

**Property Standards Appeal Committee Report
1198 Rideau St, Sudbury, ON – ACR 729526
Prepared by Kyle Anderson**

On September 16, 2016, at 0930 Officer Anderson attended the property at 1198 Rideau St in Sudbury for an inspection. Present at that time were the property owner [REDACTED], Councillor Kirwan, Brendan Adair, Melissa Laalo and Andre Guillot. He observed a retaining wall located along side lot line shared with 633 Lavoie St. The wall is constructed of wood rail road ties and was observed to be in a state of disrepair. The top of the wall was observed to be leaning out beyond the bottom of the wall and as such, the wall is no longer plumb. Loose and decayed sections were also observed.

A property survey of the property at 633 Lavoie St was received by Officer Anderson from the owner of that address. The survey indicates that the section of the retaining wall running east to west, being the same section of wall that is in a state of disrepair, is located on the lot line shared by 1198 Rideau St and 633 Lavoie St. At the time of the inspection the property owner [REDACTED] indicated that [REDACTED] did not believe [REDACTED] had any responsibility for the wall at that it is solely owned by the abutting property owner. [REDACTED] further indicated that there is a property marker/pin in the ground next to the wall that shows the wall is not on [REDACTED] property. Officer Anderson noted based on a review of the survey obtained by the abutting property owner that the pin brought to attention by [REDACTED] may have been disturbed. At that time, Mr. Guillot also indicated that for safety reasons there should be some temporary shoring installed to keep the wall from falling.

Based on the information contained within the survey and on his observation while on site Officer Anderson issued Orders to Remedy to both property owners requiring that the wall be removed and replaced. The date of compliance was set to November 4, 2016.