



Property Standards Committee Meeting Minutes

April 27 2022, 4:30 PM

Location: Harrow and Colchester South Community Centre

Accessible formats or communication supports are available upon request. Please contact the Clerk's Office at clerks@essex.ca or 519-776-7336 extension 1100 or 1101.

Present: Percy Dufour, Chair
Phil Pocock
Ray Beneteau

Also Present: Kevin Carter, Chief Building Official
Mike Diemer, By-Law Enforcement Officer
Sandra Tejada, Committee Recording Secretary

General Public: Cathy and David Dahl
William Bashura and Denise Gillis

1. Call to Order

The Chair called the meeting to order at 4:30 PM

2. Declarations of Conflict of Interest

There were no declarations of conflict of interest noted at this time.

3. Adoption of Published Agenda

Moved by Ray Beneteau

Second by Phil Pocock

PS-22-04-01 That the published agenda for the April 27, 2022 Property Standards Committee Meeting be adopted as presented.

Carried

4. Adoption of Minutes

4.1 Property Standards Committee Meeting Minutes for November 17, 2021

Moved by Phil Pocock

Second by Ray Beneteau

(PS-21-11-01) That the minutes of the Property Standards Committee meeting held on November 17, 2021, be adopted as circulated.

Carried

5. Reports from Administration

6. Hearing of Appeal

6.1 David & Catherine Dahl, Owner, 68 Fairview E, Essex

Mike Diemer, By-Law Enforcement Officer for the Town of Essex advised that this matter was initiated by the previous By-Law Officer on April 3, 2020, for exposed wood and chipping paint on the siding.

Mr. Diemer was assigned the matter on April 8, 2021. Since April 8, 2022, Mr. Diemer has spoken with Mrs. Dahl and she advised that she was obtaining quotes. Mr. Diemer continued to met with Ms. Dahl several other times.

On August 2021, Mr. Diemer noticed some foundation work had been done and progress had been made.

On November 4, 2021, Mr. Diemer gave a final notice that quotations for the siding were required. Mr. Diemer advised that he had not received any correspondence from the property owner and as a result, an order to Remedy was issued on December 9, 2021.

On February 24, 2022, Mr. Diemer received a quote from A Plus Roofing and Siding stating the work will be done by middle of May 2022.

David Dahl, owner of the property, stated they need to replace the windows before they install the new siding along with other exterior finishes including soffit, eavestrough and the roof. Mr. Dahl advised that the windows are backordered until May 30, 2022 and That they are looking for an extension until end of June 2022 to complete the exterior renovations.

Moved by Ray Beneteau

Seconded by Phil Pocock

PS-22-04-02

That the Property Standards Committee grant an extension to July 15, 2022, to repair or replace visibly deteriorated paint on building with a protective coating of paint or equivalent weather-resistant material;

That all issues/violations as stated in the Order to Remedy dated December 9, 2021, be repaired, or replaced from the site by July 15, 2022 as per the Property Standards Committee meeting held on April 27, 2022; and

That after such date of July 15, 2022, the Town of Essex may have a contractor to have all issues/violations remedied/completed, and all costs incurred will be at the expense of the property owner(s).

Carried

6.2 Mark & Catherine Walker, 144 Allison Ave, R.R.2, Harrow

Mike Diemer, By-Law Enforcement Officer stated he received a favourable outcome in this matter and the property was deemed compliant as of April 27, 2022 and therefore the case does not need to be heard.

Mr. Diemer received a complaint on February 27, 2022, for rats and debris in the yard. He attended the property the next day to take pictures and at that time, observed that the property was in violation.

Mr. Diemer issued an Order to Remedy for the second violation observed February 27, 2022. Mr. Diemer advised that he has been on site many times and has been working with the owners to bring the property into compliance.

On April 27, 2022, the property was brought into compliance.

Moved by Ray Beneteau

Seconded by Phil Pocock

PS-22-04-03

That the Property Standards Committee accepts work as completed.

Carried

6.3 Denise Gills, owner and William Bashura, partner- 283 Fairview Ave W., Essex

Mike Diemer, By-Law Enforcement Officer, stated this matter was initiated by the previous By-Law Officer on August 10, 2020, for derelict vehicles and debris in the yard.

Mr. Diemer was assigned the case on April 12, 2021. Mr. Diemer attended the property with the owner to identify issues that needed to be addressed. Mike Diemer and Mr. Bashura met on site many times. Mr. Bashura advised Mike Diemer that he was having drainage issues and as a result, could not move some of the bigger items from the property. Mr. Diemer stated that the backhoe has been removed from property.

Mr. Bashura stated that the storage container has been sold. The new owner has made various attempts to remove it from the property but has been unsuccessful due to flooding issue in the yard. Mr. Bashura stated if it can't be removed, he will dismantle it.

Mr. Bashura stated that he asked the Town of Essex for his drainage location on the street back in October 2021 and that the Town advised of the location in November 2021. He advised that due to the timing and weather conditions, he could not do any work.

Mr. Bashura advised that with the nicer weather, he will be able to do the work needed to connect to the drain and that he would be submitting a permit application to the Building Department. He further advised that once he resolves the drainage issue, he will be able

to clean up the rest of the yard and submit a permit application for the Quonset huts. Mr. Bashura requested a five-month extension to complete the work required.

Kevin Carter, Chief Building Official, advised Mr. Bashura the largest Quonset hut he can build on his property is 750 square feet and that he is only able to submit an application for one Quonset hut. Mr. Carter further advised that despite Mr. Bashura having two adjacent properties, the Building Department can only issue a permit on the principal property. The vacant adjacent property cannot be issued an accessory building permit due to the permitted uses under By-Law 1037. Mr. Carter stated that he has advised the owner to contact the Municipal Property Assessment Corporation ("MPAC") to inquire how to merging the properties. Mr. Carter stated that if the owner wants to build an accessory building bigger than 750 square feet, he is required to make an application with the Committee of Adjustment.

Mr. Carter advised that regarding the drainage issue, due to the negative grade in Mr. Bashura's property, Mr. Bashura will need to create a retention storage tank underground with a pump to pump the water up to feed into our storm system.

Moved by Ray Beneteau

Seconded by Percy Dufour

PS-22-04-04

That the Property Standards Committee grants an extension of August 31, 2022, to have scrap wood, material, garbage, and debris removed from the property as it causes an unsightly condition. Heavy Machinery (Backhoe) is not permitted to be stored on Residential property and must be removed. Derelict truck in rear yard must be removed from the property. Camping Trailer in rear yard must comply with Section 5.2.3 or be removed from the property. Bus in rear yard is not permitted to be stored on Residential property and must be removed. The storage container (Sea Can) is in direct violation of the Residential Zoning By-Law and must be removed;

That all issues/violations as stated in the Order to Remedy dated November 11, 2021, be removed/repaired/cleared from the site by August 31, 2022, as per the Property Standards Committee meeting held on April 27, 2022; and

That after such date of August 31, 2022, if all issues/violations are not remedied/completed to the satisfaction of the By-Law Enforcement Officer, the Town of Essex may hire a contractor to have all issues/violations remedied/completed, and all costs incurred will be at the expense of the property owner(s).

Carried

7. Adjournment

Moved by Phil Pocock

Seconded by Ray Beneteau

PS-22-04-05

That the meeting be adjourned at 5:00 PM

Carried

Chair

Recording Secretary