



RECORD OF PROCEEDING

PROPERTY STANDARDS COMMITTEE HEARING

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 29, 2013 – 10 A.M.

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

MEMBERS PRESENT: Tony Jasinski, Chair and Citizen Member
Steve Nanan, Vice-Chair and Citizen Member
George Shalamay, Citizen Member
Debbie Willchuk, Citizen Member
Merle Zoerb, Citizen Member

APPELLANT'S
LEGAL COUNSEL: M. Virginia MacLean, Barrister & Solicitor

PROSECUTOR: Robert Genoway, Student-at-Law, Legal Services

STAFF: Julie Lavertu, Committee Secretary, Property Standards
Committee
Trudy Thompson, Municipal Law Enforcement Officer

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 Property Standards Committee Hearing in the matter of an appeal of the Property Standards Order, issued on December 10, 2012 by Trudy Thompson, Municipal Law Enforcement Officer, against A & A Antiques Limited, being the registered owners of the property municipally known as 1675 Lakeshore Road West in Mississauga, Ontario, L5J 1J4 (Ward 2).

An appeal was submitted by Frank Pleich, President, A & A Antiques Limited, with respect to the above-mentioned Property Standards Order on January 8, 2013.

CALL TO ORDER – The Chair presided and called the Hearing to order at 10:01 a.m.

**WITH THE AGREEMENT OF THE APPELLANT'S LEGAL COUNSEL
AND THE PROSECUTOR, THE COMMITTEE MODIFIED
THE PROPERTY STANDARDS ORDER
BY EXTENDING THE COMPLIANCE DATE
TO MAY 30, 2013 AT 12 A.M.**

ADJOURNMENT – 10:06 a.m. (M. Zoerb)



PROPERTY STANDARDS ORDER

By-law No. 654-98

City of Mississauga
 Enforcement Division
 300 City Centre Drive
 Mississauga, ON L5B 3C1
 Tel: 905-615-3411
 Fax: 905-615-3823

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

Location: PT LT 28, CON 2 SDS TT, as in RO677633	Officer: Trudy Thompson	Telephone No.: (905) 615-3200 Ext 4609
Municipal Address: 1675 Lakeshore Rd W Mississauga ON L5J 1J4	Compliance Date: 2013 01 14	
Owner: A & A Antiques Limited 180 Allan St Oakville ON L6J 3P1	Issued To: Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other <input type="checkbox"/> Delivery Type: Registered Mail <input checked="" type="checkbox"/> Personal Service <input type="checkbox"/> Other <input type="checkbox"/> Date: 2012 12 11	

No.	Section of By-law Contravened	Description of Non Conformity, Location, and Required Action
1.	28.	<p>Land</p> <p>All exterior property areas, including vacant land, shall be maintained in a clean and reasonable condition so as to prevent fire, accidents or health hazard, and more particularly:</p> <p>(1) No wrecked, dismantled, inoperative, discarded, unused or unlicensed vehicles, trailers, machinery or objects or parts thereof shall be placed stored or left on land, but this does not apply where such articles are required and used for business purposes permitted under the City's land use by-laws and where such articles are placed, stored or left in a manner which avoids an unsafe or unsightly condition deleterious to the neighbouring environment.</p> <p>(4) Dilapidated, collapsed or unfinished structures and all accumulations of material, wood, debris or other objects that create an unsafe or unsightly condition, deleterious to the neighbouring environment, shall be removed.</p> <p>Action:</p> <p>Remove all unlicensed vehicles and trailers stored on the property and remove all accumulations of debris including but not limited to wood pallets, wood, metal, etc. stored on the property.</p> <p>All work to be carried out in a good work-man-like manner and property to be kept clean and maintained at all times.</p>



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of the Building Code Act, R.S.O. 1992, c.23

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 refuse and left in a graded or levelled condition in accordance with any permits required by law **on or before 2013 01 14.**

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.

If the property owner or occupant is not satisfied with the terms or conditions of the Property Standards Order, they may appeal to the Property Standards Committee by sending a Notice of Appeal **on or before 2013 01 08** to the Secretary of the Property Standards Committee (full address below) by **registered mail or personal delivery** with the following:

- (a) A copy of the Property Standards Order
- (b) A statement setting out the grounds for the appeal;
- (c) The name, telephone number, email address, and address for service of the Appellant or the Appellant's Representative if represented; and
- (d) A non-refundable appeal fee prescribed in the Transportation and Works Fees and Charges By-law in the amount of \$442.96 made payable to the City of Mississauga by cheque or cash (**Note:** Cash is only accepted as a form of payment when appeals are made by personal delivery).

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

For more information about the Property Standards Committee and the appeal process, please visit the following web links:

- [http://www.mississauga.ca/file/COM/propertystandards rules.pdf](http://www.mississauga.ca/file/COM/propertystandards%20rules.pdf)
- <http://www.mississauga.ca/portal/cityhall/propertystandards>

In the event that no appeal is taken within the prescribed time, this Property Standards Order shall be deemed confirmed, final, and binding, requiring the property owner to comply with the terms within the time and the manner specified.



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

2012 12 10

Date Order Issued

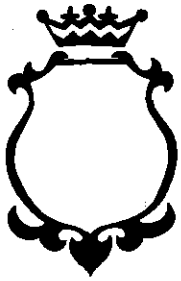


Property Standards Officer

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



The Barn

Est. 1963

Antiques & Fine Furniture

905

1675 Lakeshore Rd. W. Mississauga, Ontario Tel. 822-6574

Fax 905-822-6577

(E-mail BARN 1675 @ hot mail . com)

FRANK Pleich RE. A. & B. Antiques Ltd

1675 Lakeshore Rd. W.

MISSISSAUGA, ONT

L5J 1J4

RECEIVED

REGISTRY No.

DATE JAN 08 2013

FILE No.

CLERK'S DEPARTMENT

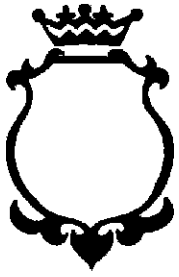
Grounds for the appeal.

The wrecked & unlicensed vehicle was removed, as was all debris, skids, wood & scrap.

The storage & trailers have been used as storage for imports & exports of goods since 1987 are an integral part of the business.

For this reason, I think they should be allowed to remain on the property.

Thanks for your consideration
F. Pleich



The Barn

Est. 1963

Antiques & Fine Furniture

1675 Lakeshore Rd. W. Mississauga, Ontario, L5J 1J4 • Tel. 905-822-6574

Fax 905-822-6577

This is to authorize Donald Ferris
to submit an appeal for Bob Antiques.

J. Pleich
J. Pleich



NOTICE OF HEARING
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 1675 Lakeshore Road West, Mississauga, Ontario, L5J 1J4

This gives notice that in response to receipt of a Notice of Appeal submitted on January 8, 2013 with respect to the Property Standards Order dated December 10, 2012 issued against the property municipally known as 1675 Lakeshore Road West, Mississauga, Ontario (Ward 2), **a Hearing by the City of Mississauga's Property Standards Committee has been scheduled for Monday, April 29, 2013 at 10 a.m. in Committee Room B, 2nd floor, Civic Centre, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1.**

The subject appeal will be heard in accordance with the provisions of the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S. 22. If the appellant and/or Representative authorized under the *Law Society Act* for the appellant is not present or represented at the scheduled Hearing, the Property Standards Committee may proceed in your absence and you will not be entitled to any future notice of the stated Hearing.

Please be advised that under the *Building Code Act*, S.O. 1992, c. 23, the Committee in addition to exercising all powers and functions of a Property Standards Officer may confirm, modify, quash, or extend the time for complying with the Order under appeal provided that, in the opinion of the Committee, the general content and purpose of the by-law and of the official plan or policy statement, are maintained.

Issued by the City of Mississauga on Wednesday, February 13, 2013 to the following parties, and sent by Canada Post Registered Mail, to:

Property Owner(s)/Occupant(s)/Representative(s):

VIA REGISTERED MAIL

Frank Pleich
c/o A & A Antiques Limited
1675 Lakeshore Road West
Mississauga, ON L5J 1J4

VIA REGISTERED MAIL

A & A Antiques Limited
180 Allan Street
Oakville, ON L6J 3P1



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

A & A Antiques Limited, 1675 Lakeshore Road West, Mississauga, Ontario, L5J 1J4, Ward 2

THAT, further to the hearing on April 29, 2013 of an appeal of the Property Standards Order dated December 10, 2012, with a compliance date of January 14, 2013, to A & A Antiques Limited being the Registered Owners of the property municipally known as 1675 Lakeshore Road West, Mississauga, Ontario, the subject Order be modified.

AND THAT the Property Standards Order dated December 10, 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:

AND FURTHER, as agreed to by the parties, the dates of compliance of the Property Standards Order, dated December 10, 2012, be extended to May 30, 2013 at 12 a.m.

Dated at the City of Mississauga this 29th of April, 2013.

Tony Jasinski, Chair/Citizen Member

Steve Nanan, Vice-Chair/Citizen Member

George Shalamay, Citizen Member

Debbie Willchuk, Citizen Member

Merle Zoerb, Citizen Member

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