

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

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

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

Call to Order

1. Disclosures of Interest

1.1 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.

2. Appeal Hearing

2.1 Property Standards Order Appeal
118 Way Street
Appeal # PSA 21-08, File/Order # 21-107889

T. Babcock, Municipal Law Enforcement Officer, provided an overview of the Property Standards Order issued on September 24, 2021. Mr. Babcock advised that the cedar hedges on the property were overgrown. He stated that the property owner advised that an arborist would be trimming the hedges but later indicated that the arborist was no longer available. Mr. Babcock requested that the Committee confirm the order.

J. Loach-Perry, the appellant, appeared before the Committee and advised that in 2019 the hedge had been trimmed. Ms. Loach-Perry stated that she booked an arborist to trim the hedge this fall; however, the arborist was unable to complete the trim. She requested that the Committee defer the matter or extend the compliance date to maintain the health of the hedge.

A brief question and answer period ensued between Members of the Committee and the appellant regarding the length of time required to comply with the order.

The Committee excused the appellant, K. Novia, T. Babcock, and N. Newman from the virtual meeting at 3:19 p.m. and reviewed the matter. The appellant, K. Novia, T. Babcock, and N. Newman returned to the meeting at 3:22 p.m.

Recommendation:

Moved By Ryan Peers

That the compliance date of the Property Standards Order # 21-107889 for the property municipally known as 118 Way Street, be extended to June 1, 2022.

Carried

2.2 Property Standards Order Appeal
3775 Brock Street North
Appeal # PSA 21-09, File/Order #21-108316

N. Newman, Municipal Law Enforcement Officer, provided an overview of the Property Standards Order issued on October 1, 2021 (compliance date of December 1, 2021). Mr. Newman advised that there was damage to the buildings located on the property. He further advised that upon re-inspection, some clean up had been completed.

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

- whether the damage to the building was due to vandalism or the elements; and,
- whether the property and buildings were secure from trespassers.

E. Kirshenbaum, the appellant, appeared before the Committee and advised that there were three (3) separate buildings on the property, and that the buildings were structurally sound, but vacant.

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

- whether redevelopment of the property was planned for the future;
- whether the intention was to demolish the motel;
- when redevelopment of the property was planned;
- the amount of time required to comply with the Order; and,
- whether renting the buildings was a possibility.

A question and answer period ensued between Members of the Committee and K. Novia regarding:

- the required action stipulated in the Property Standards Order and the Property Standards By-law; and,
- whether occupancy of one building on the property would be considered occupancy of all buildings on the property.

The Committee excused the appellant, K. Novia, T. Babcock, and N. Newman from the virtual meeting at 3:43 p.m. and reviewed the matter. The appellant, K. Novia, T. Babcock, and N. Newman returned to the meeting at 3:46 p.m.

Recommendation:

Moved By Glen Konorowski

That the compliance date of the Property Standards Order # 21-108316 for the property municipally known as 3775 Brock Street North, be extended to December 1, 2022.

Carried

2.3 Property Standards Order Appeal
3775 Brock Street North
Appeal # PSA 21-10, File/Order #21-108316

N. Newman, Municipal Law Enforcement Officer, provided an overview of the Property Standards Order issued on October 1, 2021 (compliance date of November 1, 2021). Mr. Newman advised that there was debris on the property along the fence line as well as near the building, and cement debris on the north side of the motel building. He further advised that upon re-inspection, approximately 15 percent of the debris had been removed.

A brief question and answer period ensued between Members of the Committee and Mr. Newman regarding whether the debris represented a safety concern.

E. Kirshenbaum, the appellant, appeared before the Committee and advised that he had removed the residential debris from the property. Mr. Kirshenbaum stated that the remainder of the debris was yard waste from a tree that had been cut down. He further stated that the concrete debris was left behind by a construction crew that used the land for storage. He advised that the construction company was responsible for removing the concrete.

A brief question and answer period ensued between Members of the Committee and the appellant regarding the amount of time required to finish cleaning up the property.

The Committee excused the appellant, K. Novia, T. Babcock, and N. Newman from the virtual meeting at 3:58 p.m. and reviewed the matter. The appellant, K. Novia, T. Babcock, and N. Newman returned to the meeting at 4:02 p.m.

Recommendation:

Moved By Glen Konorowski

That the compliance date of the Property Standards Order # 21-108316 for the property municipally known as 3775 Brock Street North, be extended to June 1, 2022.

Carried

3. Adjournment

3.1 Motion to Adjourn

Recommendation:

Moved By Ryan Peers

That the meeting adjourn.

Carried

The meeting adjourned at 4:04 p.m.

Secretary, Property Standards Appeal
Committee