Brenda Hertog in the Chair

ROLL CALL

Present: Brenda Hertog, Damon Smith, Mike Wyatt, Tamara Cupoli
Regrets: Chris Markell
Also Present: Julia Sippel, Garry Anderson, Christian Teixeira, Russ Thomson

1. DECLARATIONS OF CONFLICTS OF INTEREST

None

2. DELEGATIONS (list, if any, available at meeting)

None

3. CONSENT ITEM

3.1 Minutes

Moved by Mike Wyatt
Seconded by Tamara Cupoli

THAT the minutes of the Property Standards Committee meeting held on October 25, 2018 BE ADOPTED.

CARRIED

4. ITEMS FOR CONSIDERATION

4.1 Property Standards Order #93-18 – Notice of Appeal – 59 Kennedy Street, Brantford (CD2018-151)

G. Anderson, Manager of Property Standards and By-laws, provided an overview of the appeal to the Committee. The complaint was received a year ago and the property in question is a vacant two storey home. The order includes repairs to roof shingles, a shed, the fence and a retaining wall. The property in question was subject to a severance application that was approved by the Committee of Adjustment, some of the conditions of the severance include demolition of the shed on the property. The appeal received is requesting additional time in order to meet the conditions of the severance
application as this will potentially change the remaining features of the property in question. The retaining wall however, is to remain as part of the current property and is a safety concern. The deadline to meet the conditions of the severance is August 8, 2019 however as the retaining wall is a safety concern, staff are recommending repair prior to this date.

C. Teixeira, Property Standards Officer, revisited the property and found that the current state of the property is similar to the photos displayed. The owner has responded and removed some waste off the property and done some repairs to the fence. Although it is not fully complete, it is in better repair than before.

In response to questioning, C. Teixeira informed the Committee that the primary concern with the shed is the shingles and that it seems structurally sound otherwise.

O. Titilola Fayoda, co-owner of 59 Kennedy Street, Brantford, Ontario addressed the Committee pertaining the appeal. She is requesting more time to complete the survey as the ownership of the retaining wall is in question. She further explained that with the new houses to be built, the property may not require a retaining wall and as such they do not want to fix it. The owners are requesting a 6 month extension

Moved by Mike Wyatt
Seconded by Damon Smith

THAT the appeal filed by O. Titilola Fayoda, co-owner of 59 Kennedy Street, Brantford, Ontario regarding Property Standards Order #93-18 BE ALLOWED and that this Order be CONFIRMED and UPHELD by the Property Standards Committee; and

THAT the following extension of time BE GRANTED to address Items 1 and 3 contained in Property Standards Order #93-18:

EXTENSION GRANTED: May 30, 2019

THAT the following extension of time BE GRANTED to address Item 2 contained in Property Standards Order #93-18:


CARRIED

4.2 Property Standards Order #87-18 – Notice of Appeal –126 West Street, Brantford (CD2018-149)

G. Anderson, Manager of Property Standards and By-laws, provided an overview of the appeal to the Committee. The complaint was received in September regarding interior deficiencies to a property which included ceiling repairs, drywall repairs, screen door and window repairs.

C. Teixeira, Property Standards Officer addressed the Committee and informed that he has been unable to access the inside of the property since the initial complaint. He can
confirm that the screen door is in the process of being repaired and the window has been replaced.

Howard Snodgrass, co-owner of 126 West Street, Brantford, Ontario addressed the Committee and informed that he has had contractors out but they have been unable to access the inside of the property due to the current occupant. The occupant is not a tenant but a squatter and Mr. Snodgrass is in the process of having them evicted from the property. He is requesting three months to have the occupant evicted and to complete the necessary repairs.

Moved by Mike Wyatt
Seconded by Damon Smith

THAT the appeal filed by Howard Snodgrass, co-owner of 126 West Street, Brantford, Ontario regarding Property Standards Order #87-18 BE ALLOWED and that this Order be CONFIRMED and UPHELD by the Property Standards Committee; and

THAT the following extension of time BE GRANTED to address all outstanding deficiencies contained in Property Standards Order 87-18:


CARRIED

4.3 Property Standards Order #80-18 – Notice of Appeal – 188 Sydenham Street, Brantford (CD2018-152)

G. Anderson, Manager of Property Standards and By-laws, provided an overview of the appeal to the Committee. He informed that the property has received numerous complaints and a previous involvement included removal of a large amount of waste from the property. On September 10, 2018 the property still had excessive items in the rear yard such as tires, furniture, dog feces, crates, and two shipping containers.

C. Teixeira, Property Standards Officer addressed the Committee and informed that at a pre appeal visit the property still has a lot of items for removal. The items may be considered part of ongoing projects by the homeowner however are not permitted.

Derek Carpenter, owner of 188 Sydenham Street addressed the Committee and informed since the initial clean out he has not added anything to the backyard as he was ordered. He informed that much of what was removed was for projects that he was working on and was not in fact waste as the City has stated. Due to a flood in the basement, his insurance company moved items out into the shipping containers in the yard and he has been unable to move it back inside to this point. Originally he was going to build a shed but due to financial constraints has been unable to do so. He further explained constraints to cleaning out the yard due to finances and means to do so. He asked for an extension of time to be able to clean out the yard and return items to the basement.
Moved by Mike Wyatt  
Seconded by Damon Smith

THAT the appeal filed by William Derek Carpenter, owner of 188 Sydenham Street, Brantford, Ontario regarding Property Standards Order #80-18 BE DENIED and that this Order be CONFIRMED and UPHELD by the Property Standards Committee.  

CARRIED

5. UPDATES

5.1 Status of Previous Property Standards Appeals

Garry Anderson, Manager of Property Standards and By-laws provided updates on various appeals to the City.

6. ADJOURNMENT

The meeting adjourned at 6:11 p.m.

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Brenda Hertog, Chair                    Russ Thomson, Secretary

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Garry Anderson, Manager Property Standards & By-laws  
Minutes Prepared by:  
Julia Sippel, Council & Committee Services Coordinator