



**TOWNSHIP OF MELANCTHON
PROPERTY STANDARDS APPEAL COMMITTEE HYBRID MEETING
AGENDA - THURSDAY, SEPTEMBER 17, 2026 – 7:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/86902247329?pwd=JaIalDBgUItxq219b1j0ny1zSrFsdK.1>

Meeting ID: 869 0224 7329

Passcode: 897327

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 – April 28, 2026

5. Hearing Matter

5.1 – Property Standards Orders to Comply – 582437 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

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 POSTED, REGULAR MAIL AND COURIER

DATE: AUGUST 13, 2026

LOCATION/ADDRESS:

Address: 582437 County Rd 17

Legal Description: CON 1 SW PT LOT 290

Roll Number: 2219 000 005 05400

ISSUED TO:

Name: Grewal, Jaskaran

Address: 1120 Sydenham Rd, Kingston ON, K7M 3L9

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 **AUGUST 8, 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
AUGUST 31, 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 AUGUST 31, 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.



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	Defect & Remedy
1. – Dryer vent defect	25.1 - All dwelling units shall be provided with natural or mechanical means of ventilation that is adequate for the use of the space.	<u>Defect</u> The clothes dryer exhaust was observed venting into the furnace/mechanical room, contributing to moisture accumulation. <u>Order / Required Action</u> Immediately disconnect, cap, or otherwise secure the dryer exhaust to prevent discharge into the interior of the dwelling until it can be properly vented to the exterior in accordance with applicable standards.
2. – Remove and Replace Visibly Mold-Affected Drywall	18.1 Every floor of a basement, cellar or crawl space, and every slab at ground level, foundation wall, wall and roof shall be structurally sound, weathertight and damp proofed and shall be maintained so as to reasonably protect against deterioration, including that due to weather, fungus, dry rot, rodents, vermin or insects. 25.1 - All dwelling units shall be provided with natural or mechanical means of ventilation that is adequate for the use of the space.	<u>Defect</u> Visible mould growth was observed on drywall surfaces in and around the furnace room and adjacent areas. <u>Order / Required Action</u> Remove and replace all visibly mould-affected drywall and materials, and clean affected areas using appropriate remediation methods to eliminate visible contamination.

3. - Repair or Replace Damaged Flooring	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. 18.1 - Every floor of a basement, cellar or crawl space, and every slab at ground level, foundation wall, wall and roof shall be structurally sound, weathertight and damp proofed and shall be maintained so as to reasonably protect against deterioration, including that due to weather, fungus, dry rot, rodents, vermin or insects.	<u>Defect</u> Flooring within the dwelling unit including the basement and upstairs laundry room, were observed to be detached, uneven, and spongy in multiple areas, creating a potential accident hazard. <u>Order / Required Action</u> Repair or replace damaged and detached flooring to provide a safe, level, and secure walking surface throughout the dwelling unit.
4.	27.1 Doors, windows and skylights 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. 27.2 Doors, windows and skylights shall be maintained so that they are weathertight, and any damaged or missing parts are repaired or replaced.	<u>Defect</u> Within the basement, each window showed significant condensation and moisture build-up on the inside pane. Furthermore, some windows showed broken screens. <u>Order / Required Action</u> Repair or replace damaged windows to ensure compliance with sections 27.1 and 27.2 <u>Defect #2</u> Within the basement, doors leading into the unit and within the unit do not seal properly against the frame, requiring significant force to close and/or open. <u>Order / Required Action</u> Adjust the door hinges, repair or replace the doors

5.	24.1 Heating systems, including stoves, heating appliances, fireplaces intended for use, chimneys, fans, pumps and filtration equipment, shall be maintained in a good state of repair and in a safely operable condition	<u>Defect</u> The stove located in the upstairs unit is malfunctioning and does not turn on. Thus cannot be used. <u>Order / Required Action</u> Repair the stove or replace entirely.
6.	6.1 Human Sewage, waste water, and organic waste shall be discharged into a sewage system approved by the Ministry of the Environment and/or the Dufferin County Building Department. 6.2 No Human Sewage, organic waste, or waste water of any kind shall be discharged onto the surface of the ground, whether onto a natural or artificial surface, drainage system or into any lake, stream, ditch or watercourse. 6.3 Where a sewage system does not exist, sewage, waste water, and organic waste shall be disposed of in a manner acceptable to the local health authorities.	<u>Defect</u> Within the mechanical room of the basement, where the furnace, sewage ejector pump and hot water tank are located, showed sewage and organic waste ponding/pooling on the floor. Thus causing a hazardous condition. Further observation showed the staining of sewage markings on the sewage ejector pump. <u>Order / Required Action</u> 1. Immediately cease and prevent the discharge or leakage of sewage and wastewater within the building. 2. Repair or replace the sewage ejector pump and/or any associated piping, fittings, connections, seals or other components responsible for the leakage or discharge, in accordance with the requirements and direction of the County of Dufferin and all applicable requirements of the Building Code Act, 1992 and Ontario Building Code. 3. Remove all sewage, wastewater and organic waste from the affected area and thoroughly clean and sanitize all affected floor and building surfaces. 4. Upon completion of the required work, provide written documentation from a qualified plumber confirming that the sewage ejector pump, associated plumbing and sewage disposal system have been inspected, are free from leakage or defects, and are operating as intended.

RECEIVED

AUG 27 2026

Date: August 20, 2026

To: Secretary of the Property Standards Committee, The Township of Melancthon, 157101 Highway 10, Melancthon, ON L9V 2E6

From: Jaskaran Grewal, 1120 Sydenham Rd, Kingston, ON K7M 3L9

RE: NOTICE OF APPEAL — ORDER TO COMPLY (Section 15.2(2), Building Code Act, 1992)

Property Address: 582437 County Rd 17

Roll Number: 2219 000 005 05400

Date of Order: August 13, 2026

Please accept this letter as formal Notice of Appeal to the Property Standards Committee regarding the Order to Comply issued on August 13, 2026.

Grounds for Appeal:

- **Frustration of Compliance Due to Tenant Denial of Access:** The Appellant acted in good faith to retain contractors to perform the required repairs outlined in Schedule "A". However, the tenant actively obstructed the work, refused entry, and contacted the police to turn the contractors away from the premises.
- **Impossibility of Performance Within Prescribed Time:** Compliance by August 31, 2026 is impossible due to unlawful tenant interference, which requires legal and administrative remedies under the *Residential Tenancies Act, 2006* to regain lawful access.

Relief Requested:

The Appellant respectfully requests that the Committee:

- Grant an extension of the compliance timeline until lawful access can be established or enforced.
- Stay any administrative penalties, inspection fees, or municipal work-order actions during this period.

[Signature]

Jaskaran Grewal



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

September 1, 2026

Jaskaran Grewal
1120 Sydenham Road
Kingston, Ontario
K7M 3L9

Dear Mr. Grewal,

Re: Order to Comply - Appeal received August 27, 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 August 13, 2026 for property located at 582437 County Road 17.

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, September 17, 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 September 14, 2026). You will have an opportunity to present your evidence and information materials to the Committee as part of the hearing process.

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