



Property Standards Committee Meeting Minutes

August 18, 2021, 4:30 PM

Location: 2610 County Road 12, Essex

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: Lori Chadwick, Director Development Services
Paul Vlodarchyk, Building Inspector
Mike Diemer, By-Law Enforcement Officer
Sandra Tejada, Committee Recording Secretary

General Public: Norm Hernandez
Andrew Ledoux

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 Phil Pocock

Second by Ray Beneteau

(PS-21-08-01) That the published agenda for the August 18, 2021 Property Standards Committee be adopted with the following amendment:

1. Agenda Item removed 6.3 be removed as matter has been resolved.

Carried

4. Adoption of Minutes

4.1 Property Standards Committee Meeting Minutes for August 15, 2019

Moved by Phil Pocock

Second by Ray Beneteau

(PS-21-08-02) That the minutes of the Property Standards Committee meeting held on August 15, 2019 be adopted as circulated.

Carried

5. Reports from Administration

The chair explained the procedures of the meeting.

6. Hearing of Appeal-

6.1 Water Equipment Technology Harrow LTD, Owner- 3 King Street West, Harrow.

Mike Diemer, By-Law Enforcement Officer, stated he received a complaint on April 8th, 2021 and had visited the site the same day. Observed on the property was an exterior wall that was partially collapsed, with access to the interior of the building, and a pile of rubble where exterior block had fallen. M. Diemer stated that he had contacted the property owner via phone call on April 12, 2021 and his call was not returned. M. Diemer posted the order on April 13, 2021. M. Diemer stated the order could be removed once the rubble has been cleaned up and the damaged wall repaired/patched with a water tight and weather resistant material. Norm Hernandez, owner, states that part of the wall has been completed but he still needs to do Tyvek and metal cladding and would like extra time to order material and to finish the work. He's requesting 30 days extension.

Moved by Ray Beneteau

Seconded by Phil Pocock

(PS-20-08-03) That all issues/violations as stated in the Order to Remedy be removed/repaired/cleared from the site within 45 days of the meeting (August 18, 2020); if all issues/violations are not remedied/completed to the satisfaction of the By-Law Enforcement Officer by that date, 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

6.2 Paul Ledoux and Isabelle Milot, Owners- 373 Queen Street, Harrow

Mike Diemer, By-Law Enforcement Officer noted he is not the original officer who issued the work order but he has been in contact with the original officer and feels confident he can present the case. The complaint was received on October 30, 2020 and the previous By-Law Enforcement Officer attended the site the same day. Observed on the property were tarps, junk, illegal fencing, tall grass, construction materials/scaffolding and an in ground pool not properly fenced. The previous By-Law Enforcement Officer spoke to the owner on November 5th, 2020 and the owner agreed to work with him. On December 15th, 2020, there was no progress and the work order was issued. M. Diemer stated that the order could be removed once the tarps had been taken down, a legal permitted fence is installed around the pool and the tall grass, overgrown shrubbery and construction materials removed. Andrew Ledoux, the owner's representative, made clear to the committee that he has no intention of complying with the order. A. Ledoux was advised by the Committee Chair and M. Diemer that if the owner had no intention of complying with the Committees decisions to appeal the decision to the Superior Court of Justice.

Moved by Ray Beneteau
Seconded by Phil Pocock

(PS-20-08-04) That the pool be secured with a fence within 14 days of the meeting (August 18, 2021) and all other issues/violations as stated in the Order to Remedy be removed/repaired/cleared from the site within 45 days of the meeting; if all issues/violations are not remedied/completed to the satisfaction of the By-Law Enforcement Officer by that date, 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

6.3 Jacob Carter, Owner- 112 Washington Court, Harrow

Mike Diemer, By-Law Enforcement Officer, stated that this property had been brought into conformance prior to the meeting taking place and could be removed from the agenda.

Moved by Phil Pocock
Seconded by Ray Beneteau

(PS-20-08-05) That all issues/violations as stated in the Order to Remedy have been complied with and the Order has been removed.

Carried

7. Adjournment

Moved by Phil Pocock
Seconded by Ray Beneteau

(PS-20-08-06) That the meeting be adjourned at 5:03 PM

Carried

Chair

Recording Secretary