

**TOWNSHIP OF MELANCTHON
PROPERTY STANDARDS APPEAL COMMITTEE
JUNE 29, 2023 – 9:30 A.M.
MINUTES**

Members Present

Deputy Mayor James McLean, Chair
Mayor Darren White
Councillor Bill Neilson

Staff Present

Denise B. Holmes, CAO/Clerk
Sarah Culshaw, Treasurer/Deputy Clerk
Chris Johnston, By-law and Property Standards Officer

Appellant Present

Parmbir Dhillon

Call to Order

The meeting was called to order by Chair McLean

Land Acknowledgement Statement

Chair McLean shared the Land Acknowledgement Statement

Declaration of Pecuniary Interest and the General Nature Thereof

Chair McLean advised that disclosure of pecuniary interest can be declared at this time or anytime throughout the meeting by giving the general nature thereof and that declarations must be submitted to the Clerk in writing. There were no declarations declared.

Approval of Draft Minutes – June 6, 2022

Moved by Neilson, Seconded by White that the Property Standards Appeal Committee approve the minutes of the Hearing on June 6, 2022 as circulated. Carried.

Hearing Matter

Chair McLean advised that the purpose of the meeting today was to deal with the appeal of Parmbir Dhillon of Dhillon Boys Holdings Inc. on the Order to Remedy Violation for 517462 County Road 124, issued by the By-law Enforcement and Property Standards Officer, Chris Johnston on May 19, 2023.

Chris Johnston identified himself as the By-law Enforcement and Property Standards Officer for the Township of Melancthon and provided the background details relating to the Order to Remedy Violation issued on May 19, 2023. He advised that an inspection took place at the property on April 14, 2023 regarding numerous dismantled tractor trailer bodies and frames as well as automotive parts such as engines, frames, hoods, door, bumpers, etc. The Order was then issued on May 19th which set out the violations in Schedule A attached to these minutes. Mr. Johnston attended the property again on June 27, 2023, before this meeting to inspect the property and did not see any changes. The Appellant was asked by Chair McLean if there were any questions

regarding Mr. Johnston's evidence and there were none. The Committee was asked if there were any questions regarding Mr. Johnston's evidence and there were none.

The Appellant, Mr. Dhillon, who was accompanied by Gourav Ahuja, were given a chance to give their evidence and spoke about the removal of approximately 12 truck frames and that there were only four left on the property. They are in the process of moving the trucks, they just need more time.

The Members of the Appeal Committee and Mr. Johnston were then permitted to ask questions of the appellant.

Mr. Johnston had no questions and the Committee asked them to describe their plan for the removal, which they did and advised that they would need 60-90 days.

When there were no further questions, the Committee recessed at 9:45 a.m. so that they could deliberate on the matter. At 9:58 a.m. the Committee reconvened.

The Property Standards Committee decided to:

1. Uphold the Property Standards Order issued on May 19, 2023
2. Amend the date to bring the property into a condition of compliance in accordance with the Order issued on May 19, 2023 and per the prescribed standards as set out in the Property Standards By-law 27-2019 on or before July 31, 2023.

Adjournment

Moved by White, Seconded by Neilson that the Property Standards Appeal Committee adjourn this meeting at 9:59 a.m. Carried.

Schedule "A"

No.	By-Law No. (27-2019) Reference	Description of Violation	Location and Remedy
1	14.9	An exterior lighting fixture shall not be installed or maintained in a manner so as to shine directly into the window of an abutting dwelling.	<p>Location: The perimeter of the building shows flood lights. In particular, during evening and nighttime, the lights shine directly into neighbouring dwellings.</p> <p>Remedy: Install covers to shine light wholly within the property limits</p> <p>OR</p> <p>Remove lights</p>
2	5.4	Wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left on a property that is not otherwise exempt from the requirements of this By-law, unless it is necessary for and ancillary to the operation of a business enterprise or farm use lawfully situated on the property.	<p>Location: Throughout the exterior limits of the property shows the following including but not limited to:</p> <ol style="list-style-type: none"> 1) Dismantled tractor trailer bodies & frames; 2) Automotive parts such as engines, frames, hoods, doors, bumpers etc. <p>Furthermore, the Township of Melancthon Zoning By-law 12-79, as amended and further Zoning By-law amendment 39-1998, classifies this property as M1-1 General Industrial Exception. Which does not permit the repair,</p>

			<p>dismantling, salvage or automotive repair on the premise.</p> <p>Remedy: Remove all dismantled vehicles, parts, frames, engines from the premise.</p>
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