



AGENDA PROPERTY STANDARDS APPEAL MEETING

July 10, 2014 at 7:00 p.m.
Council Chambers, Town Hall

Online Agenda: Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To maneuver back to the agenda page use the **Ctrl + Home** keys simultaneously **OR** use the "Bookmark" icon on the navigation panel to the left of your screen.



Alternative formats available upon request by contacting:
sarah.moore@ajax.ca or 905-619-2529 ext. 3347

1. Call to Order

2. Approval of Minutes

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5. Other / New Business

6. Adjournment

**MINUTES OF THE
ANIMAL SERVICES COMMITTEE
MEETING HELD IN THE RIVER PLATE ROOM, AJAX TOWN HALL
At 7:00 p.m. on Thursday, May 1, 2014**

Present:	Members	- P. Graham - G. Grinton - G. Hawtin - N. Malandrino - J. Mitschang
	Staff	- K. Little, Secretary - S. Williamson, Staff Resource - J. Allen, MLEO - K. Skinner, MLEO

1. Call to Order

Chair Mitschang called the meeting to order at 7 p.m. and asked that everyone turn their cell phones off. He asked if representatives from the Galloro and Carroll families were in attendance tonight, and they said yes. He explained that this is an open meeting, the minutes are recorded and the Committee will give their decision at the end of their deliberations. If the appellants are not satisfied with the outcome of tonight's decisions, they are welcome to appeal to the Town's General Government Committee with the appropriate fee. Written confirmation of tonight's decision will also be sent to them. He then explained the steps the Committee would be following for tonight's meeting.

2. Adoption of Minutes

Moved by: G. Hawtin

That the Minutes of the Property Standards Committee Meeting held on February 13, 2014, be adopted.

Carried.

Moved by: N. Malandrino

That the Minutes of the Animal Services Committee Meeting held on April 10, 2014, be adopted.

Carried.

3. Public Meetings/Appeals

3.1 Animal Services Committee

3.1.1 30 Mullen Drive – Galloro

Chair Mitschang asked Officer Kate Skinner to give her statement of events that occurred on February 8, 2014 in the Greenwood Conservation Area in Ajax. Officer Skinner explained that the witness was not in attendance tonight, due to prior commitments, although he was at the meeting of April 10, 2014. Officer Skinner then proceeded to explain to the Committee that she had received a report of a dog on dog attack that occurred between a medium sized white dog and a beagle in the Greenwood Conservation Area on February 8, 2014. On February 14, 2014, Officer Skinner met with the appellant, Andrea Galloro, at Town Hall to discuss the incident. Ms. Galloro explained that on the day in question she admitted that her dog was off leash and that she had not seen the incident, due to the fact that she was busy cleaning up after her dog. She believed that her dog just wanted to play with the victim's dog and that there was no damage done to either dog. On February 18, 2014, Officer Skinner called the victim and he advised that he did not seek veterinarian treatment for his dog after the attack. Officer Skinner then mailed out an Order to Restrain on February 19, 2014 and on February 26, 2014, a letter requesting an appeal to the Order was received. Officer Skinner explained that she issued the Order to prevent similar incidents from occurring. She edited the Order to only include the muzzle section when the dog is in any of the Town's leash free areas, as she felt it was too restrictive for the dog to have to wear it all the time. She stated that she placed the Order on Ms. Galloro's dog to ensure that it is always wearing her leash. She confirmed that the dog must be leashed and muzzled in the leash free areas of the Town and only has to be leashed everywhere else.

P. Graham asked Officer Skinner if she had met the dog. She explained that she had not. He asked her how big the dog was and she replied that she did not know. She also explained that she did not know if it had ever attacked another dog or is aggressive. She went with the witness' statement in deciding to issue the Order. He also asked if the other dog was injured during the incident and she replied that it was not. P. Graham confirmed that the other dog was a Beagle and that if the dogs had been biting, there would have been wounds. Even though the victim's dog was grabbed around the neck by Ms. Galloro's dog, there was no broken skin. He asked if they could have been playing. Officer Skinner confirmed that this could have been a possibility. She told the Committee that this was not what the witness said he observed on the day in question.

Chair Mitschang confirmed that the dog would be leashed/muzzled in all leash free areas in the Town and only leashed, but not muzzled, in all other areas. Officer Skinner confirmed this. He asked Officer Skinner why put a muzzle on the dog only in the leash free areas and she stated that since this is an area where

other dogs may come up to Ms. Galloro's dog, there is less likelihood for it be approached if it has a muzzle on. If it is muzzled only, but not leashed, there could be a potentially dangerous situation with other dogs approaching her. Ms. Galloro's dog could still jump on other dogs/people if it was only muzzled.

Chair Mitschang asked Ms. Galloro if she had any questions for Officer Skinner. She replied that she did not.

Ms. Galloro's witness, Ida Hertzman, asked the Committee if the dog was in a leash free area muzzled, how could she protect herself? Officer Skinner explained that this shouldn't be happening. Ms. Hertzman also asked Officer Skinner if she had ever been in the leash free areas and she replied that she had.

Chair Mitschang then asked Ms. Galloro to explain what happened at Greenwood Conservation Area on the day of the incident. She explained that her dog "Lily" is friendly, 15 months old, plays "heavy footed" but is not frightening. Her faults are not knowing when other dogs are not interested in playing with her, but she is still trying to play with them. If she is off leash anywhere and sees dogs/people they do not know, Ms. Galloro calls her back and leashes her. She said her dog is a bit of a jumper, a fault that Ms. Galloro is working on. She told the Committee that the first time she met Mr. Harkness was on February 4, 2014, not February 3 when he said her dog had bit his dog. Both dogs were off leash on this particular day and his dog started to play. She explained that her dog always leaves her excrement in a snowbank when they are at the Conservation Area and when she looked up on the day in question, she saw a dog on a leash. She also told the Committee that she can't get Lily back when she runs after something. She stated that Mr. Harkness said she was wearing a long, green coat when they met in the park, but she only owns a short, black one. He also said that she has gray hair, when she only has "some" gray hairs. She admits she smokes, but he did not come near her so she asked how could he smell it. On February 25, 2014, Ms. Galloro met Mr. Harkness again and both their dogs were on leashes at this time. He said "how are you" and she answered "fine". She then called her daughter to check his licence plate and phoned Officer Skinner later that day to let her know of another encounter with Mr. Harkness. She said that she never received a call back from Officer Skinner. She explained to the Committee that this whole situation has been very upsetting and stressful the last few months. She stated that she would always make sure that her dog is under control. Believes there was no investigation and when she came to Town Hall to speak to Officer Skinner, she said that she wouldn't look at the witness letter or her dog that she brought that day. When asked Kate what happens at an appeal, she said she didn't know, as she had never been to one. She understands that clearly more training needs to be done. Ms. Galloro told the Committee that she took her dog to Pet Smart for training, but was not happy with it. She has taken responsibility with a new dog trainer. Believes this whole situation has made her and her dog social outcasts. In the winter, no one has a dog on a leash at Greenwood and said that they are the only ones. As Lily is very active, she asked where she can go

now. She was told to go to Pickering or Whitby. Is that what the Town of Ajax wants her to do? She also feels that this situation is a form of bullying.

N. Malandrino told Ms. Galloro that she knows dog behavior well. They can pounce, play and go up to dogs wanting to play. Ms. Galloro explained that her dog will go on a leash if the dog they meet is a stranger. N. Malandrino asked Ms. Galloro why she would have her dog off leash where a leash is required. Ms. Galloro explained that she always went to the off leash area, but now that they are older, they have started going to the Westney Road side of Greenwood in the winter. N. Malandrino said that Ms. Galloro is assuming that there are no families in that area in the winter. Ms. Galloro said that she checks the parking lot for families, etc. Ms. Galloro said that if leashing is a rule in the areas other than the off leash sections, she can't answer why she and other people don't leash their dogs.

Chair Mitschang asked Ms. Galloro if she knew that there is also a leash free area in the south of Ajax that is flat. She replied that she did not know about this. He asked Ms. Galloro what type of dog she has. She replied that she has a Lab/Pyrenees cross. Her dog was 65 lbs. the last time it was at the vet.

G. Grinton confirmed with Ms. Galloro that her dog licence expired on December 31, 2013. She told the Committee that she always bought her dog licence from the door to door salesman or a vet. Her new vet now doesn't sell them, so she was waiting for the door to door salesman. G. Grinton asked Ms. Galloro if she had since renewed her licence and Officer Skinner explained that she did after the Order was issued.

Officer Williamson requested a Point of Order for the Chair to ask Officer Skinner if she had any questions for Ms. Galloro. She replied that she did not.

Ms. Galloro's witness, Ida Hertzman, read from her witness statement of February 24, 2014 that was in the agenda. She explained that on February 8, 2014, she was at the Greenwood Conservation Area with Ms. Galloro and her dog when the incident happened. She witnessed the beagle dog leashed and seemed very nervous, barking and growling. Ms. Galloro's dog came running towards the Beagle wanting to play. She thinks every dog is a friend wanting to play and doesn't quite understand when they don't want to. There was no biting whatsoever, just showing of teeth for both dogs. The beagle was not hurt, neither was Ms. Galloro's dog.

G. Grinton asked Officer Skinner if she knew of any other complaints, and she replied not to her knowledge.

N. Malandrino asked Ms. Hertzman where Ms. Galloro was during this incident and she explained that she was picking up her dog's excrement. She was approximately 15' away from the two dogs.

G. Hawtin asked Ms. Hertzman if she was related at all to Ms. Galloro to which she replied that they only walk their dogs together.

Chair Mitschang asked if there was any issue with the victim. Ms. Galloro replied that she had never had any issues. She told the Committee that the dogs didn't physically interact, but may have pawed each other. She confirmed that Lily is slightly bigger than the beagle. Chair Mitschang asked if Lily was ever on top of the beagle and she said she wasn't.

Chair Mitschang asked Officer Skinner if Mr. Harkness had ever showed her his dog. Was there any bites or /wounds? She responded that there was no broken skin, just that the fur was wet. Mr. Harkness did not see a vet.

Officer Skinner had no questions for the witness.

The Committee then went into deliberations.

G. Grinton said that out of the 20 odd dog attacks the Committee deals with every year, he considers this particular incident to be a 2.5/10. He understands that Ms. Galloro would think the licence expires one year after purchase and not on December 31. He trusts her. Believes there was no injury, just that the dog's fur was wet. It was February and there was a lot of snow. Her dog wasn't leashed and doesn't disbelieve her when she says there are not many dogs at Greenwood in the winter. The Committee could amend the Order to have the dog leashed everywhere. Ms. Galloro confirmed that there were no problems with the dog at home and they did not have any children under the age of 18 to walk the dog. Suggested that the Committee keep Sections 2, 5 and 6 of the Order only.

P. Graham agreed with G. Grinton. Believes Ms. Galloro when says Lily is just a large puppy. It is very friendly and there was no injury on the day of the attack. P. Graham reiterated to Ms. Galloro that her dog has to be leashed at all times and there are only specific areas where it can be off leash.

G. Hawtin discussed taking the Order away entirely. He believes there was no attack and no evidence of damage. Understands that Lily didn't do anything. He is very aware of the dog's nature and Ms. Galloro needs to follow the Town's rules. Leash the dog when it needs to be leashed.

N. Malandrino stated that it is important that we leash our dogs. It only takes one time for a dog to attack. Dogs should always be on a leash and in the leash free zones, people take a risk of a dog attack.

G. Grinton was concerned that the Order creates another offence inadvertently. The Officer hasn't been before the Committee before. Told the Officer and Ms. Galloro that the Committee had never overturned an Order in the last 8 years.

G. Grinton believed that the victim could have made arrangements to attend tonight's meeting. Officer Skinner told the Committee that he had a class at school that he couldn't miss.

J. Mitschang read out the 2nd last and last paragraph of Alan Harkness' statement. He agrees that he doesn't blame the dogs, just the owners. When dogs are in a leashed area, they need to be leashed. He believes that we have the responsibility to train our dogs. Fortunately, during this incident there were no injuries to dogs or people. He stated that Officer Skinner did a fine job with the investigation and the report was well written. J. Mitschang feels that the Order should be quashed. There are maximum fines that can be levied if this happens again.

ORIGINAL ORDER

You shall:

Register and licence the dog with the Town of Ajax. You shall provide proof of such registration and licencing to the Animal Services Division within 15 days of service of this Order.

Keep the dog on a leash, no more than 1.8 meters in length, while the dog is on property other than that of its owner. The leash must be of sufficient strength to prevent an attack.

The dog must be leashed and muzzled in any of the Town of Ajax's leash free areas at all times.

Ensure, where this Order requires a secured and fenced yard, the said fence shall be of sufficient height and strength to adequately prevent the dog from escaping. In addition, where a gate forms a part of the fence, the gate shall have a self-closing and self-latching device, both of which shall be kept in good working order.

Keep the dog under the full control of a person of at least eighteen years of age while the dog is away from the owner's property.

Notify the Town of Ajax, Animal Services, in the event the dog is sold or ownership of the dog is otherwise transferred to any other person, or the dog is relocated to any other address besides the address referred to in this Order, of the new owner's name and address within 5 days.

All in favour to rescind the Order.

Carried.

This portion of the meeting finished at 7:40 p.m.

Ms. Galloro thanked the Committee for their time.

3.1.2 33 Locker Drive - Carroll

Chair Mitschang asked who was in attendance and it was confirmed that Mrs. Carroll and her son Michael were here tonight. Her son was walking the dog on the night in question.

Chair Mitschang asked Officer Allen to give her synopsis of the dog and person attack. She explained that she had received a report of a dog attack that had occurred on February 23, 2014 at Betty Bujold Park, Ajax. It involved an off-leash dog and resulted in a person being bitten. The victim, Mrs. Joanne Lau, had her dog tethered to her by a leash attached to her waist. She noticed that an unleashed dog in the park charged towards her and her dog "Riley". The two dogs ended up fighting at Mrs. Lau's feet and because she was tethered, she was caught in the middle of the fight and ended up getting accidentally bit by one of the two dogs, she didn't know which one. Mrs. Lau walked to the home of the dog and spoke to the dog owner, Mrs. Susanne Carroll. Ms. Carroll offered to drive her to the hospital, but instead drove her to her house and her husband took her to hospital where she was treated for a bite wound to her left knee. Pictures were taken by Mr. Lau's husband and forwarded to Officer Allen. Officer Allen explained to the Committee that without knowing which dog actually bit Mrs. Lau, a muzzling order could not be issued. Mrs. Lau said she understood and stated that had the dog been leashed, this incident would have been prevented. When Officer Allen spoke to the Carrolls, they admitted that their dog, a female Walker Hound named "Polly" was being walked off leash by their son. He explained that the incident happened so fast that he felt he could not stop it, but did acknowledge that leashing Polly would have prevented it from happening. An Order to Restrain was issued to the Carrolls, but it was altered to remove any muzzling provisions and only includes leashing Polly at all times, using a leash with a maximum length of 1.8 metres, unless in an enclosed area on the owners property. Officer Allen received a phone call from Mrs. Carroll asking whether Polly is allowed in the leash free areas and she confirmed that Polly is allowed in the leash-free areas within the Town of Ajax, but she must remain leashed at all times.

Officer Allen explained that Mrs. Lau, the victim, was unable to attend tonight's meeting, but she was at the last meeting of April 10, 2014.

G. Grinton questioned Officer Allen as to why she took the muzzle portion out of the Order. She replied that in good faith, since she couldn't prove which dog bit Mrs. Lau, she did not include a muzzle portion in the Order. If a bite occurs, muzzling is always an option. If can't prove which dog bit, in good faith, Officer Allen can't order a muzzle to be placed on a dog.

J. Mitschang asked if a muzzle in a leash free area would have the same effect as being leashed. Officer Allen replied that she couldn't do it without knowing which dog bit Mrs. Lau. If the Committee added a muzzle section to the Order,

and there wasn't an appeal, she would go with it. She believes that a lot of people don't want lifelong muzzle sentences on their dog.

It was confirmed to the Committee that Mrs. Carroll was only appealing the length of the leash. She asked what was the difference between a 1.8m leash compared to a retractable standard 6' long leash. Officer Allen explained that retractable leashes lose control, break, and go way out from the person walking the dog.

J. Mitschang asked Michael Carroll, since he was walking the dog at the time of the incident, did he have any questions or anything to say about what happened. He replied that he did not. J. Mitschang confirmed that Mrs. Carroll was only appealing the leash length.

Mrs. Carroll explained that "Polly" is under verbal control of her and her husband. When she is on a leash, she is under total control. She would like to walk her on a retractable leash to give her some freedom, not a 1.8 m leash. She reiterated that she has total control over "Polly".

Chair Mitschang confirmed the unreliability of retractable leashes and asked how old Michael was. He answered that he was 14.

G. Hawtin asked Mrs. Carroll if the facts of the incident are in dispute. She replied that yes, they were, as she only had 10 days to appeal. She believes that this was not a lot of time to decide what to do. She understands that the pictures of the victim's wounds were not pretty. Believes that there is so much more for the Committee to understand the situation and that they haven't seen the whole picture. Mrs. Carroll believed that it was a very hasty investigation. She wanted to give a better picture of what happened to the Committee. She wanted to add more details.

Chair Mitschang explained that the Committee would give her some latitude to explain her side of what she believed happened, as she wasn't the one involved in the incident. The witness' statement says that an attack occurred. Both parties knew that both of their dogs don't like each other. Polly only makes a lot of noise when she is around Riley. She told the Committee that there was a big canine injury on Polly. Riley was wrapped around the victim's waist and she agreed that Polly was off leash. Mrs. Carroll said that she has never had any problems with any other dogs, other than Riley. She stated that "Polly" is submissive and will lay down.

Chair Mitschang confirmed that "Polly" must be on a leash at all times, and is only to be free in her own backyard. He asked Mrs. Carroll if she would prefer a muzzle on "Polly" only. She replied that she would not. She is afraid that her dog may be attacked in an off leash area if she came across Riley again.

N. Malandrino asked Mrs. Carroll if she had ever had her dog off leash. She replied that yes, she had. Maybe her son thought it would be ok to let Polly off leash, since Mrs. Carroll does it. Mrs. Carroll told the Committee that she did stress to Michael not to let “Polly” off her leash. Mrs. Carroll stated again that she has total control over “Polly” and if she had been walking her, this wouldn’t have happened.

G. Grinton agrees that there is a lack of control with an extendable leash and doesn’t agree with them. He also doesn’t agree with the Officer for not putting the muzzle section in the Order.

N. Malandrino agrees with the Order as written. Agrees that with a retractable leash, there is no control.

G. Grinton agrees that the section in the Order for people under 18 walking the dog could be removed. Agrees that if the dog is always leashed, not a concern if son walks “Polly”. He would also like to see the dog wear a muzzle in the off leash area. He stated that the Committee gave Mrs. Carroll an out with asking if she wanted the dog to wear only a muzzle in the off leash areas, but she said that she is ok with her dog just being leashed.

G. Hawtin moved that the Order stand as is.

ORIGINAL ORDER

You shall:

Keep the dog restrained on a chain of sufficient strength to prevent any further attack while the dog is on the property of its owner. In the alternative the dog shall be kept in a secured and fenced yard. (see Item 3)

Keep the dog on a leash, no more than 1.8 meters in length, while the dog is on property other than that of its owner.

Ensure, where this Order requires a secured and fenced yard, the said fence shall be of sufficient height and strength to adequately prevent the dog from escaping. In addition, where a gate forms a part of the fence, the gate shall have a self-closing and self-latching device, both of which shall be kept in good working order.

All in favour.

Carried.

Chair Mitschang explained to Mrs. Carroll that she will receive written confirmation of the decision of the Committee and if she does not agree with the Committee’s decision, she can appeal it to the Town’s General Government Committee with the appropriate fee.

This portion of the meeting ended at 8 p.m.

4. Verbal Update

4.1 Property Standards Committee

4.1.1 135 Tulloch Drive - Chimienti

S. Williamson, Staff Resource, told the Committee that Officer Weller had verified that the window has been replaced at the home, but that he hasn't been able to make contact with the tenant to verify if the inside work has been done. He believes they may have moved out. The owner of the property told Officer Weller verbally that all work had been completed.

P. Graham moved that the meeting be adjourned at 8:05 p.m.

All in favour.

Carried.

Chair

**18 Hiley Avenue, Ajax, Ontario – Property Standards Order, File # 14 102400 –
Appeal Package**

Synopsis

Prepared by MLEO Kristina Foreman

OVERVIEW

18 Hiley Avenue, Ajax, Ontario is a residentially zoned property, owned by Emma Mary Louise Laughlin. The driveway and parking surface at this property is made up of a combination of gravel, grass, and dirt. This is not an appropriate surface for vehicular traffic and/or parking. The property also contains unsightly storage of domestic items as well as garbage and debris in the front, side, and rear yards.

FACTS

March 24, 2014

- Complaint received regarding the storage of debris throughout the property, no appropriate driveway surface, and window blinds hanging on the exterior of the windows.

April 1, 2014

- MLEO T. Abbott attended the property.
- There was no answer at the door so a business card was left.
- MLEO T. Abbott observed that the side and rear yards were cluttered with flower pots, patio furniture, and stones. She observed the described broken blinds hanging on the left side of the front window, and on the right side the blind had fallen on the ground with the hardware still affixed to the outside of the window. At the side of the house near the door she observed newspapers, food and beverage containers, and aerosol containers. The bottom portion of driveway was covered by gravel, and the top portion towards house and garage was covered by grass and dirt. There was also a pile of gravel being stored in the front yard.

April 3, 2014

- Correspondence was sent by MLEO T. Abbott advising owner of concerns with the property.
- The correspondence requested for the property standards concerns to be rectified or to contact MLEO T. Abbott to discuss the matter on or before Friday, April 25, 2014.

April 17, 2014

- Emma Laughlin contacted MLEO T. Abott via telephone as a result of receiving the correspondence. She indicated to MLEO T. Abott that the gravel in the front yard was being stored on her property by the neighbours at 20 Hiley Avenue and she would have them remove it.
- Mrs. Laughlin requested more time to comply with letter as she does not permanently reside at the home. MLEO T. Abott gave her an additional month to comply.
- The file was then transferred to MLEO K. Foreman.

May 27, 2014

- MLEO K. Foreman reinspected the property.
- There was no answer at the door so a business card was left.
- MLEO K. Foreman observed that the blinds had been removed from exterior windows and ground below and some of the garbage stored near the front door area had been removed. There had been no change to the driveway or the rest of the debris and untidy domestic storage items throughout the property.
- MLEO K. Foreman took (7) pictures of the property.

May 30, 2014

- Property Standards Order issued under Section 15.2 of the Building Code Act.
- The Order required conformity with the By-law on or before Monday, June 30, 2014.

June 12, 2014

- Request for appeal letter received from Emma Laughlin of 18 Hiley Avenue.

June 16, 2014

- Letter sent to Emma Laughlin of 18 Hiley Avenue advising that the Property Standards Appeals Committee will hear the appeal on Thursday, July 19, 2014.



**Legislative &
Information Services**

Tel. 905-683-4550
Fax. 905-683-1061

TOWN OF AJAX

65 Harwood Avenue South
Ajax ON L1S 2H9
www.ajax.ca

Thursday, April 3, 2014

EMMA MARY LOUISE LAUGHLIN
18 HILEY AVE
AJAX ON L1S 6H5

SUBJECT PROPERTY: 18 Hiley Ave
PLAN 590 LOT 99

Dear Sir/Madam:

Ajax By-law Services received a complaint in regards to the appearance of the property mentioned above. During an inspection on Tuesday, April 1, 2014, the following concerns were identified:

- Area used for vehicular parking does not have an approved surface/base of asphalt, concrete, interlocking brick, compacted stone, or gravel.
- Pile of gravel stored on front yard, south side.
- Accumulation of garbage and debris (includes but not limited to: food and beverage containers, cans, paper) is stored on the steps and the areas immediately adjacent to the entrance area. In addition to blinds, one still affixed to window the other on ground near window. The blinds are damaged, and weathered. These items can be seen from the street. Garbage awaiting collection day must be stored in a tidy, well-kept condition and garbage storage areas are required to be screened from public view.
- Gardening materials, including flower pots, landscaping stones, and other containers was observed in the side and rear yard. All domestic materials which can be reused can be stored in rear and side yards provided that such storage is neat and is for personal use. All accumulations of material, debris, garbage or other objects that create an unsafe or unsightly condition, deleterious to the neighboring environment, shall be removed.

Please address these concerns, or contact me to discuss the matter, on or before **Friday, April 25, 2014.** If the described concerns are not rectified, a Property Standards Order may be issued pursuant to the Building Code Act.

Sincerely,

Tami Abbott

Municipal Law Enforcement Officer 905-619-2529, Ext:3360
tami.abott@ajax.ca

Thurs: Nov 27/14

18 Hilber Avenue

K. Lee



Thor: May 27/14

18 Hiles Avenue

K. To



Thurs May 27/14

18 Wiley Avenue

K.C.



Thur. May 07/14

18 Hiley Avenue

K.K.



Thur. May 27/14

18 Hiley Avenue

K-4



Thur. May 27/14

18 Hilary Avenue

K.S.C.

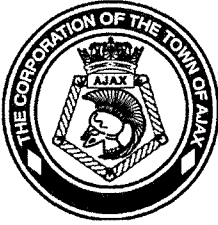


Thur. May 27/14

14 Hiley Avenue

K.S.





The Corporation of the Town of Ajax

ORDER

(Issued pursuant to the Building Code Act, S.O. 1992, c23)

ISSUED TO: Emma Mary Louise Laughlin
18 Hiley Crescent
Ajax, ON
L1S 6H5

PROPERTY: 18 Hiley Avenue, Ajax, Ontario
PLAN 590 LOT 99
010001009000000

FILE NUMBER: 14 102400

This property has been found not to be in conformity with the Standards of Maintenance and Occupancy established by this Municipality and as set out in the Property Standards By-law #91-2012.

SCHEDULE "A", attached hereto, sets out the work required to remedy such violations and to bring the property into compliance with the By-law.

Be advised that this property must be made to conform with the By-law on or before **Monday, June 30, 2014**. If repairs or clearance are not carried out within the specified time, the Town of Ajax may carry out the repairs or clearance at the owner's expense, and/or legal action may ensue.

Further information may be obtained from By-law Services in the Legislative & Information Services Department at 65 Harwood Avenue South, Ajax, Ontario, L1S 2H9.

Dated at Ajax, Friday, May 30, 2014

A handwritten signature in black ink, appearing to read "K. Foreman", is written over a horizontal line.

Kristina Foreman
(905) 619-2529 ext. 3219

YOU MAY APPEAL THE ITEMS OR CONDITIONS OF THIS ORDER BY SENDING A NOTICE OF APPEAL, BY REGISTERED MAIL, WITHIN 14 DAYS AFTER SERVICE OF THE ORDER, TO:

Secretary, Property Standards Committee
65 Harwood Avenue South
Ajax, Ontario, L1S 2H9

SCHEDULE "A"

ITEM

PARTICULARS OF REPAIRS TO BE EFFECTED

1. Apply an approved surface base to the driveway area used for vehicular traffic such as, asphalt, concrete, interlocking brick, compacted stone, or gravel.
2. Remove the pile of gravel being stored on the south side of the front yard from the property.
3. Remove from the property, all refuse and debris, and all unused and/or discarded items located in the rear yard, including but not limited to old lumber, yard waste, broken antennae, unused flower containers, concrete stones, broken lawn mower, broken flower pots, and scrap metal.
4. Neatly store all usable personal use items located on the property, including but not limited to, operable yard maintenance equipment, tools, gardening material, flower pots and planters, ensuring the storage does not exceed 30% of the yard area of the cumulative total of the side and rear yards and is no greater than 2 m (metres) in height. (Please note: domestic storage is not permitted in the front yard)



REPAIR STANDARDS – PROPERTY STANDARDS BY-LAW #91-2012

- Section 3.3 The owner of any property, which does not conform to the standards, shall repair and maintain such property to conform to the standards, or shall clear the site of all buildings, structures, debris and refuse and leave it in a graded and levelled condition.
- Section 3.4 All repairs and maintenance of property shall be carried out:
- a) with suitable and sufficient materials;
 - b) by tradespersons duly qualified by applicable legislation or governing body, in the trade concerned;
 - c) in compliance with all relevant legislation;
 - d) with the benefit of relevant permits and approvals including, but not limited to, building permits;
 - e) in a manner accepted as good workmanship in the trades concerned; and
 - f) in conformity to the Ontario Building Code, where applicable.
- Section 7.6 An owner who fails to comply with an Order that is final and binding is guilty of an offence and upon conviction is liable to a fine or penalty for each offence, exclusive of costs as prescribed by the Building Code Act.

- Section 7.7 If an Order is not complied with in accordance with the Order as deemed final and binding or as confirmed or as modified by the Property Standards Committee or a Judge, the Municipality may cause the property to be repaired or demolished accordingly, and shall be entitled to recover the expense incurred in doing any demolition or repair as municipal real property taxes. The expense of division fence repair shall be determined in accordance with the Town of Ajax Fence Cost Sharing By-law.
- Section 4.1 All vacant lots, every yard, and all property, shall be kept clean and free from objects or conditions that might create a fire, health or accident hazard. 4.2 Dilapidated, collapsed or unfinished structures and all accumulations of material, wood, debris, garbage or other objects that create an unsafe or unsightly condition, out of character with the surrounding environment, shall be removed.
- Section 4.10 Domestic storage is not permitted in the front yard.
- Section 4.11 Domestic storage may be stored in a rear and/or side yard, provided that such storage:
- a) does not exceed 30% of the yard area of the cumulative total of the side and rear yards;
 - b) is neat,;
 - c) is for personal use; and
 - d) is no greater than 2 m (metres) in height.
- Section 4.27 All areas used for vehicular traffic and/or parking shall have a surface covering of asphalt, concrete, interlocking brick, compacted stone or gravel.
- Section 4.28 Every hard surfaced walkway, driveway, parking area or laneway shall be evenly graded and maintained free of potholes or uneven sections. Where speed bumps or speed humps have been installed, they shall be distinctively marked so as to be clearly visible to approaching pedestrian and vehicular traffic.

RECEIVED
TOWN OF AJAX

June 10, 2014

18 Hiley Ave

14 JUN 12 09:26 AJAX

Re maintenance of this property
of E. Haughlin

File # 14-102400

I would request an additional month
for cleaning up of back yard area.

E. Haughlin

Order dated May 30/14



**Legislative &
Information Services**

Tel. 905-683-4550
Fax. 905-683-1061

TOWN OF AJAX
65 Harwood Avenue South
Ajax ON L1S 2H9
www.ajax.ca

Monday, June 16, 2014

EMMA MARY LOUISE LAUGHLIN
18 HILEY AVE
AJAX ON L1S 6H5

SUBJECT PROPERTY: 18 Hiley Ave LOT 99
PLAN 590 LOT 99
010001009000000

FILE NUMBER: 14 102400

Dear Sir/Madam:

Please be advised that The Property Standards Committee is in receipt of your letter requesting an appeal to Order Number **14 102400** for the above subject property.

The Property Standards Appeals Committee will hear the appeal on **THURSDAY, JULY 10, 2014**. The location of the appeal will be at Ajax Town Hall, located at 65 Harwood Ave. S., Ajax, ON. The meeting will be held in the Council Chambers, and is scheduled to begin at 7:00 p.m. Please be advised that the Committee may be hearing several matters that night, in addition to your own and you may have to wait for your Agenda item to be called.

Please be advised that this is a Committee of Council, and as such, is required pursuant to the Municipal Act 2001, to hold your appeal in the public domain. Thus, your appeal will be fully accessible and open to the public. Any member of the public may attend and view the proceedings. In addition, the agenda for the meeting and the subsequent minutes of the meeting will be posted on the Town's website.

Should you require any Audio / Video equipment for your appeal, you must supply the Town with a copy of your materials the Monday before your Appeal date. This will ensure that your materials are compatible with the Town's software. The materials can be brought into Ajax Town Hall and left to my attention at the Information desk between 8:30am to 4:30pm, Monday to Friday. Please supply direct contact information with your materials in the event there is a problem with the material.

Should you have any questions or concerns, please contact me directly at the number below.

Sincerely,

Karen Little
Secretary, Property Standards Committee
(905) 619-2529 ext. 3341
karen.little@ajax.ca