



TOWNSHIP OF MELANCTHON PROPERTY STANDARDS APPEAL COMMITTEE HYBRID MEETING AGENDA - THURSDAY, SEPTEMBER 18, 2025 – 6:30 P.M.

Melancthon Township is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/84359451505?pwd=SVUnaGiclINaXD4HIWK0JrEyyNw6IV.1>

Meeting ID: 843 5945 1505

Passcode: 583276

One tap mobile

+12042727920,,84359451505#,,,,*583276# Canada

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Dial by your location

- +1 204 272 7920 Canada
- +1 438 809 7799 Canada
- +1 587 328 1099 Canada
- +1 647 374 4685 Canada
- +1 647 558 0588 Canada
- +1 778 907 2071 Canada
- +1 780 666 0144 Canada

Meeting ID: 843 5945 1505

Passcode: 583276

1. Call to Order

2. Land Acknowledgement Statement

We will begin the meeting by sharing the Land Acknowledgement Statement:

We would like to begin by acknowledging that Melancthon Township recognizes the ancestral lands and treaty territories of the Tionontati (Petun/Wyandot(te)), Haudenosaunee (Six Nations), and Anishinaabe Peoples. The Township of Melancthon resides within the lands named under the Haldimand Deed of 1784 and the Lake Simcoe-Nottawasaga Treaty (Treaty 18).

These territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

3. Declaration of Pecuniary Interest and the General Nature Thereof

4. Approval of Draft Minutes – November 21, 2024

5. Hearing Matter

5.1 – Property Standards Order to Remedy – 582335 County Road 17

6. Adjournment



Phone: 519-925-5525

Fax: 519-925-1110

The Corporation of

The Township of Melancthon

157101 Highway 10, Melancthon, Ontario, L9V 2E6

SENT VIA REGULAR AND REGISTERED MAIL

August 14, 2025

James Martin
Sentry Door Inc.
582335 Dufferin County Rd 17
Melancthon, Ontario
L9V 2L6

FINAL NOTICE FOR COMPLIANCE

On June 14, 2025, the Township of Melancthon received a complaint regarding the property located at 582335 Dufferin County Road 17. The complaint specifically related to the storage of transport truck trailers on the property.

An inspection conducted on the same date confirmed the presence of multiple transport truck trailers stored on the property, including on the portion of the land zoned for agricultural use (A1). For further reference, please see Appendix "A", which contains an aerial photograph. The area highlighted in red provides an approximate delineation of where the trailers are located.

According to Zoning By-law 12-1979, as amended, the subject property is designated as follows:

A1 Zone: 12.85 acres

C3 Zone: 3.15 acres

In accordance with the above mentioned designations, the following are the permitted uses:

A1 Zone

- a) A farm, as defined herein and including accessory uses; (Amended by By-law 12-82)

- b) A kennel
- c) A riding stable
- d) A nursery or commercial greenhouse
- e) An animal hospital
- f) Forestry or conservation uses
- g) A wayside pit
- h) A home occupation, subject to the provisions of Section 3.13

C3 Zone

- a) A farm implement outlet
- b) A farm service and supply depot
- c) A welding or machine shop
- d) An agricultural auction establishment
- e) Open storages of goods and materials as an accessory use to the above permitted uses
- f) Accessory uses to the above permitted uses including 1 single family dwelling for the owner or operator of the principle use of a dwelling unit or units in accordance with the provisions of Section 3.8.

The current location of the transport trailers does not conform to the uses permitted under the Township's Zoning By-law. The portion of the land zoned A1 is not being actively used as a farm, which is defined in the by-law as:

Farm: means lands used for the growing of crops, the grazing or pasturing of livestock, or dairying, and includes a farm dwelling and accessory buildings.

Farm Implement Dealer: means an establishment for the repair and/or sale of agricultural implements including the sale of fuel, lubricants and related items for agricultural equipment on the same premise.

Additionally, there is no evidence to suggest that:

- A welding or machine shop is located on the agricultural portion of the property;
or
- An agricultural auction establishment is operating on the lands in question.

As such, the open storage of goods and materials—including but not limited to the transport trailers—is not a permitted use on this property.

It has also been identified that **Sentry Doors Inc.** is currently occupying the C3-zoned portion of the property. As you are aware, the Township previously investigated a similar complaint in **November 2023**, where trailers were parked in the commercial (C3) zone. At that time, it was agreed that the trailers would be removed as part of prosecution efforts initiated by the Township.

Option 1: Remove the trailers immediately from the property by no later than
Compliance date: September 14, 2025

Option 2: Submit application for a Pre-Consultation.
Compliance date: September 14, 2025

Also attached to this notice is a **Property Standards Order** issued under By-law 27-2019, as amended, Section 5, Subsection 5.4, which states:

Wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left on a property that is not otherwise exempt from the requirements of this By-law, unless it is necessary for and ancillary to the operation of a business enterprise or farm use lawfully situated on the property.

As such, the storage of these vehicles is also in violation of the Township of Melancthon Property Standards By-law

Failure to comply with any of the above mentioned by the prescribed dates will result in potential legal consequences of this matter would include charges issued pursuant to section 34 of the Planning Act and section 67 of the Planning Act relating to zoning bylaws.

Your anticipated cooperation is appreciated. Should you have any questions or concerns please contact the undersigned at your earliest convenience.

Regards,



Chris Johnston
By-law Enforcement Officer
Tel: 519-717-2746
Email: jconsulting.enforcement@gmail.com

Appendix "A"





Phone: 519-925-5525

Fax: 519-925-1110

The Corporation of

The Township of Melancthon

157101 Highway 10, Melancthon, Ontario, L9V 2E6

ORDER TO COMPLY

*Issued pursuant to section 15.2(2) of The Building Code Act S.O. 1992, c. 23, as amended
and The Corporation of the Township of Melancthon Property Standards By-law 27-2019, as amended*

SENT VIA REGULAR AND REGISTERED MAIL

DATE: AUGUST 14, 2025

LOCATION/ADDRESS:

Address: 582335 County Rd 17, Melancthon ON L9V 2L6

Legal Description: MELANCTHON CON 2 SWTSR

Roll Number: 2219 0000 005 16800

ISSUED TO:

Name: Martin James

Address: 582335 County Rd 17, Melancthon ON, L9V 2L6

WHEREAS the property described above is owned by you, or in which you have an interest has been inspected by a Property Standards Officer on **JUNE 14, 2025**

REPAIRS/CLEARANCE

The property described above does not conform with the standards prescribed in Property Standards By-law 27-2019, as amended of the Township of Melancthon. **IT IS HEREBY ORDERED**, pursuant to Section 15.2(2) of the Ontario Building Code Act, S.O. 1992, C.23, as amended, that the violations set out in the attached **Schedule "A"** be remedied and the property be brought into compliance with the prescribed standards.

TIME TO COMPLY

**THE TERMS AND CONDITIONS OF THE ORDER MUST BE COMPLIED WITH ON OR BEFORE
SEPTEMBER 14, 2025**

NOTICE

Take notice that if such repair or clearance is not carried out within the time specified in this Order, the Municipality may carry out the repair or clearance at the expense of the owner and place all costs on the tax roll for the property as a priority lien, in accordance with section 1 of the Municipal Act 2001. And further,

Take notice that if such repair or clearance is not carried out within the time specified in this Order, the Municipality shall place a penalty of \$2000.00 for non-compliance.

APPEAL

When the Owner or Occupant upon whom an Order has been served is not satisfied with the terms or conditions of the Order, the Owner or Occupant may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to the Secretary of the Committee within (14) days after service of the Order. The address of the Committee is: The Township of Melancthon, Town Hall, 157101 Highway 10, Melancthon Ontario, L9V 2E6.

THE FINAL DATE FOR GIVING NOTICE OF APPEAL FROM THIS ORDER IS <u>SEPTEMBER 2, 2025</u>

AN ORDER THAT IS NOT APPEAL WITHIN THE TIME SPECIFIED SHALL BE DEEMED TO BE CONFIRMED

FAILURE TO COMPLY

- a) Every person who contravenes any of the provisions of this By-law is guilty of an offence and upon conviction therefore is liable to a penalty or penalties as provided in the Provincial Offences Act, R.S.O. 1990, c.P.33
- b) Every person who contravenes any of the provisions of this By-law is guilty of an offence and upon conviction therefore is liable to a penalty or penalties as provided in Section 36 of that Act, as may be amended, for each offence committed.



Issued By:
Chris Johnston
Property Standards Officer
519-717-2746



Phone: 519-925-5525

Fax: 519-925-1110

The Corporation of

The Township of Melancthon

157101 Highway 10, Melancthon, Ontario, L9V 2E6

SCHEDULE "A"

Defects and conditions not in compliance with Property Standards By-law 27-2019, as amended

Item	Section	Defect & Remedy
1.	5.4 - Wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left on a property that is not otherwise exempt from the requirements of this By-law, unless it is necessary for and ancillary to the operation of a business enterprise or farm use lawfully situated on the property.	<p>Location: On the agricultural lands, shows numerous transport truck trailers being stored, not ancillary to an active farming operation or a permitted by business as defined within the Township of Melancthon Property Standards and Zoning By-law, as amended, as follows:</p> <p><i>Farm: means land used for the tillage of soil, the growing of vegetables, fruits, grains or other staple crops. This definition</i></p> <p>Remedy: Remove all trailers from the property, by the aforementioned date.</p> <p>OR</p> <p>Submit the appropriate application through the Township of Melancthon Zoning By-law to obtain a variance.</p>

Appeal Letter

RECEIVED

AUG 27 2025

James Martin

[REDACTED]

August 27, 2025

Chris Johnston

Property Standards Officer

Melancthon Township

Dear Chris Johnston,

I am writing to formally appeal the compliance date of Sept 14th in the recent letter I received concerning trailers stored on my property - dated August 14th 2025.

Thank you for your attention to this matter. I look forward to your response. Please feel free to contact me at [REDACTED] to schedule a convenient time for us to meet.

Sincerely,

James Martin

Sentry Door Inc.

[REDACTED]