



**TOWNSHIP OF MELANCTHON
PROPERTY STANDARDS APPEAL COMMITTEE HYBRID MEETING
AGENDA - THURSDAY, APRIL 16, 2026 – 7:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/89203193795?pwd=5Ia0h9qmUT4rxHXxKJtBIk7AggTliL.1>

Meeting ID: 892 0319 3795
Passcode: 830546

One tap mobile
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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 – September 18, 2025

5. Hearing Matter

5.1 – Property Standards Order to Comply – 161 Main Street

6. Adjournment



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 MAIL AND COURIER

DATE: MARCH 9, 2026

LOCATION/ADDRESS:

Address: 161 Main Street, Melancthon ON, L9V 1X7

Legal Description: LT 47, PL 34A; MELANCTHON
PIN 34125-0042

Roll Number: 2219 000 001 09200

ISSUED TO:

Name: Karen Bahia Beach-Eldner

Address: 161 Main Street, Melancthon ON, L9V 1X7

Name: The Bank of Nova Scotia

Address: 10 Wright Blvd, Stratford, ON N4Z 1H3

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 **JANUARY 31, 2026**

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
MAY 1, 2026**

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 MARCH 29, 2026

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.

Chris Johnston

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 # By-law Excerpt	Location	Remedy Required
1	14.1 Exterior walls, roofs, chimneys, eaves, foundations, doors, shutters, balconies, porches, exterior steps or stairs, ramps and signs appurtenant to or attached to any building or structure shall be maintained so as to be free of defects which may constitute possible accident hazards.	Exterior of the dwelling, including the chimney, exterior walls, roof edge, and eaves.	Repair and maintain the exterior of the dwelling, including the chimney, exterior walls, roof edge, and eaves, so the dwelling is free of defects which may constitute possible accident hazards.
2	14.2 Every part of any building shall be maintained in a safe and structurally sound condition so as to be capable of sustaining safely its own weight and any additional weight as may be put on it through normal use. Building materials which have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.	Exterior building components.	Repair and/or replace all damaged, rotted, and deteriorated exterior building materials to ensure the dwelling is maintained in a safe and structurally sound condition.
3	14.3 Exterior building walls and components shall be maintained in good repair free from cracked, broken, rotten, loose or warped masonry, stucco and other defective cladding or trim.	Exterior walls, cladding, and trim of the dwelling.	Repair and/or replace all defective exterior cladding and trim, including any cracked, broken, rotten, loose, warped, or deteriorated exterior materials, and ensure exterior walls and components are maintained in good repair.
4	14.5 All other exterior surfaces shall be	Exterior wall and roof edge areas	Repair and/or replace missing or defective

	composed of materials which provide adequate protection from the weather.	where materials are missing or deteriorated.	exterior materials to ensure all exterior surfaces provide adequate protection from the weather.
5	16.1 The roof and any cornice flashing, fascia, soffit, coping, gutter, rainwater leader, vent or other roof structure, (a) shall be watertight; (b) shall be maintained to properly perform their intended function; and (c) shall be kept clear of obstructions, hazards and dangerous accumulations of snow and ice.	Roofline of the dwelling, including fascia, soffit, and roof drainage components.	Repair and/or replace all damaged, missing, or deteriorated fascia, soffit, and roof drainage components (including gutters/eavestroughing, if present), and ensure the roof structure is watertight and properly performs its intended function.
6	27.1 Every existing opening in the exterior surface of a building designed for a door or window shall be equipped with a door or window capable of performing the intended function.	Exterior windows and window openings of the dwelling.	Ensure every exterior opening intended for a window is equipped with a window capable of performing the intended function. Replace missing windows and/or repair openings as required.
7	27.2 Doors, windows and skylights shall be maintained so that they are weathertight, and any damaged or missing parts are repaired or replaced.	Exterior windows of the dwelling.	Repair and/or replace all damaged or missing window components so that all windows are weathertight and maintained in good repair.
8	5.1 All yards and vacant property shall be kept clean and free from rubbish and other debris and from objects or conditions that might create a health, fire or accident hazard to any occupants, or a hazard or detriment to the environment, or surface or ground water.	Yard areas of the property.	Remove and properly dispose of all debris and objects in the yard that may create a health, fire, or accident hazard, and leave the yard in a clean and orderly condition.
9	5.1 All yards and vacant property shall be kept clean and free from rubbish and other debris and from objects or conditions that might create a health, fire or accident hazard to any occupants, or a hazard or detriment to the environment, or surface or ground water.	Rear yard area of the property.	Remove and properly dispose of the fallen tree and all associated debris from the rear yard area, and ensure the rear yard is maintained free from objects or conditions that may create a health, fire, or accident hazard.

RECEIVED

MAR 16 2026



To The Township of Melancthon
157101 Highway 10, Melancthon, Ontario, L9V 2E6
Attn: Property Standards Committee – Notice of Appeal

I, Bahia Karen Beach Eldner is requesting a meeting to Appeal the Order to Comply on the property at 161 Main Street, Melancthon, ON, L9V 1X7.

As the Township is aware, the family is currently in the process of obtaining the necessary permits to proceed with repairs to the property. The application is presently under review by the Nottawasaga Valley Conservation Authority (NVCA), as we were directed by the Township of Melancthon to obtain NVCA approval as the first step in this process. If there is any way the Township can assist in facilitating or expediting this review, it would be greatly appreciated. Upon receipt of the NVCA approvals, we will promptly submit the required permit applications to Dufferin County and the Township of Melancthon, together with the engineers-stamped drawings.

The required permits are essential, as the scope of work includes modifications to the roof structure on the house and garage, the addition of a porch, and various exterior components that are addressed in the Property Standards By-law 27-2019, needed to bring the building up to current standards.

We fully understand that the timeline for this project is lengthy; however, much of the process is out of our control. Significant time was required to work through insurance matters and to secure a qualified contractor and engineer willing to take on a project this size. At this stage, we are awaiting permit approvals.

The trees were professionally removed by an arborist in November, with the intention of addressing potential hazards in advance of the winter storm season. Arrangements were made at the same time with a neighbor returning in the spring to collect all three trees.

The ongoing imposition of \$2,000.00 penalty fees is creating a substantial and unwarranted financial hardship for the family and is, in our view, unjust given the circumstances. These fees are being assessed despite our consistent, good-faith efforts to comply with all requirements and directives.

Please be assured that we are committed to restoring the building in a manner that meets all regulatory requirements and contributes positively to the Main Street of Horning's Mills community. While the process has been both frustrating and emotionally challenging for our family, we remain dedicated to seeing this project through.

For Your Consideration,
Bahia Eldner & Shayna Pacheo
161 Main St, Melancthon, ON, L9V 2E6
705-718-8199 / 705-241-1243
b.eldner@hotmail.com / shaynazoann@gmail.com



The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

Telephone - (519) 925-5525

Fax No. - (519) 925-1110

Website: www.melancthontownship.ca

Email: info@melancthontownship.ca

Sent by Courier and Regular Mail

March 18, 2026

Bahia Karen Beach-Eldner
161 Main Street
Melancthon, Ontario
L9V 1X7

Dear Ms. Beach-Eldner

Re: Order to Comply - Appeal received March 16, 2026

Please be advised that the Property Standards Appeal Committee is in receipt of your letter requesting an appeal of the Order to Comply, issued on March 9, 2026 for property located at 161 Main Street.

The Property Standards Appeal Committee is established under the authority of the *Building Code Act* and the Township of Melancthon Property Standards By-law 27-2019 and has the mandate to hold hearings pertaining to property standards. As such, the Committee will hear your appeal on **Thursday, April 16, 2026 at 7:00 p.m.** The meeting will be held in the Council Chambers, 157101 Highway 10, Melancthon, Ontario.

You may wish to submit evidence to be presented at the hearing. All evidence (copies of each document) must be provided to the Clerk's office, addressed to my attention, at least three (3) business days prior to the hearing (no later than 4:30 p.m. on April 13, 2026). You will have an opportunity to present your evidence and information materials to the Committee as part of the hearing process.

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Please be advised that this is a quasi-judicial body, and as such, is required under the *Statutory Powers Procedures Act*, to hold hearings that are open to the public, subject to certain exceptions in which the Committee may decide to hold the hearing in the absence of the public. Thus, your appeal will be open to the public and any member of the public may attend and view the proceedings. In addition, the agenda for the meeting and the subsequent minutes and recording of the meeting will be posted on the Township's website.

Pursuant to Section 5.4(3)(b) of the *Statutory Powers Procedure Act*, if the party notified does not attend the hearing, the tribunal may proceed in the party's absence and the party will not be entitled to any further notice in the proceedings.

Should you have any questions or concerns, please contact me directly at 519-925-5525.

Yours truly,

Original Signed

Denise B. Holmes, AMCT
CAO/Clerk

- c. Chris Johnston, By-law Enforcement Officer
Property Standards Appeal Committee