



**CITY OF ORILLIA
PROPERTY STANDARDS COMMITTEE MINUTES**

**MINUTES OF THE MEETING OF THE PROPERTY STANDARDS COMMITTEE
WEDNESDAY, MAY 17, 2017 AT 9:30 A.M. IN THE BROOKS BOARDROOM,
ORILLIA CITY CENTRE**

Present:

Richard Bates – Acting Chair
Wayne Scanlon – Committee Member

Also Present:

Susan Votour	Secretary/Planning Coordinator
Maria Pinto	Planning Administrator
Jeff Rogers	Municipal Law Enforcement Officer

Regrets:

Joe Fecht - Chair

Call to Order

The meeting was called to order at approximately 9:40 a.m.

Approval of Agenda

Moved by Wayne Scanlon, seconded by Richard Bates:
THAT the agenda for the meeting of May 17, 2017 be approved as written.
Carried.

Disclosure of Interest

None.

Deputations

None.

Minutes

Moved by Wayne Scanlon, seconded by Richard Bates:
THAT the minutes of the following meeting be adopted:
- February 22, 2017
Carried.

Closed Session

There were no closed session items for this meeting.

Correspondence – Information Items

None

Correspondence – Action Items

a) Property Standards By-law Appeal –29 Quinn Avenue

Jeff Rogers, Municipal Law Enforcement Officer, was sworn in and provided evidence regarding the history of this and previous complaints and enforcement actions regarding this property, as summarized in Appendix 1 to these Minutes.

Maurice Gardy, agent for the owners, was sworn in and provided the following evidence:

- Indicated that MLEO Rogers has been extremely helpful during the process of dealing with various property standards and clean and clear complaints regarding the property.
- Reviewed the list of items noted in the Order to Comply and identified all of them as materials proposed to be used during renovation work, garden work or yard work underway at the property.
- Presented a Building Permit card and indicated that he had obtained a Building Permit from the City on May 16, 2016 for closing in the carport and for a roof pitch change.
- Work is progressing under the permit but he and his son are limited to working only on weekends.
- Peter Schmidt, a Building Inspector employed by the City, attended on the site and approved the use of the “recycled” wood for the roof repair.

Donald Shakell, the neighbouring owner, was sworn in and provided the following evidence:

- Has lived in the neighbourhood for over 20 years.
- Referred to the condition of the subject property as “redneck squalour”
- The issues at 29 Quinn Avenue started in the last four to five years and have been ongoing since that time.
- Has complained to the City and will continue to do so until the property is cleaned up.
- Indicated that the work that has been done to clean up the property has just been done in the last week prior to this hearing.
- The construction work being done on the property is sporadic. Nothing at all was done through the winter.

The Property Standards Committee provided the following comments:

- Committee asked Mr. Gardy when the construction project would be finished. Mr. Gardy indicated that the work should be completed by the end of August.
- Committee advised that Mr. Gardy has the option of renting a small storage unit to store the construction materials until needed, or using a trailer to store them.
- Confirmed that the scaffold should be taken down and put up again when needed.

Moved by Richard Bates, seconded by Wayne Scanlon:
THAT with respect to the Order to Comply issued by Jeff Rogers, Municipal Law Enforcement Officer, dated April 5, 2017 with respect to property known municipally as 29 Quinn Avenue, the Property Standards Committee hereby orders as follows:

1. The Order to Comply is confirmed; and
2. The time for complying with the Order to Comply is hereby extended to June 5, 2017.

Carried.

Date of Next Meeting

Meeting to be called only when a Property Standards Appeal is received.

Adjournment

Moved by Wayne Scanlon, seconded by Richard Bates.

THAT the meeting be adjourned.

Carried.

MEETING ADJOURNED – 10:30 A.M.

[adopted June 21, 2017]

R. Bates, Chair

Appendix 1

DESCRIPTION OF COMPLAINT:

Mar 24/17 – Received complaint via email regarding garbage, steel on the lawn for years, scaffolding, ladders, scrap wood, storm doors, hoarding

DETAILS OF INVESTIGATION/FOLLOW UP:

Mar 31/17 – Attended property with Officer WILSON to conduct an inspection. no answer at the residence. Observed a pile of sheet metal on the front lawn that had been in the same location during a previous file in early 2016. I recall that the owner claimed to be using it for the roofing repairs he was conducting, although nothing appears to have moved. The rear yard contained scrap wood, screen doors, sink, lattice, roll of aluminum, broken recycling bin, pails, soffit, and tarps all located under a carport frame with no cover. There was wood under some tarps in the carport frame (no cover on the carport frame) that was also present during a previous investigation when the property owner had claimed the wood was being used for the ongoing renovations. The carport had been covered at that time creating an accessory building for storage. The wood was now saturated and did not appear to be of any use for house renovations. There was also scaffolding frames, metal poles, and yard waste in the rear yard. A trailer parked in the driveway contained what appeared to be new kitchen cabinets which were also in the same location in the summer of 2016. There was a building permit on the front window and scaffolding and a ladder on the left side of the house where the gable end was exposed to the elements. Photos were taken of the material on the property.

Apr 4/17 – Searched Great Plains and retrieved property owners information. Checked SIRE and found the following prior clean and clear occurrences at the property:

Mar/2016 – waste material, unlicensed vehicle – Orders issued, many extensions given, debris was not removed but eventually contained in a fully erected carport in rear yard

Jun/2016 – trailer, pallets, long grass – Complied after contact by phone

Jul 5/2016 – Hoarding, grass – Complaint was unfounded

Jul 18/2016 – Long grass – Order issued, Inspection fee levied

Dec/2016 – Junk, Metal – Unable to confirm due to weather conditions (snow)

Drafted Order to comply. Listed all items on the property as it does not appear that attempts have been made to utilize the items (i.e. sheet metal on front lawn, wood in rear yard) as claimed by the property owner during a previous investigation. The items have sat unused for approximately one year out in the elements. Order to comply sent regular mail to property owner. Inspection fee levied due to repeat clean and clear violations at the property. Compliance deadline of April 24, 2017.

Appendix 1

Apr 11/17 – Met with Moe GARDY at reception area of City Centre. He had attended to dispute most items on the notice as being useful and was requesting an extension until the end of July. We went over most items on the notice and I advised that I understood there was ongoing renovations at the property but it must still be kept neat and tidy. I mentioned that the steel roofing has been on the front lawn for over a year and the wood in the rear yard has been left out in the elements and does not appear useful for house renovations. Moe advised that the roof is going to be used and the wood is still useful. He went on to complain about most of the items listed (soffit, pails, sink, lattice, roll of aluminum) and said they are being used. Moe asked why he can't have pails on his property and I advised he can have pails, but when they are discarded paint buckets and drywall mud containers, thrown on top of other construction debris including a sink, metal, and other broken bins, under what used to be a fully erected carport it creates an issue. Moe again asked for an extension until July 31 and I advised that due to the ongoing issues at the property, the extensions granted in the past that have not been adhered to, and the length of time he was asking for I could not accommodate this request. I suggested Moe consider the appeal option and informed of the process. Moe stated that he would like to appeal this and I advised him how to do so. I also provided him with a copy of the Mayor and Council contact information at his request.

Apr 18/17 – Received attached email from Susan VOTOUR advising that a letter has been submitted and she was looking to confirm the property in question. See attached reply advising that the letter/appeal is in regards to 29 Quinn Avenue.

May 1/17 – Received attached email confirming a property standards hearing on May 17, 2017 at 9:30am. Letter sent to property owners is also attached.

May 2/17 – Attached email from MLS CRAWFORD that was sent to the complainants advising of the hearing date, time, and location.