTRUCTION	CONSTRUCTION	LEGAL	<b>EXAMS</b> (10.00am)
<b>L U N C H</b>						
1.00pm		CONSTRUCTION	INVESTIGATION	Annual General Meeting	LEGAL	
<b>B R E A K</b>						
2.45pm	REGISTRATION	LEGAL	LEGAL		MOCK APPEAL	
4.30pm			SITE INSPECTION	PRESIDENTS DINNER (5.00pm)		

**2006 OAPSO Annual Meeting & Training Session  
Part 2—Intermediate Level Agenda**

<i>Time</i>	<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>
9.00am		LEGAL	INVESTIGATION	LEGAL Role of the Prosecutor	LEGAL	<b>REVIEW</b> Questions & Answers
<b>B R E A K</b>						
10.30am		INVESTIGATION	LEGAL	CONSTRUCTION	INVESTIGATION	<b>EXAMS</b> (10.00am)
<b>L U N C H</b>						
1.00pm		INVESTIGATION	CONSTRUCTION	<b>ANNUAL GENERAL MEETING</b>	CONSTRUCTION	
<b>B R E A K</b>						
2.45pm	REGISTRATION	CONSTRUCTION	CONSTRUCTION		MOCK TRIAL	
4.30pm			SITE INSPECTION	PRESIDENTS DINNER (5.00pm)		

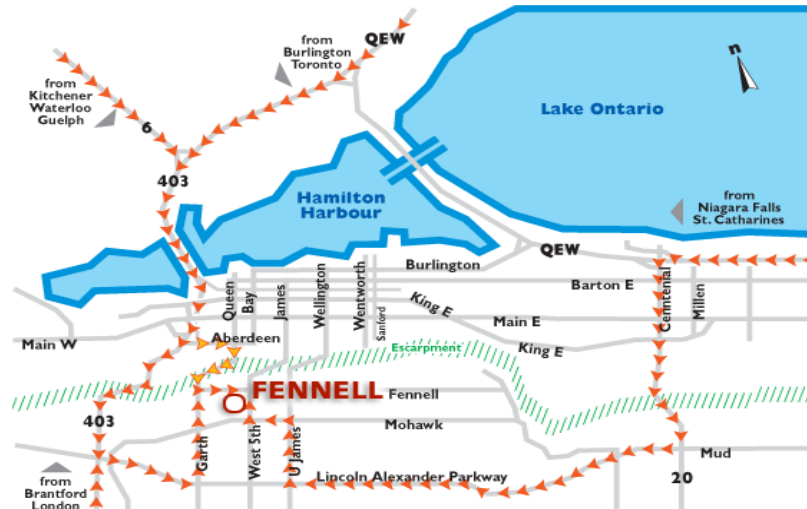
**2006 OAPSO Annual Meeting & Training Session  
Part 3—Advanced Level Agenda**

<i>Time</i>	<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>
9.00am		CONSTRUCTION	LEGAL	INVESTIGATION (Fire code)	LEGAL	REVIEW Questions & Answers
<b>B R E A K</b>						
10.30am		CONSTRUCTION	RISK MANAGEMENT	INVESTIGATION (C.P.T.E.D.)	CONSTRUCTION	EXAMS (10.00am)
<b>L U N C H</b>						
1.00pm		INVESTIGATION	CONSTRUCTION	ANNUAL GENERAL MEETING	CONSTRUCTION	
<b>B R E A K</b>						
2.30pm	REGISTRATION	INVESTIGATION	LEGAL		INVESTIGATION	
4.30pm				PRESIDENTS DINNER (5.00pm)		

**2006 OAPSO Annual Meeting & Training Session  
Professional Development Agenda**

<i>Time</i>	<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>		
9.00am		HOARDING (severe cluttering)	MOULD	CURB SIDING		
<b>B R E A K</b>						
10.30am		HOARDING cont.	MOULD (cont.)	Right of Entry & Emergency Order (Review)		
<b>L U N C H</b>						
1.00pm		GROW HOUSES	ELECTRIC SAFETY AUTHORITY	ANNUAL GENERAL MEETING		
<b>B R E A K</b>						
2.30pm	REGISTRATION	GROW HOUSES cont.	E.S.A. cont.			
4.30pm				PRESIDENTS DINNER (5.00pm)		

## Directions to Mohawk College Residence



### From points north and east (Toronto/Oakville/Burlington/Guelph): - Hwy #403 West to Hamilton

- exit at Aberdeen Avenue (can only go east)
- turn right on Queen Street / Beckett Ave (Mountain Access)
- turn left on Fennell Avenue at the top of the "mountain"
- Mohawk College, Fennell Campus is on your right at the second stop light on Governor's Blvd

### From points west (i.e. Brantford/London):- Hwy #401 East

- exit Hwy #403 East to Brantford and Hamilton
- exit in Hamilton at the Lincoln Alexander Parkway ("the Linc") and go east
- exit at Garth Street and turn left (north) (follow the signs for Mohawk College)
- turn right (east) onto Fennell Avenue
- Mohawk College, Fennell Campus is on your right at the second stoplight at Governor's Blvd

### From points southeast (i.e. Niagara/St. Catharines):- QEW West to Hamilton

- exit at Centennial Parkway (Hwy #20) and go left (south)
- come up the "mountain" and turn right (west) on Mud Street; this becomes the Lincoln Alexander Parkway ("the Linc")
- exit at Upper James Street and turn right (north)
- turn left (west) on Mohawk Road (second stop light)
- turn right (north) on West 5th St. (first stop light)
- Mohawk College, Fennell Campus is on your left just past the first stoplight

## Notice of Motions

- 1) That the Ontario Association of Property Standards Officers grant a Life Membership to Brian Allick, Peter Clark, Tony Fasciano and Joe Perrone.
- 2) That By-law One, a by-law to regulate the affairs of the Ontario Association of Property Standards Officers, be replaced and repealed.

## **Why be Certified?**

(An editorial by Mark D. Stephenson)

A while ago I was introduced to a couple of Property Standards Officers from a southern Ontario municipality. As I understand it, these officers only deal with the maintenance of the exterior yard of a property. Anything to do with the maintenance of structures was up to the municipalities Building Officials. Nothing wrong with that, I guess.

Are they true Property Standards Officers?

The Building Code Act defines property as:

“property” means a building or structure or part of a building or structure, and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, fences and erections thereon whether heretofore or hereafter erected, and includes vacant property.

So are they true Property Standards Officers? I say, *you be the judge.*

We talked awhile, and these officers seemed hard pressed to understand why, we are part of an Association that strive to certify their members.

So I sit here today, pen in hand (finger tips at the ready of the computer) with two questions in mind.

- 1) Why should we certify our members?
- 2) Why aren't Property Standards Officers Building Officials?

Let's answer question #2 first.

The province, through the Building Code Act, has drawn a clear difference between an “Inspector” who deals with primarily new construction and an “Officer” who deals with the maintenance of existing structures and the lands thereof. This is not to say that an “Inspector” can not be an “Officer” but generally a Property Standards Officer is other than a Building Official.

So why, should Property Standards Officers be certified?

Certification in any field adds a sense of professionalism. It is an indication that a person is in tune with current developments regarding legislation and court decisions. It reveals a standard of knowledge that can not be gained by work experience alone.

It shows that you have completed the training and education components as set out by the only authority permitted to certify in Property Standards.

Assuming that the content of the certification training stays relevant, the program provides a credible way for employers to ensure that their officers are being trained to the appropriate standard.

That being said, those who are certified warrant the attention of prospective employers. There is a certain amount of confidence in a person who has attained a level of knowledge in combination with experience. Certification makes an individual one to be sought after.

*The Association certification program is unprecedented and it is our hope that it will elevate all members personal status within their community and that their personal actions will enhance the standards of the Association before their elected municipal officials.*

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### *The Property Standard*

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Official publication of the Ontario  
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We depend on Members to submit articles  
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 the Association.

Material published in  
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 does not necessarily reflect the  
 opinions of OAPSO,  
 the Board of Directors or the Editor of the  
 News Letter.

Visit your Association website at  
[www.oapso.org](http://www.oapso.org)

### Congratulations to our most recent Certified (CPSO) recipients.

Yvonne van Hoek	Raymond A. Bagole
Paul L. Brown	Kimberly Dawn Coombs
Ron Kirouac	Candiss Corbin-Salmon
Wayne DeWitt	Terry Trends
Mathew Williamson	Tamela (Tammy) Purdy
Michele Briscoe	

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