

Property Standards Appeal Committee Minutes
September 29, 2021 – 3:00 PM
Virtual Meeting

Present: G. Konorowski, Member
F. Mielewczyk, Chair
R. Peers, Member

Also Present: K. Novia, Staff Liaison, Supervisor, By-law and Animal Services
T. Barnes, Municipal Law Enforcement Officer
N. Newman, Municipal Law Enforcement Officer
H. Ellis, Council & Committee Coordinator (Recording Secretary)

Regrets: G. Shakthi, Member
A. Wray, Member

1. Call to Order
2. Disclosures of Interest

2.1 There were no disclosures of interest.

Kate Novia, Supervisor of By-law and Animal Services, addressed the Committee and appellants and outlined the powers of the Property Standards Officer. K. Novia explained that the Committee has all of the powers of the Property Standards Officer and may confirm, rescind, or modify the Order.

3. Appeal Hearing

3.1 Property Standards Order Appeal
220 Crystal Beach Boulevard
Appeal # PSA 21-05, File/Order # 21-100489

T. Barnes, Municipal Law Enforcement Officer, provided an overview of the Property Standards Order issued on July 14, 2021. Mr. Barnes advised that there were materials and debris stored outside on the property. He further advised that upon re-inspection, the materials and debris were still on the property.

A question and answer period ensued between Members of the Committee and Mr. Barnes regarding:

- the amount of debris on the property;

- how much debris had been removed since the Order was issued; and,
- whether any of the items pose a safety issue.

C. T. Nguyen and Q. Tran, the appellants, appeared before the Committee and advised that the pallets of patio stones were building materials for a future garage. Mr. Tran stated that he was in the process of obtaining a building permit to build a garage and that these materials would be used in its construction. He advised that his contractor was experiencing health issues due to COVID-19, and that construction would begin once the permits were obtained and a new contractor was hired.

A question and answer period ensued between Members of the Committee and the appellants regarding:

- whether all of the materials would be used in the build;
- which items were no longer required for the build and could be cleaned up;
- whether any items had been removed to date; and,
- when construction was expected to begin.

A question and answer period ensued between Members of the Committee and Mr. Barnes regarding:

- how much of the debris had been removed; and,
- methods for storing materials.

The Committee excused the appellants, K. Novia, T. Barnes, and N. Newman from the virtual meeting at 3:18 p.m. and reviewed the matter. The appellants, K. Novia, T. Barnes, and N. Newman returned to the meeting at 3:35 p.m.

Recommendation:

Moved By Ryan Peers

That the Property Standards Order # 21-100489 for the property municipally known as 220 Crystal Beach Boulevard, be modified and that the compliance date for the Order be extended to November 1, 2021.

Carried

- 3.2** Property Standards Order Appeal
114 Erickson Drive
Appeal # PSA 21-06, File/Order # 21-106744

N. Newman, Municipal Law Enforcement Officer, provided an overview of the Property Standards Order issued on August 11, 2021. Mr. Newman stated that the appellant was advised to reduce the height of the hedge to three (3) metres in the rear yard.

A question and answer period ensued between Members of the Committee and N. Newman regarding:

- whether the hedges had been trimmed; and,
- whether the cedars in the front yard were planted similarly to the cedars in the rear yard.

T. Buchanan, the appellant, appeared before the Committee and advised that the cedar trees have been on the property for 25 years, and were pruned and cut regularly.

A question and answer period ensued between Members of the Committee and Mr. Buchanan regarding:

- how much was taken off the top of the hedge the previous year; and,
- whether the appellant would be willing to comply with the Order.

The Committee excused the appellant, K. Novia, T. Barnes, and N. Newman from the virtual meeting at 3:45 p.m. and reviewed the matter. The appellant, K. Novia, T. Barnes, and N. Newman returned to the meeting at 3:53 p.m.

Recommendation:

Moved By Glen Konorowski

That the Property Standards Order # 21-106744 for the property municipally known as 114 Erickson Drive, be modified and that the compliance date for the Order be extended to October 29, 2022 to bring the hedge into compliance.

Carried

4. Adjournment

4.1 Motion to Adjourn

Recommendation:

Moved By Glen Konorowski

That the meeting adjourn.

Carried

The meeting adjourned at 3:56 p.m.

Secretary, Property Standards Appeal
Committee