



**TOWNSHIP OF MELANCTHON
PROPERTY STANDARDS APPEAL COMMITTEE HYBRID MEETING
AGENDA - THURSDAY, APRIL 28, 2026 – 7:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/89733268018?pwd=h7UjpLx0qYa2kXdw6EMAbNW5Pz0oP1.1>

Meeting ID: 897 3326 8018

Passcode: 629641

One tap mobile

+17789072071,,89733268018#,,,,*629641# Canada

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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 – April 16, 2026

5. Hearing Matter

5.1 – Property Standards Orders to Comply – 097545 4th Line SW (**Please note: This Hearing Matter will be held in Closed Session Section 239(2)(b) of the Municipal Act regarding personal matters about an identifiable individual**)

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

REGULAR MAIL AND COURIER

DATE: MARCH 18, 2026

LOCATION/ADDRESS:

Address: 097545 4TH LINE SW, MELANCTHON ON L9V 2C2

Legal Description: LTS 263 & 264, CON 4 SWTS ;
MELANCTHON

Roll Number: 22-19-000-005-20700

ISSUED TO:

Name: Miller, David Douglas

Address: 097545 4TH LINE SW, MELANCTHON ON L9V 2C2

Name: Miller, David Douglas

Address: R.R. #6, Dundalk, Ontario, N0C 1B0

**SENT TO
(FOR INFORMATION)**

Name: The Toronto-Dominion Bank

Address: 150 First St, Orangeville, ON L9W 3T7

Name: 1510959 Ontario Inc

Address: 7 Third Street, Collingwood, ON L9Y 1K4

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 APRIL 6, 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



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 & Excerpt	Location	Defect & Remedy
1.	<p>14.6 - Any dilapidated or collapsing building(s) and structure(s) shall be repaired and maintained in accordance with the standards herein or such building(s) or structure(s) shall be removed, the property cleared of all remains and left in a graded level and tidy condition.</p> <p>Ontario Building Code Act, 1992, S.O. 1992, c.23 (as amended) Inspection powers of officer – 15.8 (1) For the purposes of an inspection under section 15.2, an officer may: (a) "require the production for inspection of documents or things, including drawings or specifications, that may be relevant to the property or any part thereof;" (b) "inspect and remove documents or things relevant to the property or part thereof for the</p>	<p>Dwelling located on the property at 097545 4th Line SW.</p>	<p>Condition:</p> <p>The dwelling shows signs of dilapidation and disrepair, and there are concerns respecting the structural integrity and safety of the dwelling. More specifically, at the rear of the dwelling, exposed cinder blocks were observed and are exposed to the weather, permitting precipitation to enter the basement area. The blocks appear misshapen and were observed without mortar or cement securing the assembly. A steel I-beam was also observed to be loosely fastened, creating a potential structural and safety hazard</p> <p>Order / Remedy</p> <p>You are hereby ordered to:</p> <ol style="list-style-type: none"> 1. Obtain a written report from a Structural Engineer (P.Eng.) licensed in the Province of Ontario to determine the structural integrity and safety of the dwelling. 2. The report shall outline the condition of the building envelope and shall provide the scope of work required for repair to bring the dwelling into a safe and structurally sound condition. 3. A copy of the report shall be

	purpose of making copies or extracts;" (c) "require information from any person concerning a matter related to a property or part thereof;"		provided to the Officer by email at: jconsulting.enforcement@gmail.com
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TIME TO COMPLY
THE TERMS AND CONDITIONS OF THE ORDER MUST BE COMPLIED WITH ON OR BEFORE
JUNE 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.

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Chris Johnston

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Chris Johnston
Property Standards Officer



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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 & Excerpt	Location	Defect & Remedy
1.	<p>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. Open, non-forested areas of all yards shall be graded so that a permanent grass cover can be established and maintained, and all reasonable means shall be employed to prevent erosion and sedimentation, control weeds and present an orderly and well-kept appearance</p>	Throughout the farmland and exterior areas of the property.	<p>You are hereby ordered to:</p> <ol style="list-style-type: none"> 1. Remove and properly dispose of all rubbish and other debris from all yards, open areas, and farm land areas of the property. 2. Remove objects or conditions that might create a health, fire or accident hazard, or a hazard/detriment to the environment or surface/ground water. 3. Maintain the yard areas to present an orderly and well-kept appearance, including grading of open non-forested yard areas where required to support a permanent grass cover and to prevent erosion/sedimentation and control weeds (as applicable to the yard area). <p>All rubbish, debris, refuse, and removed materials shall be properly disposed of at an approved waste disposal facility and shall not be buried, dumped, or relocated elsewhere on the property.</p>
<p>5.3 - All farm land shall be kept free and clear of rubbish or other debris, and all farms shall use normal farm practices to control injurious insects, termites, rodents, vermin or other pests and remove dead, decayed or</p>			

	damaged trees that may create a health, fire or accident hazard		
2.	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.	Exterior yard and farmland areas of the property.	<p>You are hereby ordered to:</p> <p>Remove all wrecked, discarded, dismantled, unlicensed, unplated, derelict, and abandoned vehicles and similar items from the property.</p> <p>All rubbish, debris, refuse, and removed materials shall be properly disposed of at an approved waste disposal facility and shall not be buried, dumped, or relocated elsewhere on the property.</p>
3.	8.1 - Accessory buildings and fences shall be kept in good repair and free from health, fire and accident hazards.	Accessory building(s) located on the property.	<p>You are hereby ordered to:</p> <p>Repair and maintain all accessory buildings so they are kept in good repair and free from health, fire, and accident hazards, including repairing/replacing missing, rotted, or damaged exterior materials and securing loose components.</p> <p>OR</p> <p>Demolish the buildings</p>
4.	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 located on the property.	<p>You are hereby ordered to:</p> <p>Repair and maintain the dwelling exterior including eaves and exterior building components so they are free from defects that may constitute an accident hazard.</p>

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 eavestroughing).	Repair/replace eavestroughing and roof drainage components to ensure they are watertight, properly functioning, and maintained as intended.
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 openings on the dwelling.	Ensure every exterior opening intended for a window is properly equipped with a window capable of performing the intended function. Replace missing windows and/or remove improper coverings where 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/replace all damaged or missing window components so windows are weathertight and maintained in proper condition.

RECEIVED

APR 01 2026

APRIL 1 2026

I DAVID MELLER WOULD LIKE TO
APPEAL THE ORDER TO COMPLY DATED MARCH 10 2026



097545 4TH LINE SW



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

April 8, 2026

David Miller
097545 4th Line SW
Melancthon, Ontario
L9V 2C2

Dear Mr. Miller:

Re: Order to Comply - Appeal received April 1, 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 18, 2026 for property located at 097545 4th Line SW.

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 **Tuesday, April 28, 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 23rd, 2026). You will have an opportunity to present your evidence and information materials to the Committee as part of the hearing process.

...2

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. Please be advised that this appeal hearing will be closed to the public, but the agenda for the meeting and the subsequent minutes (open session) and recording of the meeting (open session only) 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