



RECORD OF PROCEEDING

PROPERTY STANDARDS COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 23, 2012 – 10 A.M.

**COMMITTEE ROOM A
SECOND FLOOR, CIVIC CENTRE,
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1
www.mississauga.ca**

MEMBERS PRESENT:

Tony Jasinski, Vice-Chair and Citizen Member
Steve Nanan, Citizen Member
Debbie Willchuk, Citizen Member
Merle Zoerb, Citizen Member

MEMBERS ABSENT:

Stephanie Thomson, Chair and Citizen Member

APPELLANT:

Ron Hey, Property Owner

PROSECUTOR:

Roberta Craig, Prosecutor, Prosecutions Office

STAFF:

James Hall, Municipal Law Enforcement Officer
Julie Lavertu, Committee Secretary, Property Standards Committee

CONTACT PERSON: Julie Lavertu, Committee Secretary, Property Standards Committee
Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax: 905-615-4181
Julie.Lavertu@mississauga.ca

This is the record of proceeding of the Hearing by the Property Standards Committee in the matter of an appeal of the Property Standards Order, issued on February 2, 2012 by James Hall, Municipal Law Enforcement Officer, against Ron Hey and Nancy Mastrolonardo (the “Appellants”), being the registered owners of the property municipally known as 872 Ninth Street, Mississauga, Ontario, L5E 1R9 (Ward 1).

An appeal was submitted by Ron Hey, one of the registered owners of the property municipally known as 872 Ninth Street, with respect to the Property Standards Order issued on February 2, 2012, on February 15, 2012.

CALL TO ORDER – The Vice-Chair presided and called the Hearing to order at 10:16 a.m.

**WITH THE AGREEMENT OF THE APPELLANT AND STAFF,
THE COMMITTEE MODIFIED THE PROPERTY STANDARDS ORDER
BY EXTENDING THE COMPLIANCE DATES TO:**

- ***MAY 24, 2012 AT 12:00 A.M. FOR THE UNSIGHTLY STORAGE AND DEBRIS AND STUCCOING OF THE SHED; AND***
- ***AUGUST 27, 2012 AT 12:00 A.M. FOR THE ROOF COMPONENTS AND CLADDING OF THE EXTERIOR WALLS OF THE PROPERTY.***

ADJOURNMENT – 10:45 a.m. (T. Jasinski)



NOTICE OF DECISION
of the
PROPERTY STANDARDS COMMITTEE
established pursuant to subsection 15.1 (3) of the *Building Code Act*, S. O 1992, c. 23

IN THE MATTER OF AN APPEAL
to the City of Mississauga Property Standards Order against
872 Ninth Street, Mississauga, ON, L5E 1R9, Ward 1

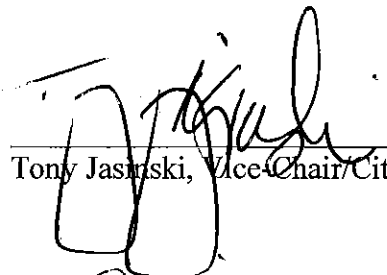
THAT, further to the hearing on April 23, 2012 of an appeal of the Property Standards Order dated February 2, 2012, to Ron Hey and Nancy Mastrolonardo being the Registered Owners of the property municipally known as 872 Ninth Street, Mississauga, Ontario, the subject Order be modified as agreed to by the parties.

AND THAT the Order of the Property Standards Officer dated February 2, 2012 shall be fully complied with in accordance with City of Mississauga By-law 654-98, and amendments thereto, and to the satisfaction of the City of Mississauga, as follows:

THAT the date of compliance of the Property Standards Order, dated February 2, 2012, for the unsightly storage and debris and stuccoing of the shed be extended to May 24, 2012 at 12:00 a.m. and that the roof components and cladding of the exterior walls of the property be extended to August 27, 2012 at 12:00 a.m.

AND FURTHER, as agreed to by the parties, the Appellant will contact the Property Standards Officer on or before May 24, 2012 and August 27, 2012 to review the completion of the work to the satisfaction of the Property Standards Order.

Dated at the City of Mississauga this 23rd of April, 2012.



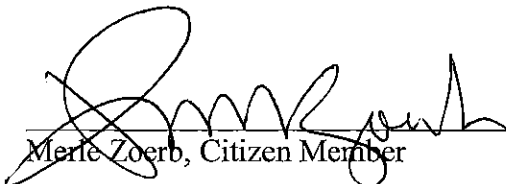
Tony Jasinski, Vice Chair/Citizen Member



Steve Nanan, Citizen Member



Debbie Willchuk, Citizen Member



Merle Zoerb, Citizen Member

This Decision may be appealed to the Superior Court of Justice.



PROPERTY STANDARDS ORDER

Issued Pursuant to section 1992, 15.2(2) & 15.8(1) of the Building Code Act, R.S.O. 1992, c.23

City of Mississauga
Enforcement Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: 905 896-5655
Fax: 905-615-3374

Location: Plan D23 WPt Lot 68	Officer: James Hall	Telephone No.: (905) 615-3200 Ext. 5668						
Municipal Address: 872 Ninth Street Mississauga, On.	Compliance Date: April 2, 2012							
Owner: Ron Hey Nancy Mastrolonardo 872 Ninth Street, Mississauga, ON. L5E 1R9	Issued To: Owner <table border="1"><tr><td>X</td></tr><tr><td> </td></tr><tr><td> </td></tr></table> Delivery Type: Registered Mail <table border="1"><tr><td>X</td></tr><tr><td> </td></tr><tr><td> </td></tr></table> Personal Service Other Date : February 2, 2012		X			X		
X								
X								

No.	Section of By-law Contravened	Description of Non Conformity, Location, and Required Action
	654-98 Section 9.	Exterior walls which do not have permanent cladding. Location: Exterior walls of house. Required Action: Install permanent cladding to the exterior walls of the house. All cladding must consist of masonry stucco, finished plywood, metal, or other similar materials, that are of equivalent strength, durability and fire resistance. All exterior walls must also be structurally sound, weather proof, and free of unsecured objects and materials.
	654-98 Section 10	Missing and deteriorated roof components. Location: House roof. Required Action: Install proper soffits, fascia, eaves troughs and, down pipes. Ensure that ALL roof components are secured and maintained in good repair and properly painted or other wise treated.
	654-98 Section 9	Accessory building walls with worn, peeling paint. Location: Rear yard of property.



PROPERTY STANDARDS ORDER

	654-98 Section 28	<p>Required Action: Properly paint ALL exterior walls of accessory building.</p> <p>Unsightly storage AND debris on property including but NOT limited to: lumber, pipes, ropes, bricks, plastic pails, shovels, ladders, old satellite dish, sheets of plywood, animal trap, blue boxes, old tables, propane tank, tarps, etc. etc..</p> <p>Location: Front and rear yards of property.</p> <p>Required Action: Remove ALL unsightly storage and debris from property.</p>
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PROPERTY STANDARDS ORDER

YOU ARE HEREBY ORDERED to carry out repairs necessary to correct the defects as set out in this Order. This order shall be complied with and the property brought into a condition of compliance with the prescribed standards or the site cleared of all buildings, structures, debris or refuses and left in a graded or levelled condition in accordance with any permits required by law **on or before April 2, 2012.**

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

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

Secretary of the Property Standards Committee
Office of the City Clerk,
2nd Floor, Civic Centre,
300 City Centre Drive
Mississauga, ON L5B 3C1

On or before February 16, 2012, stating your grounds for appeal along with a non-refundable appeal fee of \$368.00 plus \$47.84 HST, equalling \$415.84 payable to the City of Mississauga. In the event that no appeal is taken within the prescribed time, this Order shall be deemed to be confirmed and shall be final and binding on you, requiring you to comply with the terms within the time and the manner specified in this Order.

To assist you with the appeal process please see the Property Standards Committee Rules of Practice and Procedure available on the City of Mississauga web site <http://www.mississauga.ca/file/COM/propertystandardsrulesjune07.pdf>

2012 02 02

Date Order Issued (YYYY-MM-DD)

Property Standards Officer



PROPERTY STANDARDS ORDER

Please note that this Order does not represent an exhaustive list of possible violations of other applicable statutes and by-laws.

You are responsible for ensuring compliance with the *Ontario Fire Code*, the *Ontario Building Code*, the *Planning Act* and other applicable statutes or regulations such as Zoning By-laws in relation to this property, whether any such requirements have been identified in this Order or not.

Rev. 601

RON HEY

February 15, 2012

Ron Hey
872 ninth street
Mississauga, ont
L5E-1R9

This is to request additional time to finish the work required as per the property standards order .

The only thing holding me up is the weather. At this time it is too cold to apply the stucco . To paint the shed the temperature to apply the must be above 10 c.
Some of the wood in the back yard is frozen to the ground and cannot be removed at this or until the ground thaws.

I'm in the middle of a permit to build a second floor. A appeal to the committee of adjustments has been submitted and waiting to continue work.

Sincerely, Ron Hey

Signature



RON HEY

HOME 905 278 2089

MOBIAL 416 291 8196

RECEIVED
REGISTRY No.
DATE FEB 15 2012
FILE No.
CLERK'S DEPARTMENT