



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Richard Ferguson

Position: Chief Building Official

Title / Subject: Parravano Property Standards Appeal

Date of Report: June 21, 2021

Date of Meeting: June 28, 2021

Report No: 2021-PCA-019

1.0 Issue / Origin

On June 2, 2021 the Township of Brock By-Law Department issued an Order under Property Standards By-Law 1562-98-PP against a vacant property on Thorah Park Blvd. legally described as Lot 30 Plan 425. The Order was issued to the owner Mr. Mario Parravano as the result of an inspection of the property subsequent to several complaints from residents neighboring Lot 30 Plan 425.

2.0 Background

Mr. Parravano is the owner of Lot 30 Plan 425 as well as the property on the opposite side of the road at 24420 Thorah Park Blvd. and he also previously owned 24410 Thorah Park Blvd.

For the Committee's information the last meeting of the Property Standards Committee on August 13th 2012 was for an appeal by Mr. Parravano for an Order issued July 29, 2012. That Order was for the cleanup of rubbish and debris at 24410 and 24420 Thorah Park Blvd. That order was confirmed by the committee with an extension of time for the clean-up .

Based on information from the complainants and direct evidence from visiting the site, much of the material that is subject of this complaint is being moved from 24420 Thorah Park Blvd. to Lot 30 Plan 425.

Mr. Parravano has stated that he intends to use this material in the construction of his new home on Lot 30 Plan 425, however it should be noted that this was his reasoning for retaining this material in 2012 and that home was never constructed. While Mr. Parravano has applied for a building permit for Lot 30 Plan 425, several key pieces of information remain outstanding and the Building Department is unable to issue a permit at this time. Therefore, the property is considered vacant and building materials are not permitted to be stored on the property. I can also advise the committee that I have reviewed the materials that have been

moved to the site and much of the material does not meet the requirements of the Ontario Building Code for use in a new building.

3.0 Analysis

Brock Township residents have an expectation, that where by-laws are in place that the Township will make every reasonable effort to enforce those by-laws. In this case material that has been the subject of many previous complaints is being moved from an area that is somewhat protected from view to a wide-open vacant lot.

While a building permit has been applied for there is no assurance the it will be obtained and as has been stated most of the materials will not meet the requirement of the current codes.

4.0 Related Policies / Procedures

Property Standards By-Law 1562-98 , The Ontario Building Code Act/Regulations

5.0 Financial / Budget Assessment

Should the owner choose not to comply with the Order the Township may incur additional costs for the clean-up or additional legal costs should the matter move to the Provincial Court System.

6.0 Communications



Constant communications have been maintained between the CAO, Building and By-Law staff.

7.0 Conclusion

The Committee is empowered to confirm the Order as written, rescind the Order, modify the Order or extend the time to comply with the Order.

8.0 Recommendation

That the Committee confirm the Property Standards Order issued to Mr. Mario Parravano for Lot 30 Plan 425, Township of Brock

Title	Name	Signature	Date
Chief Building Official	Richard Ferguson		June 22, 2021
By-law Enforcement Supervisor	Sarah Beauregard- Jones	MD approving electronically for SBJ	June 22, 2021
Chief Administrative Officer	Ingrid Svelnis		June 22, 2021