

# PROPERTY STANDARDS COMMITTEE

Meeting held October 24, 2024

A meeting of the Property Standards Committee is held this day commencing at 10:00 o'clock a.m. in Room 140, 350 City Hall Square West, there being present the following members:

Councillor Ed Sleiman, Chair  
Councillor Fabio Costante  
Councillor Kieran McKenzie  
Councillor Mark McKenzie

## ***Regrets received from:***

Michael George  
Dan Lunardi

## ***Appellants in attendance:***

Robert Redmond and Jocelyn Quenneville, regarding ***Item 5.1***

## ***Also in attendance is the following resource personnel:***

Rob Vani, Deputy Chief Building Official – Inspections  
Mark Nazarewich, Deputy City Solicitor  
Mike Arthur, Manager, Inspections  
Ian Sakal, Building By-law Enforcement Officer  
Nicole Brush, Building By-law Enforcement Officer  
Karen Kadour, Committee Coordinator

## **1. Call to Order**

The Chair calls the meeting to order at 10:00 o'clock a.m. and the Property Standards Committee considers the Agenda being Schedule A, attached hereto, matters which are dealt with as follows:

## **2. Disclosure of Interest**

None disclosed.

### 3. Adoption of the Minutes

Moved by Councillor Fabio Costante, seconded by Councillor Mark McKenzie,  
That the minutes of the Property Standards Committee of its meeting held April 30,  
2024 **BE ADOPTED** as presented.  
Carried.

### 4. Request for Deferral, Referral or Withdrawal

None.

### 5. Appeals

Rob Vani, Deputy Chief Building Official – Inspections advises that this is a quasi-judicial hearing and states that the By-law Enforcement Officer will provide a presentation after which the Committee may ask questions.

Robert Redmond and Jocelyn Quenneville appear before the Property Standards Committee against an Order to Repair 24 025736 issued June 3, 2024, regarding property at 3139 Loebach Drive. The Notice of Appeal dated June 13, 2024, was received within the 14-day time frame.

The document entitled “3139 Loebach Drive VY 24-025736 provided by Ian Sakal, Building By-law Enforcement Officer is **attached** as Appendix “A”. The salient points on the matter are as follows:

- On May 28, 2024 site exterior inspected as follow-up to previous enforcement.
- Earth berm and sound attenuation wall have not been replaced to date.
- Raised garden beds and fence enclosure installed in subject area.
- Noise sound barrier visibly located and present on private property.
- The barrier was built via building permit in 1994.
- Picture taken on May 28, 2024 depicting the ends of the berm, the area where the berm should have existed, there is now a new garden area there (the pool has since been removed)
- Since then, there has been a 12 x 32 accessory structure installed in the rear of the yard. The project cost on the permit was approximately \$12,000 issued in April 2023.
- That enclosed garden area is roughly where the berm in the wall should exist.
- To date, total time provided for compliance (as of October 24, 2024) 2 years, 10 months and three weeks.

Robert Redmond and Jocelyn Quenneville, appellants provide the following remarks:

- Purchased the home in August 2019.
- There was a wall falling down with thick brush behind the area and assumed that his property ended at the top of the wall.
- Was told by the neighbours that they had removed their berms, so his berm was removed, and a new privacy fence was installed.
- Advises his lawyer did not reveal that there were encumbrances on the Title to the property.
- Was advised to replace the berm which would require a sound engineer to redesign the berm. Contacted several sound engineers who advised that no one would help them as there are very few sound engineers and if they did, would cost thousands of dollars.

Councillor Fabio Costante asks if the reason for the berm is for noise mitigation and safety. Rob Vani responds that is correct and adds that Transport Canada has jurisdiction over 300 metres beyond their rail corridors, rail yards, so any development within that 300-metre radius of their properties they have jurisdictional boundaries on that. Normally, their requirements are sound attenuation as well as mitigating spills from derailment of trains coming into the yard. There is a requirement that the proximity, the use, the number of trains, location of the sites is reviewed by a sound engineer and then the design is proposed to the rail company who will sign off on that. This is essentially the process that went on when this subdivision was approved. The design that was brought forward was the design registered on Title.

Councillor Fabio Costante asks if this is an enforcement of Transport Canada regulation of some sort. Rob Vani responds yes for the development proposal. The Property Standards By-law has a maintenance requirement to ensure that the development requirement is maintained in perpetuity, so we do not remove things. Councillor Fabio Costante asks how much discretion the municipality would have on a Property Standards by-law that is required by the Federal Ministry. Rob Vani responds that our Property Standards By-law is under the jurisdiction of the municipality, so they enforce their own by-law. The requirement for the berm was an agreement that was struck with the developer and the municipality, and it is an encumbrance on the property that is maintained in perpetuity.

Rob Vani remarks their position is the berm should be put back to the exact specifications that was previously approved under the review of a local engineer. He adds that the appellants were looking at alternative measures as opposed to putting back what was there on a cost basis.

Councillor Fabio Costante questions if hypothetically the committee said we are not going to enforce the berms anymore on these properties, does Transport Canada or CN Rail have any further jurisdiction over this matter or is it done at that point. Rob Vani suggests that the municipality itself would be attracting liability if it fails to enforce in a reasonable manner. He states that sound walls and the berms are there for health and safety of not only the respondent but the entire surrounding area.

The Chair asks if there is no berm in that area will the sound affect the neighbours. Rob Vani responds he is not a sound engineer however, the process when sound attenuation is being looked at as part of developments it is not property to property but more broadly across along a larger area. It depends how far the homes are from the roadway, it will vary the construction of the height of the sound barrier wall, berm size and height as well whether the dwellings are masonry, vinyl siding and the type of windows to mitigate sound impacts to occupants of the dwellings.

In response to a question asked by the Chair regarding if different materials can be used for the berm that would be less costly for the appellants. Rob Vani indicates that in the Order it states that the appellants may seek a consultant to look at their options to meet the requirements for sound attenuation, derailment and spillage control.

Councillor Fabio Costante asks the appellants if they sought out a consultant that would provide an array of options. Mr. Redmond advises that no one assisted them.

Rob Vani remarks that the Ontario Association of Professional Engineers has 57,000 Professional Engineers in the province, contacting the association for assistance should assist with procuring an engineering consultant who specializes in noise engineering.

Councillor Fabio Costante asks if the Property Standards Committee were to uphold the decision of the Property Standards officials, does that require that the appellants build a specific berm or would it leave options open and come back with a plan. Rob Vani responds under the *Property Standards Act*, the Committee can confirm the Order, modify the Order, extend the deadline of the Order or can quash the Order. Councillor Fabio Costante asks if the Order is to build the berm. Rob Vani concurs.

Councillor Mark McKenzie asks if the appellants had a conversation with the rail company regarding if they chose to sign off on this matter, would the city be liable. Rob Vani responds that the City is party to this agreement registered on the titles and encumbrance. The City would also have to be in agreement to modify the agreement on that property.

Councillor Fabio Costante states that the parties to this agreement includes the City, and the property owners, so, it was originally with the developer and then was vested with the property owners, so this is the agreement based on the requirements from Federal Transport Ministry. He questions if this subdivision was built today, would the Federal Transport Ministry have the same requirements. Rob Vani responds that he would not know what the requirements would be, however, the city's bylaw still requires maintenance to that berm and sound wall.

Moved by Councillor Fabio Costante, seconded by Councillor Mark McKenzie,  
That the matter relating to 3139 Loebach **BE DEFERRED** for 90 days to allow for the appellants to retain a private consultant and to determine if there are other options to satisfy the Property Standards By-law.

Carried.

## **5.2 St. Paul Management Limited – 747 Ouellette Avenue**

As the appellant is not present, is it generally agreed that a meeting be convened to address this matter at a later date to allow the owner to be present.

## **6. Adjournment**

There being no further business, the meeting is adjourned at 11:30 o'clock a.m.



**3139 LOEBACH DR**  
**VY 24-025736**

Building By-law Officer: Ian Sakal, C. Tech.

Date Order Issued: June 3, 2024

PSC Appeal: October 24, 2024

## INVESTIGATION

May 28, 2024

- Site exterior inspected as follow up to previous enforcement (VY 21-333990; Order issued December 3, 2021) regarding maintenance of earth berm and sound attenuation wall.

## OBSERVATIONS

- Earth berm and sound attenuation wall have not been replaced to date.
- Raised garden beds and fence enclosure installed in subject area.



- 2019 Aerial photo (captured from EIS digital mapping system).
- Noise sound barrier visibly located and present on private property.
- The barrier was built via building permit in 1994, Permit# 94-017050.





- Google street view of 3139 LOEBACH DR (Google timestamp of May 2014).
- The photo illustrates the prior engineered sound attenuation barrier and earth berm.





PREVIOUS INVESTIGATION - November 2, 2021

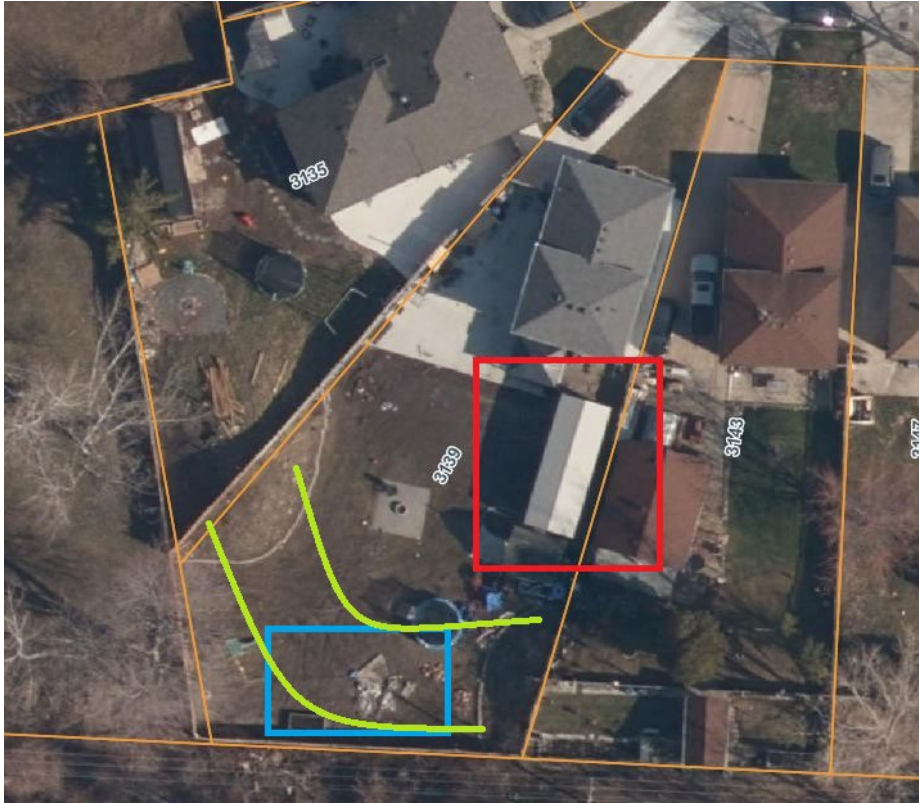
- Berm & Noise sound barrier removed.
- Swimming pool installed where the berm and noise barrier previously existed.








CURRENT INVESTIGATION - May 28, 2024

- Berm and sound barrier not yet replaced.
- Swimming pool replaced with enclosed raised garden bed area.



-  12' x 32' Accessory structure
-  New enclosed garden area
-  Approximate location of removed sound wall

ACCESSORY STRUCTURE PERMIT – CPBC 2023-019336

- Issued April 18, 2023
- 12' x 32' pre-built detached accessory structure (shed)
- Project cost: ~\$12,000 as claimed on permit
- Resources could have been allocated toward compliance with Order





ServiceOntario

LAND  
REGISTRY  
OFFICE #12

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

01562-0372 (LT)

PAGE 1 OF 4  
PREPARED FOR CSLater01  
ON 2021/10/21 AT 13:21:34

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PCL 9-1 SEC 12M318; LT 9 PL 12M318 WINDSOR

PROPERTY REMARKS: CORRECTION: INSTRUMENT NUMBER R137437 WAS OMITTED FROM THIS PROPERTY IN ERROR AND WAS ADDED AND CERTIFIED ON 1996/05/07 BY MICHAEL CARR. CORRECTION: INSTRUMENT NUMBER R459284 WAS OMITTED FROM THIS PROPERTY IN ERROR AND WAS ADDED AND CERTIFIED ON 1996/05/07 BY MICHAEL CARR. CORRECTION: INSTRUMENT NUMBER R844424 WAS OMITTED FROM THIS PROPERTY IN ERROR AND WAS ADDED AND CERTIFIED ON 1996/05/07 BY MICHAEL CARR. CORRECTION: INSTRUMENT NUMBER R844424 WAS OMITTED FROM THIS PROPERTY IN ERROR AND WAS ADDED AND CERTIFIED ON 1996/05/07 BY MICHAEL CARR. THE FOLLOWING REMARK HAS BEEN ADDED ON 2005/05/07 AT 13:00 BY LAND REGISTRAR 00 : RECENTLY FIELD CHANGED FROM "DAY FORWARD" TO "FIRST CONVERSION FROM BOOK".

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
1996/01/08

OWNERS' NAMES  
REDMOND, ROBERT RAYMOND  
QUENNEVILLE, JOCELYN NICOLE

CAPACITY SHARE  
JTEN  
JTEN

3139 LOEBACH.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHGD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/01/08 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/01/08**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/01/08 **						
R137437	1956/07/17	NOTICE		SEE DOCUMENT	DEPARTMENT OF TRANSPORT	C
REMARKS: WINDSOR AIRPORT ZONING REGULATIONS ; AMENDED BY R459284 AMENDED BY LT2350						
CORRECTIONS: 'PARTY: DEPARTMENT OF TRANSPORT' ADDED ON 1997/03/25 BY REGISTRAR 23. 'PARTY: SEE DOCUMENT' ADDED ON 1997/04/08 BY REGISTRAR 23.						
R459284	1970/01/07	NOTICE		SEE DOCUMENT	DEPARTMENT OF TRANSPORT	C
REMARKS: WINDSOR AIRPORT ZONING REGULATIONS D.N.A P.I.N 01337-0434 DELETED NOV 15/07						
CORRECTIONS: 'PARTY: DEPARTMENT OF TRANSPORT' ADDED ON 1997/03/25 BY REGISTRAR 23. 'PARTY: SEE DOCUMENT' ADDED ON 1997/04/08 BY REGISTRAR 23.						
R844423	1981/10/27	NOTICE		SEE DOCUMENT	DEPARTMENT OF TRANSPORT	C
REMARKS: AMENDS 137437 & 459284 WINDSOR AIRPORT ZONING REGULATIONS						
CORRECTIONS: 'PARTY' CHANGED FROM 'DEPARTMENT OF TRANSPORT' TO 'DEPARTMENT OF TRANSPORT' ON 1996/11/14 BY LAND REGISTRAR #3. 'PARTY' CHANGED FROM 'DEPARTMENT OF TRANSPORT' TO 'SEE DOCUMENT' ON 1997/04/01 BY LAND REGISTRAR#19. 'PARTY: DEPARTMENT OF TRANSPORT' ADDED ON 1997/04/08 BY REGISTRAR 23.						
R844424	1981/10/27	NOTICE		SEE DOCUMENT	DEPARTMENT OF TRANSPORT	C
CORRECTIONS: 'PARTY' CHANGED FROM 'DEPARTMENT OF TRANSPORT' TO 'SEE DOCUMENT' ON 1997/04/01 BY LAND REGISTRAR#19. 'PARTY: DEPARTMENT OF TRANSPORT' ADDED ON 1997/04/08 BY REGISTRAR 23.						
R1225881	1993/01/26	NOTICE AGREEMENT		SEE DOCUMENT	THE CORPORATION OF THE CITY OF WINDSOR	C
R1243201	1993/07/22	NOTICE AGREEMENT		SEE DOCUMENT		C
R1244797	1993/08/05	NOTICE AGREEMENT		SEE DOCUMENT	THE CORPORATION OF THE CITY OF WINDSOR	C
REMARKS: AMENDING R1225881						
IT181644	1995/02/23	TRANSFER		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

THIS AGREEMENT made in triplicate  
this 12th day of August, 1991.

BETWEEN:

THE CORPORATION OF THE CITY OF WINDSOR,  
hereinafter called the "Corporation"  
of the First Part,

- and -

RAYMAX CONSTRUCTION LTD.,  
hereinafter called the "Owner"  
of the Second Part.

WHEREAS the Owner proposes to register a Plan of  
Subdivision on its lands being described in Schedule "A"  
annexed hereto and forming part of this Agreement, and  
hereinafter referred to as the "subject lands";

AND WHEREAS by Resolution Number 1045/91 adopted on  
the 12th day of August, 1991, the Council of the Corporation  
approved the Owner's application for a draft plan of  
subdivision of the subject lands upon the terms hereinafter  
contained;

AND WHEREAS it is a condition of the approval that  
the Corporation and the Owner enter into this Agreement;

NOW THEREFORE this agreement witnesseth that:

(3) Lots 5 to 10, both inclusive

1. The following warning clause is to be registered on  
title and be included in all agreements of purchase,  
sale or lease of the property:

"Occupants of this housing unit are advised that  
despite the inclusion of noise control measures in  
this development area and within this dwelling unit,  
noise levels from road and rail traffic will be of  
concern, occasionally interfering with some  
activities of the dwelling occupants as the outdoor

2. The Owner agrees to install a 3.5 metre high acoustical barrier. This barrier shall be a combination of earth berm and barrier or only earth berm. In case a berm/barrier combination acoustical barrier is installed, then the height of the berm shall not be less than two metres (2m) in height above the lot grade. The slope of the earth berm shall not be less than 1:3 in any case.
3. The acoustical berm/barrier shall be installed on the private property along the property line between the Canadian National Railway Company right-of-way and the subject lands; also along the north-south lot line in the east of Lot 5 and also along the north-south lot lines in the west of Lots 9 and 10. The acoustical barrier shall be continuous without holes or gaps.
4. The height of the said barrier shall be determined as the vertical distance above the highest railway track elevation. The surface density of the said acoustical barrier shall not be less than 20 kilograms per square metre.
5. The acoustical barrier is to be located entirely on private lands. Drainage is to be provided in a manner such that no water is discharged onto any adjacent property.
6. The Owner further agrees to submit drawings showing design, location and materials of the said acoustical barrier for approval of the Corporation's Commissioner of Planning and Building Commissioner prior to installation.
7. The acoustical barrier including earth berm shall not be altered or removed at any time and shall be maintained by the owner(s) at their entire expense.
8. The Owner acknowledges that building construction permits will not be issued by the Corporation's Building Commissioner unless the acoustical barrier as described is installed or performance bonds or letters of credit are deposited with the Corporation equal to the cost of installation.
9. Both sides of the earth berm shall be properly landscaped with appropriate vegetation and ground cover to control and reduce soil erosion.

PERMIT (FRONT)

PHONE 266-8453 / 94' 03" 08

**CITY OF WINDSOR**  
DEPARTMENT OF BUILDINGS

BD073797

FUND ORG. 013140	ACCT. 6410	TASK 327	OPT. 731	SUB-PROG. 152710	PERMIT FEE 0	ESTIMATED COST OF WORK 0
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PERMIT  
ON PROPERTY ZONED R1.37

AT 03139- LOEBACH

ROLL NO. 7-420-03209-0000

AMICO CONTRACTING & ENGINEERING (1992) INC.  
IS HEREBY GRANTED TO CONSTRUCT A CONCRETE NOISE BARRIER WALL AND EARTH BERM AS PER APPROVED PLANS AND THE LOEBACH SUBDIVISION AGREEMENT.

PROPERTY DESCRIPTION: PLAN 12M318 LOT 9 FORM 3 ON FILE 100% SEPARATE NRS 8800.00SP 25.91FR

OWNER: RAYMAX CONSTRUCTION LTD  
1038 LESPERANCE RD WINDSOR ON N8N 1W8

ENTERED ON REG. BOOK MAR 10 '94

ISSUED BY: [Signature]

INSPECTION COPY

*3139 Loebach*

PERMIT (BACK)

BEFORE

AFTER

DATE: March 9/94

INSPECTION REPORT

work completed  
permit finalized  
[Signature]

- Permit issued on March 8, 1994.
- Permit issued for the construction of the required noise barrier wall and earth berm as per approved plans and subdivision agreement.





Building Department  
Inspection Division  
350 City Hall Square W., 2nd Floor, P.O. Box 1607  
Windsor, Ontario N9A 6S1  
Tel: 519 255-6267

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## ORDER TO REPAIR

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

To: JOCELYN NICOLE QUENNEVILLE      Description: PLAN 12M318 LOT 9;      NRS-  
3139 LOEBACH DR      FR; 8800.00SF 25.91FR  
WINDSOR ON N8T 3M8  
  
ROBERT RAYMOND REDMOND  
3139 LOEBACH DR      Property Address: 3139 LOEBACH DR  
WINDSOR ON N8T 3M8      Roll Number: 070-420-03209-0000

Violation Number: 24 025736

Date of Inspection: June 3, 2024

**WHEREAS** Section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended, authorizes municipalities to enact by-laws prescribing standards for the maintenance and occupancy of all property within the municipality and for prohibiting the occupancy or use of such property that does not conform to the standards; and for requiring any property that does not conform with the standards to be repaired and maintained to conform with the standards as described herein or the site to be cleared of all buildings, structures, debris or refuse and the lands left in a graded and levelled condition;

**AND WHEREAS** the Official Plan for The Corporation of the City of Windsor includes provisions relating to property conditions as required by section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended;

**AND WHEREAS** The Corporation of the City of Windsor has passed By-law 9-2019 as amended by By-law 140-2020, being a By-law to establish Standards for the Maintenance and Occupancy of Property in the City of Windsor;

**TAKE NOTICE** that the property, owned by you, situated at: 3139 LOEBACH DR  
Does not conform to the standards set forth in SCHEDULE 'A' of By-law Number 9-2019 as amended by By-law 140-2020.

### DESCRIPTION OF PROPERTY:

SINGLE UNIT DWELLING

### DEFECT #1

Section 1.34  
Existing barriers required for sound attenuation shall be maintained safe, plumb, unless designed otherwise and structurally sound.

### CORRECTION #1

OBTAIN THE SERVICES OF A COMPETANT ENGINEER LICENSED TO PRACTICE IN ONTARIO TO COMPLETE AND CERTIFY SOUND ATTENUATION WALL DESIGN THAT MATCHES OR EXCEEDS THE ORIGINAL LOEBACH SUBDIVISION AGREEMENT DESIGN AS APPROVED.

AND

**OBTAIN A BUILDING PERMIT** TO REINSTATE EARTH BERM AND SOUND ATTENUATION WALL,

AND

OBTAIN THE SERVICES OF A PROFESSIONAL CONTRACTOR TO REPLACE/INSTALL EARTH BERM AND SOUND ATTENUATION WALL AS PER ENGINEER'S DESIGN AND APPROVED BUILDING PERMIT.

**YOU ARE HEREBY REQUIRED**, by this Order, to do the work required to repair the defects set forth in this Order and make the said property conform to the standards set forth in the said By-law

ON OR BEFORE: July 3, 2024

Dated at Windsor, Ontario, on June 3, 2024

John Revell, MCIP, RPP  
Chief Building Official

Per:

  
\_\_\_\_\_  
Ian Sakal, C.Tech.  
Building Bylaw Officer  
Building Department – Inspection Division  
Telephone: (519)-818-0247  
e-mail: isakal@citywindsor.ca

### **AND TAKE FURTHER NOTICE:**

#### **NOTICE OF APPEAL PROCEDURE BCA S.15.3(1):**

- If the owner or person against whom an Order has been made or their agent wishes to appeal such Order, they must **within FOURTEEN (14) DAYS from the service of the Order upon him**, file a **Notice of Appeal**, duly completed, with the Secretary of the Property Standards Committee.
- Attached hereto is a Notice of Appeal form. **The Last Date of appeal of this Order is Jun 23, 2024**
- In the event that you do not appeal this Order, the said Order shall be deemed confirmed.

#### **FAILURE TO COMPLY WITH AN ORDER BCA S. 36(3) & (4) – Penalties:**

- Every owner who fails to comply with an Order that is final and binding, is liable to a fine of not more than \$50,000 for a first offence and to a fine of not more than \$100,000 for a subsequent offence.
- If a corporation is convicted of an offence, the maximum penalty that may be imposed upon the corporation is \$500,000 for a first offence and \$1,500,000 for a subsequent offence and not as provided in subsection (3)

#### **REMEDIAL ACTION BCA S. 15.4(1) – Power of Municipality if Order not Complied With:**

- Where it has been determined that the necessary repairs/demolition have not been completed in accordance with this Order, the City of Windsor may cause the property to be repaired, in addition to any possible court action.
- The costs of such action and other applicable fee may be registered as a lien on the land and shall be deemed municipal property taxes.
- Additionally, the Clerk of the municipality may add the costs to the collector's roll. Collection will occur in the same manner, with the same priority as municipal real property taxes.

#### **REQUIRED PERMITS - By-law 9-2019, S. 7.2:**

- Every property owner who is issued an Order to Repair pursuant to By-law 9-2019 shall obtain a building permit unless exempted in writing by the Chief Building Official or his/her designate.

#### **METHOD OF REPAIR - Bylaw 9-2019, S. 8.3:**

- 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.
- All completed repairs to be acceptable to the Officer.
- All new construction or repairs shall conform to the Ontario Building Code and any other applicable legislation.

#### **HIRING BUILDING CONTRACTORS/TRADES PEOPLE - Business Licensing Bylaw 395-2004:**

- An owner or operator shall demonstrate that they have retained or used the services of a certified tradesperson where required by law, for activities including but not limited to servicing heat, ventilation, air conditioning and plumbing systems. Please ensure that any contractor you may hire has the required license(s). For further information you can contact the City of Windsor Licensing Division at (519) 255-6200, or licenses@citywindsor.ca

ADDITIONAL INFORMATION

- Previous Order to Repair VY 21-333990 was issued December 3, 2021 (by BBO Lapico) and was appealed.

Property Standards Committee Meeting held February 10, 2022

- DECISION: ORDER CONFIRMED providing an additional 365 days beyond the original compliance date of May 2, 2022.
- New Compliance Date: May 2, 2023

TO DATE, TOTAL TIME PROVIDED FOR COMPLIANCE

**2 years, 10 months and 3 weeks**

(as of October 24, 2024)