



Please Note: Cellular phones/pagers must be switched to the non-audible function during this meeting.

AGENDA
For the Property Standards Committee
of the Municipality of West Grey
To be Held on Thursday, October 27, 2016 at 2:00 p.m.
At the Council Chambers – West Grey Municipal Office

1. **Call to Order** **2:00 p.m.**

2. **Declarations of Pecuniary Interest & General Nature Thereof**

3. **Approval of Minutes – September 8, 2016**

4. **Hearing of Appeal of Order**
 - **Estate of Erben R. Schutz – 537 George Street East, former Town of Durham, Municipality of West Grey (Property Roll No. 4205 260 002 12600 0000)**

5. **Confirmation of Property Standards Order – John Mrkic, Part Lot 57, Concession 2 EGR, (323110 Grey Road 27), former Township of Glenelg (Property Roll No. 4205 220 001 06200 0000)**

6. **Adjournment**

DRAFT

**Municipality of West Grey
Property Standards Committee
Minutes of September 8th, 2016 at 10:00 a.m.**

DRAFT

The Municipality of West Grey Property Standards Committee met at the West Grey Municipal Office with the following members in

Members Present: Boyde Colwell (Chair), Bill Chalmers, Bob Miller
Also Present: Mark Turner, Secretary; Jennifer Watson, By-law
 Enforcement and Property Standards Officer

1. Disclosure of Pecuniary Interest - None

2. Appointment of Chair

PSC 1/16 Moved by: Bob Miller Seconded by: Bill Chalmers

That, Boyde Colwell be hereby appointed as Chair of the Municipality of West Grey Property Standards Committee.

Committee Members: Attending members present. All yea. Carried.

3. Appointment of Secretary

PSC 2/16 Moved by: Bill Chalmers Seconded by: Bob Miller

That, Mark Turner be hereby appointed as Secretary of the Municipality of West Grey Property Standards Committee.

Committee Members: Attending members present. All yea. Carried.

4. Confirmation of Property Standards Order – Aaron Thomas Agar

Jennifer Watson, By-law Enforcement and Property Standards Officer, reported she received a written complaint regarding uncut grass and weeds on a property at 937 Caroline Street, Ayton, former Village of Normanby, owned by Aaron Thomas Agar.

The Municipality sent out letters by registered mail to Mr. Agar ordering that repairs necessary to correct the defects listed in the Order be carried out on or before August 25, 2016, and the Order was posted on the property. The Municipality did not receive any responses from Mr. Agar.

Ms. Watson indicated if the Committee confirms the Order, she will receive three quotes for cutting the grass and weeds on the subject property. The costs for doing this work will be added as a lien on the subject property.

PSC 3/16 Moved by: Bill Chalmers Seconded by: Bob Miller

Resolved that, the Municipality of West Grey Property Standards Committee hereby confirms the Order respecting Aaron Thomas Agar, on lands described as 937 Caroline Street, Ayton, former Township of Normanby, being property roll no. 4205 010 008 20400 0000.

Committee Members: Attending members present. All yea. Carried.

5. Appeal of Order – Estate of Erben Schutz

Jennifer Watson advised the Committee that the Municipality received a letter dated August 31, 2016, from Donald A.C. Stewart, Executor/Trustee, appealing the Property Standards Order respecting the Estate of Erben Schutz property located at 537 George Street East, Durham, property roll no. 4205 260 0002 12600 0000.

The Secretary indicated he will contact Committee members to arrange a suitable date for hearing the Appeal of the Order.

On motion of Bill Chalmers, the Committee adjourned at 10:15 a.m.

Boyde Colwell, Chair

Mark Turner, Secretary



**The Corporation of the Municipality of West Grey
Notice of Hearing of Appeal**

**Under subsection 15.3(1) of the Building Code Act, 1992,
As amended, ("the Act").**

**TO: Estate of Erben R Schutz
c/o ERS Holdings Ltd., 2115 Autumn Breeze Drive South,
Mississauga, Ontario, L5B 1R3, Attn: Donald AC Stewart
being the executor/trustee of the property known as 537
George Street East, former Town of Durham, Municipality of
West Grey (Property Roll No. 4205 260 002 12600 0000)**

Further to the Notice of Appeal of Donald AC Stewart sent by registered mail on August 31, 2016 and pursuant to Subsection 15.6(9) of the Act you are hereby notified that:

the Hearing of the Appeal will be heard by the Property Standards Committee of the Corporation of the Municipality of West Grey at 2:00 p.m., in the afternoon of the 27th day of October, 2016 in the Council Chambers located at the West Grey Administration Building, 402813 Grey Road 4, RR 2, Durham, Ontario, N0G 1R0.

DATED at the Municipality of West Grey this 28th day of September, 2016.

Mark Turner,
Secretary of the Property Standards Committee
The Corporation of the Municipality of West Grey
Phone #519-369-2200 x. 229
Email: mturner@westgrey.com

**ERS Holdings Ltd
2115 Autumn Breeze Drive South
Mississauga, Ontario
L5B 1R3**

August 31, 2016

By Registered Mail

The Municipality of West Grey
402813 Grey Road 4, RR2
Durham, ON NOG 1R0

Attention: Property Standards Committee

Dear Sirs:

Re: **Notice of Appeal of Property Standards Order on 537 George Street dated August 11, 2016**

Please be advised that we are appealing the above noted Order to the Property Standards Committee. Please inform me of the date of this Hearing at your early convenience.

Thank you for your attention to this matter.

Yours truly,


Estate of Erben Schurz

Per: Donald AC Stewart
Executor / Trustee
DACs/ds

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PROPERTY STANDARDS

ORDER

**Issued pursuant to Section 15.2(2) of
The Building Code Act, S. O. 1992, chapter 23, as amended**

Date: AUGUST 11TH, 2016

To: ESTATE OF ERBEN SCHUTZ

Re:	Subject Property
Address:	537 GEORGE ST E
Legal Description:	PLAN 502 PT LOT 13 PT LOT 14;CROSS E/S RP 17R1020 PART 2;PART 3
Roll Number:	26000212600.0000
Municipality:	WEST GREY

The above-described subject property has been inspected by a Property Standards Officer.

The inspection revealed that in some respects the property does not conform to the standards prescribed by the Municipal Property Standards By-law #8-2010.

IT IS ORDERED THAT the repairs necessary to correct the defects set out in Schedule 'A' be carried out and the property brought to a condition of compliance with the prescribed standards on or before SEPTEMBER 30TH, 2016

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to

THE MUNICIPALITY OF WEST GREY
402813 Grey Rd 4, RR2, Durham, ON N0G 1R0

On or before: AUGUST 31ST, 2016

In the event that no appeal is taken, within the above described period, the Oder shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Where it has been determined that the necessary repairs or demolition has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the municipality may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be real municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and collected in the same manner and with the same priorities as municipal real property taxes.



Jennifer Watson

Property Standards Officer

SCHEDULE 'A'

Date: AUGUST 11TH, 2016

To: ESTATE OF ERBEN SCHUTZ

Re: **Subject Property**

Address: 537 GEORGE ST E

Legal Description: PLAN 502 PT LOT 13 PT LOT 14;CROSS E/S RP 17R1020 PART 2;PART 3

Roll Number: 26000212600.0000

Municipality: WEST GREY

The item(s) listed herein are in violation of the Municipal Property Standards By-law.

ITEM	LOCATION	DEFECT	SECTION
1	537 GEORGE ST E	STRUCTURAL SOUNDNESS/ DETERIORATION	BY-LAW#8-2010 SECTION 4.01
2	537 GEORGE ST E	EXTERIOR WALLS AND THEIR COMPONENTS, INCLUDING SOFFIT AND FASCIA NOT BEING KEPT IN A SAFE AND SOUND REPAIR	BY-LAW #8-2010 SECTION 4.05
3	537 GEORGE ST E	OPENINGS AND WINDOWS NOT SECURED	BY-LAW #8-2010 SECTION 3.15

ITEM	REQUIRED REPAIR
1	MAKE SAFE
2	REPAIR ALL LOOSE SOFFIT AND FASCIA
3	COMPLETELY SECURE ALL OPENINGS AND WINDOWS

FOR YOUR INFORMATION

All repairs and maintenance of property required by the standards prescribed by the by-law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. No person shall use, occupy, permit the use or occupancy of, rent, or offer to rent, any property that does not conform with the standards prescribed in this chapter.

Where a permit is required to undertake any repair required to conform to the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit.

PROPERTY STANDARDS ORDER

ORDER

**Issued pursuant to Section 15.2(2) of
The Building Code Act, S. O. 1992, chapter 23, as amended**

Date: AUGUST 16TH, 2016

To: JOHN MRKIC

Re:	Subject Property
Address:	323110 GREY ROAD 27
Legal Description:	323110 GREY ROAD 27 CON 2, EGR PT LOT 57
Roll Number:	22000106200.0000
Municipality:	WEST GREY

The above-described subject property has been inspected by a By-Law Officer. The inspection revealed that in some respects the property does not conform with the standards prescribed by the Municipal Property Standards By-Law Number 8-2010.

IT IS ORDERED THAT the repairs necessary to correct the defects set out in Schedule 'A' be carried out and the property brought to a condition of compliance with the prescribed standards on or before OCTOBER 1ST, 2016

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to

THE MUNICIPALITY OF WEST GREY
402813 Grey Rd 4, RR2, Durham, ON N0G 1R0
On or before: AUGUST 6TH, 2016

In the event that no appeal is taken, within the above described period, the Oder shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Where it has been determined that the necessary repairs or demolition has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the municipality may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be real municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and collected in the same manner and with the same priorities as municipal real property taxes.

Jennifer Watson

Property Standards Officer

SCHEDULE 'A'

Date: AUGUST 16TH, 2016

To: JOHN MRKIC

Re:	Subject Property
Address:	323110 GREY ROAD 27
Legal Description:	323110 GREY ROAD 27 CON 2, EGR PT LOT 57
Roll Number:	22000106200.0000
Municipality:	WEST GREY

The item(s) listed herein are in violation of the Municipal Property Standards By-law.

ITEM	LOCATION	DEFECT	SECTION
1	House	STRUCTURAL SOUNDNESS	BY-LAW#8-2010 SECTION 3.03
2	ROOF OF HOUSE	FRAMING REPAIRS ON REMAINING ROOF STRUCTURE	BY-LAW 8-2010 SECTION 3.03
2	HOUSE	WEATHERPROOF I.E NEW SHINGLED ROOF, CAULKING AROUND ALL OPENINGS	BY-LAW 8-2010 SECTION 5.02

ITEM	REQUIRED REPAIR
1	DEMOLISH BUILDING FROM KITCHEN EASERNLY.
3	FRAMING REPAIRS MUST COMPLETED ON REMAINING ROOF STRUCTURE
4	THE REMAINDER OF THE BUILDING MUST BE MADE WEATHERPROOF I.E NEW SHINGLED ROOF, CAULKING AROUND ALL OPENINGS

FOR YOUR INFORMATION

All repairs and maintenance of property required by the standards prescribed by the by-law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. No person shall use, occupy, permit the use or occupancy of, rent, or offer to rent, any property that does not conform with the standards prescribed in this chapter.

Where a permit is required to undertake any repair required to conform to the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit