



**Property Standards Hearing  
August 28, 2019, 9:00 a.m., Council Chambers**

**Hearing Regarding James Street, Rodney**

**1. Election Of Chair**

**2. Call to Order**

**3. Appeal**

3.1 Appeal

3.2 Property Standards Officer Submissions

3.3 Appellant Submissions

3.4 Closing Arguments – Property Standards Officer

3.5 Closing Arguments – Appellant

3.6 Correspondence Received

**4. Decision**

That the Property Standards Committee **confirm/rescind/modify** Order on property located on James Street, Rodney, legally known as Plan 202, Part Lot 63, Plan 67E of Block D RP11R116 Part 1, 11R4739 Part 1, Municipality of West Elgin, County of Elgin;

**5. Adjournment**

That the Property Standards Committee does now close this hearing at \_\_\_\_\_ a.m.



RECEIVED

AUG 12 2019

Municipality of West Elgin  
22413 Hoskins Line  
Rodney ON N0L 2C0

**Notice of Appeal  
To Property Standards Committee  
Pursuant to Section 15.1 of the Ontario Building  
Code Act**

Date:

*August 6th, 2019*

To the Secretary  
Property Standards Appeal Committee  
**Corporation of the Municipality of West Elgin**  
22413 Hoskins Line, P.O. Box 490  
Rodney ON N0L 2C0

**RE: Order to Remedy Violation of Standards of Maintenance and Occupancy at:**

**Lot located at James St., Rodney known legally as  
Plan 202, Part lot 63, Plan 67E of Block D RP 11R116  
Part 1, 11R4739 Part 1, Municipality of West Elgin,**

**Take Notice** of the appeal of the undersigned to the Property Standards Appeal Committee because of dissatisfaction with the above referenced order to remedy violation of standards of maintenance and occupancy served upon the undersigned on

Name (Owner or Agent) *Dexian Dong*  
Address: *8 Thornton Ave. London. Ontario*  
Telephone Number:

**Appeal to Property Standards Committee**

If an owner or occupant upon whom an order has been served is not satisfied with the terms or conditions of the order may appeal to the committee by sending a NOTICE OF APPEAL by registered mail to the Secretary of the committee within fourteen days after service of the order, in the event that no appeal is taken, the order shall be deemed to have been confirmed. *The Building Code Act, S.O. 1992, Chapter 23, section 15.3(1)*

Signature of Owner or Authorized Agent

*Dexian Dong*

This is my precious trailer and only shelter in Rodney.  
Previous Officer Laura Bowles had promised me to keep  
my trailer there. Parking a trailer in my property is  
the only way for me to access and take care of  
my property. I don't drive and there is no hotel  
to stay in Rodney.

Dexlan Dong

August 6th, 2019



# The Municipality of West Elgin

22413 Hoskins Line, Box 490, Rodney Ontario N0L 2C0

24 July 2019

**TO** Dexian Dong & Guifang Lan

8 Thorton Ave., London, On

N5Y 2Y2

**RE:** Property located at James St., Rodney, legally known as: Plan 202, Pt Lot 63, Plan 67E of Blk D

RP 11R116 Part 1, 11R4739 Part 1, Municipality of West Elgin, in the County Of Elgin.

Dear Sir/Madam:

Previously you received an Order To Remedy Violation of Standards of Maintenance and Occupancy Pursuant to Section 15.2 of the Ontario Building Code Act, S.O. 1992, as amended, dated the 19 June 2019. The order indicated that the Violation must be remedied by the 19 July 2019. A visual inspection of your property on 22 July 2019 indicated that the Order was not complied with. A further inspection of your property also noted that refuse and other items were also on the property and had been for quite some time going back as far as 01 May 2019. In fairness we have decided to re-issue the order but this time specifying not only the trailer but also the refuse and other items (old furniture discarded at base of hill directly behind where trailer sits) must be remedied by removal. We have set a new date for compliance as the 23 August 2019.

Also – regarding Zoning By-Law dated May 2015 – Municipality of West Elgin – Section 4.19 PROHIBITED USES: The following shall be prohibited in any zone unless specifically permitted otherwise:

- (a) A mobile home;
- (b) The use of truck, bus, coach, railway car or streetcar bodies or part thereof for the purposes of any use permitted by this by-law;
- (c) The use of any travel trailer, truck camper or motor home for living, sleeping, eating or accommodation

Your use of your trailer as accommodation on this property is a prohibited activity and must cease

If you have any questions regarding any of the above, please contact me at (519) 785-0560 or via e-mail at [by-laws@westelgin.net](mailto:by-laws@westelgin.net)

Regards

W. Tedford

By-Law Officer

Municipality of West Elgin.

P: 519.785.0560  
F: 519.785.0644

E: [bylaws@westelgin.net](mailto:bylaws@westelgin.net)  
[www.westelgin.net](http://www.westelgin.net)



Municipality of West Elgin  
22413 Hoskins Line  
Rodney ON N0L 2C0

**\*Order to Remedy Violation  
of Standards of Maintenance and Occupancy  
Pursuant to Section 15.2 of the Ontario Building  
Code Act, S.O. 1992, c.23, as amended**

24 July 2019

**TO** Dexian Dong & Guifang Lan

**ADDRESS** 8 Thorton Ave., London, On  
N5Y 2Y2

**Re:** Lot located at James St., - Rodney known legally as Plan 202, Part Lot 63, Plan 67E of Block D RP 11R116 Part 1, 11R4739 Part 1, Municipality of West Elgin, County of Elgin

Dear Sir/ Madam:

**Be advised** that on **01 May 2019, 17 June 2019 and 22 July 2019** an inspection of your property, as noted above, revealed certain violations of the Municipality's Property Standards By-Law No. 2018-70 as amended.

The violations are set out in Schedule "A" attached hereto forms part of this Order.

**It is hereby charged that** the violations set out in Schedule "A" be remedied and the property brought into a condition of compliance with the prescribed standards as set out in the Property Standards By-Law No. 2018-70, as amended on or before:

**23 August 2019**

**Take Notice that if such violations are not remedied within the time specified in this order, the municipality may correct such violations at the expense of the owner.**

**Appeal to the Property Standards Committee**

**If an owner or occupant upon whom an order has been served is not satisfied with the terms or conditions of the order may appeal to the committee by sending a Notice of Appeal by registered mail to the Secretary of the committee within fourteen (14) days after service of the order, and, in the event that no appeal is taken, the order shall be deemed to have been confirmed.**

**FINAL DATE FOR APPEAL: 07 August 2019**

Property Standards Officer W. Tedford Municipality of West Elgin, County of Elgin

519-785-0560

**\*Note: Order provided with no informal notice issued.**

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## **Schedule A**

Your property has been found to contravene the following sections of the Property Standards By-Law 2018-70, as amended, you have been ordered to rectify these violations by the date prescribed in the Order to remedy Violation of Standards of Maintenance and Occupancy:

**Part Three:           General Standards For All Property**

**3.02.1 Every yard including vacant lots shall be kept clean and free from:**

**Sub Section 1: rubbish, garbage, debris and from objects or conditions that may create a health, fire or accident hazard.**

**3.02.1 No yard shall be used for the parking or storage of:**

**Sub Section 3: any vehicle, boat, trailer or part of any vehicle, boat or trailer which is in a wrecked, discarded, dismantled, partly dismantled or abandoned condition shall not be stored or left in a yard, but this shall not prevent the occupant of any premises from repairing a vehicle for his own use and not for commercial purposes while such repair is actively carried on.**



Municipality of West Elgin  
22413 Hoskins Line  
Rodney ON N0L 2C0

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Name (Owner or Agent)

Address:

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**Appeal to Property Standards Committee**

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Signature of Owner or Authorized Agent

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Appealing letter to property standards committee:

August 22th, 2019

Hi, everyone:

I am not a troublemaker. Officer William Tedford is finding fault with me and I have to fight back.

Rodney is becoming small village. Investors will not be attracted to Rodney by “looking nicer”. Rodney has very long pages of old-fashioned bylaws. Investors can’t do anything under these local bylaws. If Rodney wants bright future, cutting the bylaw largely is necessary.

The investment environment of Rodney is bad. My investment plan is orchard farming. I will lose everything if someone steals all the small fruit trees, or some kids cut all the trees from the base for fun. It could possibly happen in Rodney. Currently, one small grafting fruit tree needs \$20-40. One acre of orchard needs \$20,000—\$40,000 for the tree cost. If Rodney wants to improve the investment environment, creating local jobs and training people for jobs is the better way. Let people release the energy, kill the time and do something.

Nobody wants to look ugly. Everybody wants to have nicer, cleaner, tidier yards. It is human nature. We don’t need any bylaw to force people to look nicer. There are lots of trailers parking in Rodney. Everybody have their reasons for parking a trailer on their yards.

The trailer bylaws (Any trailer is not allowed to park in Rodney anywhere) have conflict of interests. I think it is mainly for the interest of Port Glasgow trailer park. It is unfair for Rodney residents. Where is the money got from Port Glasgow trailer park? The money should be divided evenly by Rodney residents because it is earned by Rodney residents sacrificing their trailer-parking rights.

The zoning of my property is future residential, not vacant lot or yard. Using the yards bylaw to my property is unacceptable. It is lawful for agriculture use or forestry use. I am trying to build an orchard farm there. Parking a trailer in my property is the only way for me to access and take care of my property. This trailer is my precious trailer and only shelter in Rodney. I don’t drive and there is no hotel to stay in Rodney. When I come to Rodney, where can I stay? Where can I shelter the rain? Where can I store my farming tools? I caught one scary thunderstorm near the pond before last year. The lightning stroke right near my body. If I got hurt or die for no shelter, Municipality of West Elgin is responsible because the local bylaw doesn’t allow me to have any shelter there. My pretty new rototiller was stolen. Large amount of my used wood boards (I got from a large decent deck in London) were stolen. My large bubble wrap roll was stolen. My shovel and pickaxe was stolen. My “no trespassing” signs were stolen or thrown away. I put all of them in the middle of my property and nobody can trespass into my property illegally, right? Can I ask the Municipality of West Elgin to pay me the loss?

Previous Officer Laura Bowles had promised me to keep my trailer there. I have her email as the record. In my knowledge, even if I did some bad thing, one judge ruled: “not guilty”. That means the case is closed. Another judge can’t reopen the case. Officer William Tedford is doing this to me illegally and should be fired with this wrongdoing.

Thank you for your time.

Dexian Dong