



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Final Property Standards Committee

Monday, April 28, 2025

6:00 PM

Council Chambers

PROPERTY STANDARDS COMMITTEE

The meeting was called to order by the Chair, S. Kinsella at 6:00 p.m. The following were in attendance for the meeting:

Present: 4 - Chairman, S. Kinsella
C. Prospero
C. Phillips
B. Saxton

STAFF:

Deputy City Clerk, T. Macdonald
Legislative Coordinator, D. Glenn
Municipal Prosecutor, C. Powell
Supervisory of Enforcement Services, J. Forgrave.

ALSO PRESENT:

Martin Zarnett
Dawn Inglehart
Jodi Watman.

S. Kinsella, Chair of the Property Standards Committee advised that the purpose of the meeting was to conduct appeal hearings pursuant to the City of Barrie, Property Standards By-law 2011-138. The first two hearings are filed by Martin Zarnett, on behalf of 177 Bayview Drive Ltd. c/o Realstar Corp. The third hearing was filed by Jodi Watman, on behalf of 2355849 Ontario Limited. Mr. S. Kinsella confirmed with Ms. T. Macdonald, Deputy City Clerk, that notification was conducted in accordance with By-law 2011-138 for the hearings.

The Property Standards Committee met and reports as follows:

177 Bayview Drive, Unit 47

The Chair advised that the hearing would be conducted as a quasi-judicial hearing and each party would be allotted time to present evidence and witnesses, conduct cross-examinations of the witnesses, and make submissions as they deemed appropriate.

Ms. Catherine Powell, Municipal Prosecutor identified herself to the Chair and explained she was acting on behalf of the Property Standards Officer for the City of Barrie. Ms. Powell, Municipal Prosecutor, advised that a preliminary discussion was held with Mr. M. Zarnett to provide a joint position to the committee that the time frame in the matter be extended to August 25, 2025.

Mr. Martin Zarnett identified himself to the Chair as the Appellant's, 177 Bayview Drive Ltd. c/o Realstar Corp, representative. Mr. M. Zarnett indicated he does not agree to an extension of time to complete the work as his client is currently before the Landlord Tenant Board (LTB) in relation to this matter and cannot provide a clear timeline when work will be done. Mr. Zarnett asked the committee to adjourn the hearing to a later date when he is able to attend in person with his client after the LTB is resolved. Ms. Powell reiterated the ability to extend the time to August 25, 2025.

Upon the adoption of the required procedural motion, the Property Standards Committee met In Closed Session at 6:33 p.m. to deliberate on the matter of 177 Bayview Drive Ltd. c/o Realstar Corp. The members of the Committee and the Deputy City Clerk were present for this portion of the meeting.

The Committee resumed in open session in the Council Chambers at 7:06 p.m.

Mr. S. Kinsella, Chair of the Property Standards Committee advised that the Committee had made a decision regarding the appeal by Mr. M. Zarnett, on behalf of 177 Bayview Drive Ltd. c/o Realstar Corp.

The Committee approved the following recommendation with respect to the appeal by Mr. M. Zarnett on behalf of 177 Bayview Drive Ltd. c/o Realstar Corp.

"The decision of the Property Standards Committee is that the appeal of By-law 2011-138 by the Appellant, 177 Bayview Drive Ltd. c/o Realstar Corp through their representative, Mr. Martin Zarnett, regarding order PSC-25-00082 is to hold the order and adjourn the hearing to June 9, 2025".

177 Bayview Drive, Unit 53

Prior to commencement, the Respondent, Ms. Catherine Powell, Municipal Prosecutor advised that a preliminary resolution discussion was held with Mr. Martin Zarnett, representative of 177 Bayview Drive Ltd. c/o Realstar Corp. to which both parties were in agreement to extend the time to complete the work listed in the order.

Ms. Powell advised that in discussion with Mr. Zarnett both sides were agreeable to extend the time for the appellant to complete the work needed to July 7, 2025. Mr. Zarnett confirmed with the committee that he was in agreement with this.

Mr. S. Kinsella, Chair of the Property Standards Committee advised that the Committee had made a decision regarding the appeal by Mr. M. Zarnett, on behalf of 177 Bayview Drive Ltd. c/o Realstar Corp.

The Committee approved the following recommendation with respect to the appeal by Mr. Zarnett, on behalf of 177 Bayview Drive Ltd. c/o Realstar Corp.

"The decision of the Property Standards Committee is that the appeal of By-law 2011-138 by the Appellant, 177 Bayview Drive Ltd. c/o Realstar Corp through their representative, Mr. Martin Zarnett, regarding orders PSC-25-00100 is to uphold the order in whole and to extend the time to complete the work listed in the order to July 7, 2025."

400 Bayfield Street

Prior to commencement, Ms. Catherine Powell, Municipal Prosecutor had a preliminary resolution discussion with Jodi Watman, representative of 2355849 Ontario Limited for 400 Bayfield Street to which an agreement was reached that the order be upheld in full with an extension given until September 30, 2025, for the work to be completed.

Ms. Catherine Powell, Municipal Prosecutor identified herself to the Chair and explained she was acting on behalf of the Property Standards Officer for the City of Barrie.

Ms. Jodi Watman identified herself to the Chair as the Appellant's, 2355849 Ontario Limited, representative.

Ms. Powell advised the committee that both parties spoke and were putting forward a joint submission to uphold the order in full and give additional time to have the work completed. The date provided was September 30, 2025, in which the appellant must contact the enforcement officer to let them know the work has been completed.

Mr. S. Kinsella, Chair of the Property Standards Committee advised that the Committee had made a decision regarding the appeal by Ms. Watman, on behalf of 2355849 Ontario Limited.

The Committee approved the following recommendation with respect to the appeal by Ms. Watman, on behalf of 2355849 Ontario Limited.

"The decision of the Property Standards Committee is that the appeal of By-law 2011-138 by the Appellant, 2355849 Ontario Limited through their representative, Ms. Watman, regarding order PSC-24-02324 is to uphold the order in whole and to extend the time to complete the work listed in the order to September 30, 2025."

ADJOURNMENT

The meeting adjourned at 7:23 p.m.

CHAIRMAN