



Appeals Committee

Agenda

Date: September 24, 2026
Time: 1:00 pm
Location: Council Chambers, City Hall, second floor

Pages

1. Call to Order

2. Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

3. Approval of the Agenda

4. Declarations of Interest

5. Approval of Minutes

5.1 Approve minutes from the Appeals Committee hearing held March 26, 2026.

1 - 2

6. Consent Items

Items placed on the Consent Agenda have the consent of both parties and may not require further discussion.

7. Hearings

7.1	5286 Dryden Avenue	3 - 6
7.2	40 Plains Road	7 - 14
7.3	40 Plains Road basement unit	15 - 19
7.4	50 Plains Road	20 - 25

8. Other Business

9. Adjournment



Appeals Committee

Minutes

Date: March 26, 2026
Time: 1:00 pm
Location: Council Chambers, City Hall, second floor

Members Present: Pascale St-Louis (Chair), Robyn Gravelle, Steve Gray, Lynn Lau, Rayeh Al-Ghetaa

Staff Present: Robert Ryan, Solicitor, Lisa Palermo, Manager Committee Services (Clerk)

1. Call to Order

The Chair called the meeting to order.

2. Land Acknowledgement

The Chair read the Land Acknowledgement.

3. Approval of the Agenda

The Agenda was approved, as presented.

4. Declarations of Interest

None.

5. Approval of Minutes

5.1 Minutes from the Appeals Committee hearing held February 26, 2026, were approved.

6. Consent Items

None.

7. Hearings

7.1 Mohammad Aminzadeh Bar Fouroush (O/A Gem Taxi)

The City's Representative, Alycia Vanderhout, Senior Law Clerk, Kerry Davren, Director By-law Compliance, the Appellant, Mohammad Aminzadeh Bar Fouroush, and the Appellant's Agent Gerard P. Murphy attended the Hearing

The hearing was adjourned from February 26, 2026.

The City's Representative provided opening statements and called their witness Sean Elliott, Acting Manager, Licensing and Administration.

The City's Representative, the Appellant's Agent and Committee Members asked questions of the witness.

The City's Representative entered 14 exhibits into the record.

The Appellant and then the City's Representative provided final submissions.

The Appeals Committee left the room to review the evidence and submissions. Following the deliberations, the Members returned to the Hearing to orally render their decision.

Decision Notice attached.

8. Other Business

9. Adjournment

Chair adjourned the meeting at 4:26 p.m.

HEARING NOTICE
BURLINGTON APPEALS COMMITTEE
established under

the *Municipal Act, 2001*, the *Building Code Act, 1992* and Business Licensing By-law 42-2008, Public Vehicle By-law 20-2009, Short-Term Accommodation By-law 01-2025, Adult Entertainment By-law 01-2008 and Property Standards By-law 28-2009

A hearing will be held before the Burlington Appeals Committee **on September 24, 2026 at 1:00 p.m. in the Council Chambers, 2nd floor, Burlington City Hall, 426 Brant Street, Burlington, Ontario**, to consider the following:

Julian Maitland's appeal of Property Standards Order number 26 013988 0000 00 VI, regarding 5286 Dryden Avenue, made July 23, 2026 under the Property Standards By-law 28-2009.

At the hearing the Appeals Committee will decide whether to confirm, modify, rescind or extend the time to comply with the Property Standards Order.

The hearing will be conducted in accordance with the *Statutory Powers Procedure Act*, the *Municipal Act, 2001*, the *Building Code Act, 1992* and Property Standards By-law 28-2009. Additional information respecting the appeal process can be obtained [online](#), or in person at Burlington City Hall, (Legislative Service Department), 426 Brant Street, Burlington, Ontario.

If either you and/or your authorized agent do not attend the hearing on the date and at the time and place indicated, the Appeals Committee may proceed in your absence to render any decision within its jurisdiction, and you will not be entitled to further notice of the proceeding.

The Appeals Committee may start to hear a matter at any time from **1:00 pm** onward. Once a matter has started it may continue to be heard after regular business hours, until such later time as determined by the Appeals Committee.

If you require an interpreter at the hearing, bring someone with you who speaks both your language and English. Your interpreter will be required to affirm that they understand your language, and they will truly interpret from that language to English to the best of their skill and understanding.

If you require other accommodation to fully participate in the hearing, please contact clerks@burlington.ca. Not every request for accommodation will be granted. In considering accommodation, various interests and rights will be considered, including the public's interest in having matters heard efficiently and expeditiously.

Issued on August 17, 2026 to:

Appellant:	Julian Maitland
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CORPORATION OF THE City of Burlington

426 Brant St., P.O. Box 5013, Burlington, Ontario, L7R 3Z6, (905) 335-7731

IN THE MATTER OF the Building Code Act,
S. O. 1992, as amended, Chapter C. 23, Section 15.2

AND IN THE MATTER OF By-law # 28-2009,
as amended

PROPERTY STANDARDS
ORDER TO COMPLY

To: JULIAN MAITLAND
5286 DRYDEN AVE.
BURLINGTON ON L7L 6Z9

RE: File # - 26 013988 000 00 VI 5286 Dryden Ave.

An inspection on or about **July 9th 2026** of your property, **5286 Dryden Ave.**, Burlington, Ontario found that the property does not comply with the standards prescribed by City of Burlington's Property Standards By-Law # 28-2009.

The property described in Schedule "A" hereto does not, with respect to the matters as set out in Schedule "B" hereto, comply with the standards prescribed in By-law # 28-2009, as amended and I hereby require that on or before, **August 23rd 2026**, the repairs described be completed.

I further advise that if such repairs are not completed within the time specified, the City may carry out the repairs at the expense of the owner.

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to:

Property Standards Committee,
C/O Secretary of the Property Standards Committee
City of Burlington
Planning and Building Department
426 Brant Street,
P.O. Box 5031
Burlington, ON L7R 3Z6

on or before **August 10th 2026** stating your grounds for appeal. A fee of \$455.00 is required to be submitted with the Notice of Appeal as per the Rates and Fees By-Law 083-2022 (make cheque or money order payable to the City of Burlington).

Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Dated at the City of Burlington, Ontario

This the 23rd day of July, 2026.

SIGNED, SEALED AND DELIVERED



Sunny Jagatheswaran
Municipal Law Enforcement Officer
P) 905-638-2255
E) sunny.jagatheswaran@Burlington.ca

SCHEDULE "A"

Owner: **JULIAN MAITLAND**

Property Address: **5286 Dryden Ave.**

File # - **26 013988 000 00 VI**

Legal Description: **5286 Dryden Ave. Burlington, 10 PLAN M796 PT BLK 1 RP 20R14427 PART 4**

SCHEDULE "B"

Municipal Address: 5286 Dryden Ave.

Item No.	Deficiency	Location	Repair	By-law Section
1.	The following trees had been identified as hazardous by a certified City Arborist/Forestry Protection Officer. Spruce tree is leaning on fence and must be removed.	Rear yard	Required Action: Remove spruce tree which is leaning on the fence in the rear yard.	Section 4.5: TREES Any tree or any parts thereof that is a hazard shall be removed.

NOTE:

All repairs and maintenance of property required by the standards prescribed by this by-law, shall be carried out in a manner accepted as good workmanship in the trade concerned and with materials suitable and sufficient for the purpose.

Any item that must be repaired or replaced that may require a building permit; the owner is responsible for obtaining a building permit from the City of Burlington's Building Division prior to this work being commenced.

If the building and or structures(s) is to be demolished, a Demolition Permit must be obtained from the Building Division prior to the commencement of the demolition.

Failure to comply with the above may leave the City of Burlington no other alternative but to initiate legal action.

HEARING NOTICE
BURLINGTON APPEALS COMMITTEE
established under

the *Municipal Act, 2001*, the *Building Code Act, 1992* and Business Licensing By-law 42-2008, Public Vehicle By-law 20-2009, Short-Term Accommodation By-law 01-2025, Adult Entertainment By-law 01-2008 and Property Standards By-law 28-2009

A hearing will be held before the Burlington Appeals Committee **on September 24, 2026 at 1:00 p.m. in the Council Chambers, 2nd floor, Burlington City Hall, 426 Brant Street, Burlington, Ontario**, to consider the following:

Angeli Anand's appeal of Property Standards Order number 26 014658 000 00 VI, issued to Infinity (Plains Rd) Corporation c/o Arjun Anand, regarding 40 Plains Rd., made July 30, 2026 under the Property Standards By-law 28-2009.

At the hearing the Appeals Committee will decide whether to confirm, modify, rescind or extend the time to comply with the Property Standards Order.

The hearing will be conducted in accordance with the *Statutory Powers Procedure Act*, the *Municipal Act, 2001*, the *Building Code Act, 1992* and Property Standards By-law 28-2009. Additional information respecting the appeal process can be obtained [online](#), or in person at Burlington City Hall, (Legislative Service Department), 426 Brant Street, Burlington, Ontario.

If either you and/or your authorized agent do not attend the hearing on the date and at the time and place indicated, the Appeals Committee may proceed in your absence to render any decision within its jurisdiction, and you will not be entitled to further notice of the proceeding.

The Appeals Committee may start to hear a matter at any time from **1:00 pm** onward. Once a matter has started it may continue to be heard after regular business hours, until such later time as determined by the Appeals Committee.

If you require an interpreter at the hearing, bring someone with you who speaks both your language and English. Your interpreter will be required to affirm that they understand your language, and they will truly interpret from that language to English to the best of their skill and understanding.

If you require other accommodation to fully participate in the hearing, please contact clerks@burlington.ca. Not every request for accommodation will be granted. In considering accommodation, various interests and rights will be considered, including the public's interest in having matters heard efficiently and expeditiously.

Issued on August 26, 2026 to:

Appellant: Angeli Anand

CORPORATION OF THE City of Burlington
426 Brant St., P.O. Box 5013, Burlington, Ontario, L7R 3Z6, (905) 335-7731

IN THE MATTER OF the Building Code Act,
S. O. 1992, as amended, Chapter C. 23, Section 15.2

AND IN THE MATTER OF By-law # 28-2009,
as amended

PROPERTY STANDARDS
ORDER TO COMPLY

To: INFINITY (PLAINS ROAD) CORPORATION
C/O ARJUN ANAND
2447 VALLEY FOREST WAY
OAKVILLE ON L6H 6X3

RE: File # - 26 014658 000 00 VI 40 Plains Rd.

An inspection on or about July, 30th, 2026 of your property, **40 Plains Rd.**, Burlington, Ontario found that the property does not comply with the standards prescribed by City of Burlington's Property Standards By-Law # 28-2009.

The property described in Schedule "A" hereto does not, with respect to the matters as set out in Schedule "B" hereto, comply with the standards prescribed in By-law # 28-2009, as amended and I hereby require that on or before, September 13th 2026, the repairs described be completed.

I further advise that if such repairs are not completed within the time specified, the City may carry out the repairs at the expense of the owner.

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to:

Property Standards Committee,
C/O Secretary of the Property Standards Committee
City of Burlington
Planning and Building Department
426 Brant Street,
P.O. Box 5031
Burlington, ON L7R 3Z6

on or before **August 25th 2026**, stating your grounds for appeal. A fee of \$445.00 is required to be submitted with the Notice of Appeal as per the Rates and Fees By-Law 083-2022 (make cheque or money order payable to the City of Burlington).

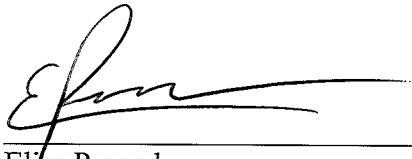
Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Dated at the City of Burlington, Ontario

This the 30 day of July, 2026.

SIGNED, SEALED AND DELIVERED

A handwritten signature in black ink, appearing to read 'Elise Propedo', written over a horizontal line.

Elise Propedo
Property Standards Officer
289-962-7780
elise.propedo@burlington.ca

SCHEDULE "A"

Owner: **INFINITY (PLAINS ROAD) CORPORATION**

Property Address: **40 Plains Rd.**

File # - **26 014658 000 00 VI**

Legal Description: 40 Plains Rd. Burlington, 10 CON BF PT LOT 6

SCHEDULE "B"

Municipal Address: 40 Plains Rd.

Item No.	Deficiency	Location	Repair	By-law Section
1.	The interior stairs, stairways, stairwells, hallways, landings and floors of every part of a building or structure shall be in a safe and clean and sanitary condition, shall be properly painted or otherwise treated, and excessively worn, broken, warped or loose boards, floors and floor coverings must be replaced or repaired in a good workmanlike manner handrails must be securely installed and maintained in a good state of repair.	Floors in entire dwelling	- Repair / replace all flooring in entire dwelling is in a safe and clean and sanitary condition and all excessively worn, broken, warped or loose boards, floors and floor coverings must be replaced or repaired in a good workmanlike manne	2.10.1.a - Interior Hallways, Stairwells, and Floors

2.	The interior stairs, stairways, stairwells, hallways, landings and floors of every part of a building or structure shall be in a safe and clean and sanitary condition, shall be properly painted or otherwise treated, and all interior doors, doorframes and required hardware must be provided and maintained in good condition and properly functioning and closing.	All doors inside dwelling unit	- Repair / replace all interior doors, doorframes and required hardware must be provided and maintained in good condition and properly functioning and closing	2.10.1.b - Interior Hallways, Stairwells, and Floors
3.	The interior ceilings and walls of every building and structure shall be maintained in a safe and sound condition and in a good state of repair.	Entire dwelling	- Repair all walls and ceilings to ensure maintained in a safe and sound condition and in a good state of repair	2.13.1 - Interior Ceilings and Walls

4.	Anything employed in providing water or any energy source serving light, heat, refrigeration or cooking facilities in a dwelling unit occupied by a tenant shall not be disconnected, except for such reasonable period of time as may be required for the purpose of repairing, replacing or altering such service or utility.	Entire dwelling	- Ensure all appliances within dwelling are in working order	2.16.6 - Residential Occupancy Standards
5.	Kitchen Facilities: Every cupboard, kitchen fixture, fitting and supplied appliance shall be maintained in a good state of repair and working order.	- Main floor kitchen	-repair / replace Every cupboard, kitchen fixture, fitting and supplied appliance shall be maintained in a good state of repair and working order.	2.16.8.d - Residential Occupancy Standards
6.	The owner of an apartment building shall provide and install in a secure manner, screens on all exterior door and window openings in each apartment unit.	Top level windows	- Repair / replace all missing and or broken screens from windows at dwelling	2.4.3 - Exterior Doors, Windows and Exterior Trim

7.	Every dwelling unit shall be connected to and supplied with hot and cold running water of adequate water pressure and the hot water shall be at least 43 degrees Celsius measured at the tap after the water runs for at least 30 seconds.	Entire dwelling	repair / replace hot and cold running water to ensure hot water shall be at least 43 degrees Celsius measured at the tap after the water runs for at least 30 seconds.	3.10 - Hot and Cold Running Water
8.	The heating system and all associated mechanical equipment shall be operated and maintained in good working order and in accordance with the Ontario Building Code	Entire dwelling	- Repair / replace The heating system and all associated mechanical equipment within dwelling to ensure in good working order and in accordance with the Ontario Building Cod	3.2.1 - Heating and Ventilating Systems
9.	Drainage and plumbing systems on the property shall be provided, installed and maintained in a good state of repair and shall be free from leaks, defective or dripping taps and other defects.	Entire dwelling unit	- Repair / replace all facets in entire dwelling to ensure in a good state of repair and shall be free from leaks, defective or dripping taps and other defects	3.5.1.b - Drainage and Plumbing Systems
10.	All eaves troughs and drainpipes shall be maintained in good working order and free from health hazards.	Front of dwelling	- Ensure all eaves are maintained in a good working order free of defects and blockages	3.5.2 - Drainage and Plumbing Systems

11.	All exterior property areas shall be maintained in a clean and reasonable condition so as to prevent fire, accidents or health hazards	Rear of property	- Repair exterior land to ensure free and clear of tripping hazards such as holes in ground	4.1 Land
12.	Accessory buildings shall be kept: in a good state of repair and free of accident hazards	Rear of dwelling	Repair / replace or remove rear shed to ensure in a good state of repair and free of accident hazards	4.2.3 - Accessory Buildings

NOTE:

All repairs and maintenance of property required by the standards prescribed by this by-law, shall be carried out in a manner accepted as good workmanship in the trade concerned and with materials suitable and sufficient for the purpose.

Any item that must be repaired or replaced that may require a building permit; the owner is responsible for obtaining a building permit from the City of Burlington's Building Division prior to this work being commenced.

If the building and or structures(s) is to be demolished, a Demolition Permit must be obtained from the Building Division prior to the commencement of the demolition.

Failure to comply with the above may leave the City of Burlington no other alternative but to initiate legal action.

HEARING NOTICE

BURLINGTON APPEALS COMMITTEE

established under

the *Municipal Act, 2001*, the *Building Code Act, 1992* and Business Licensing By-law 42-2008, Public Vehicle By-law 20-2009, Short-Term Accommodation By-law 01-2025, Adult Entertainment By-law 01-2008 and Property Standards By-law 28-2009

A hearing will be held before the Burlington Appeals Committee **on September 24, 2026 at 1:00 p.m. in the Council Chambers, 2nd floor, Burlington City Hall, 426 Brant Street, Burlington, Ontario**, to consider the following:

Ahmed Refai's appeal of Property Standards Order number 26 015447 000 00 VI, issued to Infinity (Plains Road) Corporation c/o Arjun Anand, regarding 40 Plains Rd. basement unit, made August 12, 2026 under the Property Standards By-law 28-2009.

At the hearing the Appeals Committee will decide whether to confirm, modify, rescind or extend the time to comply with the Property Standards Order.

The hearing will be conducted in accordance with the *Statutory Powers Procedure Act*, the *Municipal Act, 2001*, the *Building Code Act, 1992* and Property Standards By-law 28-2009. Additional information respecting the appeal process can be obtained [online](#), or in person at Burlington City Hall, (Legislative Service Department), 426 Brant Street, Burlington, Ontario.

If either you and/or your authorized agent do not attend the hearing on the date and at the time and place indicated, the Appeals Committee may proceed in your absence to render any decision within its jurisdiction, and you will not be entitled to further notice of the proceeding.

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If you require other accommodation to fully participate in the hearing, please contact clerks@burlington.ca. Not every request for accommodation will be granted. In considering accommodation, various interests and rights will be considered, including the public's interest in having matters heard efficiently and expeditiously.

Issued on August 31, 2026 to:

Appellant: Ahmed Refai

CORPORATION OF THE City of Burlington
426 Brant St., P.O. Box 5013, Burlington, Ontario, L7R 3Z6, (905) 335-7731

IN THE MATTER OF the Building Code Act,
S. O. 1992, as amended, Chapter C. 23, Section 15.2

AND IN THE MATTER OF By-law # 28-2009,
as amended

PROPERTY STANDARDS
ORDER TO COMPLY

To: INFINITY (PLAINS ROAD) CORPORATION
C/O ARJUN ANAND
2447 VALLEY FOREST WAY
OAKVILLE ON L6H 6X3

RE: File # - 26 015447 000 00 VI 40 Plains Rd. basement unit

An inspection on or about August 7th, 2026 of your property, **40 Plains Rd. basement unit**, Burlington, Ontario found that the property does not comply with the standards prescribed by City of Burlington's Property Standards By-Law # 28-2009.

The property described in Schedule "A" hereto does not, with respect to the matters as set out in Schedule "B" hereto, comply with the standards prescribed in By-law # 28-2009, as amended and I hereby require that on or before, September 13th 2026 , the repairs described be completed.

I further advise that if such repairs are not completed within the time specified, the City may carry out the repairs at the expense of the owner.

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to:

Property Standards Committee,
C/O Secretary of the Property Standards Committee
City of Burlington
Planning and Building Department
426 Brant Street,
P.O. Box 5031
Burlington, ON L7R 3Z6

on or before **Monday August 31st 2026**, stating your grounds for appeal. A fee of \$445.00 is required to be submitted with the Notice of Appeal as per the Rates and Fees By-Law 083-2022 (make cheque or money order payable to the City of Burlington).

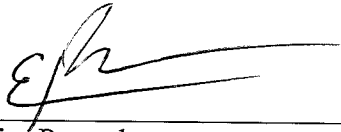
Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Dated at the City of Burlington, Ontario

This the 12 day of August, 2026.

SIGNED, SEALED AND DELIVERED

A handwritten signature in black ink, appearing to read 'E. Propedo', is written over a horizontal line.

Elise Propedo
Property Standards Officer

elise.propedo@burlington.ca

SCHEDULE "A"

Owner: INFINITY (PLAINS ROAD) CORPORATION

Property Address: 40 Plains Rd.

File # - 26 015447 000 00 VI

Legal Description: 40 Plains Rd. Burlington, 10 CON BF PT LOT 6

SCHEDULE "B"

Municipal Address: 40 Plains Rd.

Item No.	Deficiency	Location	Repair	By-law Section
1.	The interior ceilings and walls of every building and structure shall be maintained in a safe and sound condition and in a good state of repair.	Basement kitchen ceiling	- Repair / replace all broken / missing drywall from ceiling	2.13.1 - Interior Ceilings and Walls
2.	All paint, or other wall covering, which is stained or deteriorated, shall be repainted and repaired, missing or loose ceiling or wall tiles shall be repaired or replaced.	Basement unit bedroom	- Ensure all walls and ceilings are maintained free and clear of all staining and deterioration	2.13.2 - Interior Ceilings and Walls

NOTE:

All repairs and maintenance of property required by the standards prescribed by this by-law, shall be carried out in a manner accepted as good workmanship in the trade concerned and with materials suitable and sufficient for the purpose.

Any item that must be repaired or replaced that may require a building permit; the owner is responsible for obtaining a building permit from the City of Burlington's Building Division prior to this work being commenced.

If the building and or structures(s) is to be demolished, a Demolition Permit must be obtained from the Building Division prior to the commencement of the demolition.

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the *Municipal Act, 2001*, the *Building Code Act, 1992* and Business Licensing By-law 42-2008, Public Vehicle By-law 20-2009, Short-Term Accommodation By-law 01-2025, Adult Entertainment By-law 01-2008 and Property Standards By-law 28-2009

A hearing will be held before the Burlington Appeals Committee **on September 24, 2026 at 1:00 p.m. in the Council Chambers, 2nd floor, Burlington City Hall, 426 Brant Street, Burlington, Ontario**, to consider the following:

Ahmed Refai's appeal of Property Standards Order number 26 014699 000 00 VI, issued to Infinity (Plains Road) Corporation c/o Arjun Anand, regarding 50 Plains Rd. made July 31, 2026 under the Property Standards By-law 28-2009.

At the hearing the Appeals Committee will decide whether to confirm, modify, rescind or extend the time to comply with the Property Standards Order.

The hearing will be conducted in accordance with the *Statutory Powers Procedure Act*, the *Municipal Act, 2001*, the *Building Code Act, 1992* and Property Standards By-law 28-2009. Additional information respecting the appeal process can be obtained [online](#), or in person at Burlington City Hall, (Legislative Service Department), 426 Brant Street, Burlington, Ontario.

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Issued on August 31, 2026 to:

Appellant: Ahmed Refai

CORPORATION OF THE City of Burlington
426 Brant St., P.O. Box 5013, Burlington, Ontario, L7R 3Z6, (905) 335-7731

IN THE MATTER OF the Building Code Act,
S. O. 1992, as amended, Chapter C. 23, Section 15.2

AND IN THE MATTER OF By-law # 28-2009,
as amended

PROPERTY STANDARDS
ORDER TO COMPLY

To: INFINITY (PLAINS ROAD) CORPORATION
C/O ARJUN ANAND
2447 VALLEY FOREST WAY
OAKVILLE ON L6H 6X3

RE: File # - 26 014699 000 00 VI 50 Plains Rd.

An inspection on or about July, 30, 2026 of your property, **50 Plains Rd.**, Burlington, Ontario found that the property does not comply with the standards prescribed by City of Burlington's Property Standards By-Law # 28-2009.

The property described in Schedule "A" hereto does not, with respect to the matters as set out in Schedule "B" hereto, comply with the standards prescribed in By-law # 28-2009, as amended and I hereby require that on or before, September 14th 2026, the repairs described be completed.

I further advise that if such repairs are not completed within the time specified, the City may carry out the repairs at the expense of the owner.

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to:

Property Standards Committee,
C/O Secretary of the Property Standards Committee
City of Burlington
Planning and Building Department
426 Brant Street,
P.O. Box 5031
Burlington, ON L7R 3Z6

on or before **August 26th 2026**, stating your grounds for appeal. A fee of \$445.00 is required to be submitted with the Notice of Appeal as per the Rates and Fees By-Law 083-2022 (make cheque or money order payable to the City of Burlington).

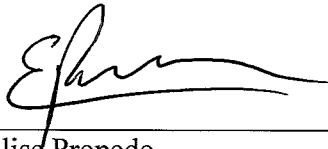
Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Dated at the City of Burlington, Ontario

This the 31 day of July, 2026.

SIGNED, SEALED AND DELIVERED

A handwritten signature in black ink, appearing to read 'Elise Propedo', written over a horizontal line.

Elise Propedo
Property Standards Officer

elise.propedo@burlington.ca

SCHEDULE "A"

Owner: **INFINITY (PLAINS ROAD) CORPORATION**

Property Address: **50 Plains Rd.**

File # - **26 014699 000 00 VI**

Legal Description: 50 Plains Rd. Burlington, 10 CON BF PT LOT 6

SCHEDULE "B"

Municipal Address: 50 Plains Rd.

Item No.	Deficiency	Location	Repair	By-law Section
1.	The interior stairs, stairways, stairwells, hallways, landings and floors of every part of a building or structure shall be in a safe and clean and sanitary condition, shall be properly painted or otherwise treated, and all interior doors, doorframes and required hardware must be provided and maintained in good condition and properly functioning and closing.	Basement unit	- Repair / replace all missing / broken doors - Repair / replace all missing / broken door hardware from interior doors	2.10.1.b - Interior Hallways, Stairwells, and Floors
2.	The interior ceilings and walls of every building and structure shall be maintained in a safe and sound condition and in a good state of repair.	Basement unit	- Repair / replace all broken and missing drywall including but not limited to area outside of bathroom	2.13.1 - Interior Ceilings and Walls

3.	All paint, or other wall covering, which is stained or deteriorated, shall be repainted and repaired, missing or loose ceiling or wall tiles shall be repaired or replaced.	Basement unit stairwell	- Repair / remove all staining on walls within stairway	2.13.2 - Interior Ceilings and Walls
4.	Exteriors of buildings not maintained to prevent the entry of pests and birds.	Rear of dwelling at garage	- Repair / replace all opening at the rear of property to prevent entry of pests and wildlife	2.3.2.b - Exterior Walls and Roofs
5.	Roof including the fascia board, soffit, cornice and flashing not maintained in a weather-tight condition, and able to prevent the leakage of water into the building.	Rear of dwelling at garage	Repair / replace all missing soffit and fascia from the rear of the garage	2.3.3 - Exterior Walls and Roofs
6.	Every dwelling unit shall be connected to and supplied with hot and cold running water of adequate water pressure and the hot water shall be at least 43 degrees Celsius measured at the tap after the water runs for at least 30 seconds.	Basement unit	- Ensure dwelling unit is supplied with hot and cold running water of adequate water pressure and the hot water shall be at least 43 degrees Celsius measured at the tap after the water runs for at least 30 seconds	3.10 - Hot and Cold Running Water

7.	Drainage and plumbing systems on the property shall be provided, installed and maintained in a good state of repair and shall be free from leaks, defective or dripping taps and other defects.	Basement unit	- Repair / replace all broken facets to ensure their intended function	3.5.1.b - Drainage and Plumbing Systems
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NOTE:

All repairs and maintenance of property required by the standards prescribed by this by-law, shall be carried out in a manner accepted as good workmanship in the trade concerned and with materials suitable and sufficient for the purpose.

Any item that must be repaired or replaced that may require a building permit; the owner is responsible for obtaining a building permit from the City of Burlington's Building Division prior to this work being commenced.

If the building and or structures(s) is to be demolished, a Demolition Permit must be obtained from the Building Division prior to the commencement of the demolition.

Failure to comply with the above may leave the City of Burlington no other alternative but to initiate legal action.