



Agenda
Property Standards Committee

Wednesday, March 12, 2025, 6:00 p.m.

In-Person Participation

The Corporation of the Town of Orangeville

Town Hall - 87 Broadway

Orangeville, Ontario

NOTICE

Members of the public wishing to view the Property Standards meeting are welcome to attend in-person.

Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

Prior to the meeting, written comments may be sent by email to jlavecchiasmith@orangeville.ca.

Such written comments will become part of the public record.

Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2242 or via email at clerksdept@orangeville.ca

1. Call to Order

2. Disclosures of (Direct or Indirect) Pecuniary Interest

3. Land Acknowledgment

We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

Recommendations:

That the minutes of the following meeting are approved:

4.1 2025-01-15 Property Standards Committee Meeting Minutes

5. Hearing Matter

5.1 Property Standards Order - 54 Ontario Street

6. Adjournment



Minutes of a Property Standards Committee

Electronic Participation

January 15, 2025, 6:00 p.m.

Electronic and In-Person Participation - Property Standards

Town of Orangeville

(Chair and Deputy Clerk at Town Hall - 87 Broadway)

Members Present: Alan Howe, Chair
 Ashley Harris, Vice Chair
 Brian Wormington
 Michael Demczur
 Rita Baldassara

Staff Present: Lindsay Raftis, Acting Deputy Clerk
 Ray Luffman, By-law and Property Standards Officer

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgment

The Chair acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Chair also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

Moved by Rita Baldassara

That the minutes of the following meeting are approved:

4.1 2024-09-11 Property Standards Committee Meeting Minutes

Carried Unanimously

5. Hearing Matter

5.1 Property Standards Order - 56 Church Street

Alan Howe, Chair spoke to the property standards appeal for 56 Church Street.

Teresa Riseborough identified herself as the Appellant. The Chair asked for any objections to any of the Committee members sitting. No objections were identified.

The Chair asked for any preliminary matters from either parties that should be heard. No preliminary matters were raised.

Lindsay Raftis, Acting Deputy Clerk, had Ray Luffman, By-law and Property Standards Officer, complete the affirmation.

Mr. Luffman provided an overview of the file relating to 56 Church Street, and advised the contents of the Order issued.

The Chair asked Mr. Luffman to identify what violations have been corrected by referencing the number outlined in the order. Mr. Luffman identified that violation number five, to repair the door to the shed in the back yard, had been corrected.

Lindsay Raftis, Acting Deputy Clerk, had Ms. Riseborough complete the affirmation. Ms. Riseborough advised that she is the registered owner of 56 Church Street. The purpose of her appear is to request an extension of six months and the removal of violation number two, to remove the dead tree from the back yard. Ms. Riseborough spoke to the history of the property and provided the Committee with the plan to bring the property into compliance.

The Chair asked for questions from the Committee. Members of the Committee asked questions and received responses from Mr. Luffman and Ms. Riseborough.

The Committee recessed from 6:26 p.m. to 6:30 p.m.

Moved by Ashley Harris

The Property Standards Committee decided to:

- 1. Uphold the Property Standards Order issued on November 13, 2024.**
- 2. Amend the Order to remove number 2 in Schedule A to remedy the removal of the dead tree from the back yard.**
- 3. Amend the date to bring the property into a condition of compliance in accordance with the Order issued on November 13, 2024 and per the prescribed standards as set out in the Property Standards By-law No. 6-2002, as amended, to on or before August 13, 2025.**

Carried Unanimously

Reason: After hearing evidence from the Appellant and the Officer, the Committee does not deem the tree referenced in violation number 2 in the property standards order issued on November 13, 2024 to be a risk and therefore supports the removal from the order. Due to the current season, some of the work cannot be completed at this time, however the Appellant has secured contractors to complete the work in the spring and summer months and has been actively working to bring the property into compliance. The Committee supports the request to amend the Order and allow for additional time to bring the property into compliance.

6. Adjournment

Moved by Rita Baldassara

The meeting was adjourned at 6:32 p.m.

Carried Unanimously