

## **PROPERTY STANDARDS COMMITTEE**

Meeting held February 4, 2025

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 Mark McKenzie, Acting Chair  
Dan Lunardi  
Michael George

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

Councillor Ed Sleiman  
Councillor Fabio Costante

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

Robert Redmond and Jocelyn Quenneville

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

Rob Vani, Deputy Chief Building Official – Inspections  
Ian Sakal, Building By-law Enforcement Officer  
Karen Kadour, Committee Coordinator

### **1. Call to Order**

Councillor Mark McKenzie, Acting Chair calls the meeting to order at 10:01 o'clock a.m. and the 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 Dan Lunardi, seconded by Michael George,

That the minutes of the Property Standards Committee of its meeting held October 24, 2024 **BE APPROVED.**

Carried.

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

None.

#### **5. Appeals**

##### **5.1 Robert Redmond and Jocelyn Quenneville appear before the Property Standards Committee.**

The following motion was approved at the meeting of the Property Standards Committee held October 24, 2024:

*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.*

Ian Sakal, Building By-law Enforcement Officer provides the “3139 Loebach Drive VY 24-025736” presentation for the benefit of those members who were not present at the last meeting.

Michael George remarks that it appears from statements made by the appellants that some properties are not being consistent in following their obligations to maintain their property. He agrees that the berm needs to be replaced, however if the other neighbours do not have a sound barrier wall, would they not be required to replace it as well? Rob Vani responds that every property is subject to the subdivision agreements so Lots 5 through 10 would be required to have a sound barrier. He adds that some sound barrier walls were removed, and some were replaced and if there is a specific concern, a call can be made to one of the Building By-law Enforcement Officers.

Robert Redmond and Jocelyn Quenneville provide the following update:

- Following the meeting held on October 24, 2024, they contacted Dr. Colin Novack, Engineer, University of Windsor. The appellants provided the specifications from the original design and were advised that Dr. Novack could design a wooden wall that would meet the sound requirements at a cost of approximately \$13,000.

Michael George advises that the appellants want to build the sound barrier, however, as noted in the previous minutes that the purpose of the berm is for train

derailment and spillage control. Rob Vani responds that the berm requirement is part of the subdivision agreement approved by the Ministry. The agreement that is on title is part of that agreement.

Councillor Mark McKenzie advises that the Committee can confirm the order, extend the deadline, modify the order or quash the order.

Dan Lunardi remarks that there is effort and movement into complying with the Order. Robert Redmond, appellant responds that he does not want to put the hill back due to the cost and is essentially looking to modify the Order as it will be more affordable.

Moved by Dan Lunardi, seconded by Michael George,  
That the Order to Repair 24 025736 2024 regarding property at 3139 Loebach Drive **BE CONFIRMED** with a deadline date of February 4, 2026.  
Carried.

## 6. Adjournment

There being no further business, the meeting is adjourned at 10:25 o'clock a.m.