



**GEORGINA**

**THE CORPORATION OF THE  
TOWN OF GEORGINA  
Appeals Committee (Property Standards) Agenda**

Monday, April 20, 2026

7:00 PM

**Pages**

**1. CALL TO ORDER**

The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of the Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.

**2. APPOINTMENT OF CHAIR**

**3. DECLARATION OF PECUNIARY INTEREST**

**4. EXPLANATION OF MEETING PROCEDURE**

**5. INTRODUCTION OF ADDENDUM ITEM(S)**

**6. APPROVAL OF AGENDA**

**7. REQUESTS FOR DEFERRAL OR WITHDRAWAL**

**8. PROPERTY STANDARDS APPEALS**

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**8.1 Property Standards Appeal 25-4684**

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Owner - Deirdre Range, Jessica Range, & Jeremy Range, located at 18 Della Street, Sutton.

Requesting appeal for Property Standards Order issued for "18 Della Street".

**9. ADOPTION OF MINUTES**

9.1 Minutes of the meeting held on May 26, 2025.

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**10. OTHER BUSINESS**

**11. NEXT MEETING**

April 29th, 2026

**12. MOTION TO ADJOURN**

THE CORPORATION OF THE TOWN OF GEORGINA

AMENDED BY:

IN THE

REGIONAL MUNICIPALITY OF YORK BY-LAW NO. 2000-040 (.....)

DATE 2000/04/03

BY-LAW No. 98- 106 ( BU-1)

BEING A BY-LAW FOR THE PRESCRIBING OF STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF PROPERTY WITHIN THE MUNICIPALITY.

**RECITALS**

WHEREAS Section 15.1 of the Building Code Act, R.S.O. 1990, c.B.13, as amended, authorizes the passing of a by-law prescribing standards for the maintenance and occupancy of property within the municipality;

AND WHEREAS the Official Plan for the Town of Georgina includes provisions relating to conditions of maintenance and occupancy of property.

NOW THEREFORE the Council of the Corporation of the Town of Georgina enacts as follows:

**SECTION 1: Interpretation**

1.1 Short Title: This By-law may be cited as the "*Property Standards By-law*".

1.2 Definitions: In this By-law, unless stated otherwise, certain terms shall be defined as indicated in the lettered paragraphs of this section. When the words appear capitalized, the meanings prescribed in this section shall apply. When the words appear in lower case letters, they should be read as having their ordinary dictionary meaning.

- A) "APPLIANCES" shall include refrigerators, stoves, clothes washers, clothes dryers, dishwashers and hot water tanks;
- B) "APPROVED CONTAINER" means a container as defined in Town of Georgina By-law No. 96-119 (PWO-1).
- C) "BUILDING CODE ACT" means the Building Code Act, S.O. 1992, as amended;
- D) "COUNCIL" means the elected Council of the Town of Georgina;
- E) "DWELLING UNIT" means one or more rooms used, or intended for use as a single housekeeping unit, which may contain facilities for one or more of the following elements:
  - i) Cooking;
  - ii) Eating;
  - iii) Sleeping;
  - iv) Living; and/or
  - v) Sanitary Facilities.
- F) "EXTERIOR COMMON AREAS" includes roads, pathways, parking areas, garbage storage areas, yards and playground areas.
- G) "EXTERIOR WALL" includes all window components and trim, fascia, and soffits.
- H) "FIRE CODE" means the Fire Prevention and Protection Act, 1997;
- I) "GUARD" means a barrier, that may or may not have openings through it to prevent people from accidental falls;
- J) "HABITABLE SPACE" means a room or area used or intended to be

- used for living, sleeping, cooking or eating purposes and includes a washroom;
- K) "INTERIOR COMMON AREAS" includes laundry rooms, garbage rooms, corridors, boiler rooms, parking garages, storage areas and recreation rooms;
  - L) "LAND LEASE COMMUNITY" means a residential complex containing a series of individual DWELLING UNITS which are permanent structures;
  - M) "ORDER" means an order issued pursuant to section 15.2(2) or 15.7(1) of the BUILDING CODE ACT;
  - N) "OWNER" includes any PERSON who acts on behalf of the owner in the leasing, renting, or maintaining of a PROPERTY. "OWN", "OWNS", and "OWNED" shall have corresponding meanings;
  - O) "PERSON" includes an individual, a sole proprietorship, a partnership, an unincorporated association, a trust, a body corporate, and a natural person. "PERSONS", shall have a corresponding meaning.
  - P) "PROPERTY" means property as defined in section 15.1(1) of the BUILDING CODE ACT.
  - Q) "SEWAGE SYSTEM" means a municipal sanitary sewage system or a private sewage disposal system and includes a sewage system, and/or sewage works as defined in the Building Code.
  - R) "TOWN" means The Corporation of the Town of Georgina and, where the context so implies, members of its staff and Council;
  - S) "VEHICLE" includes motor vehicles, boats, trailers, recreational vehicles, off-road vehicles, motorized snow vehicles, farming implements, road building equipment and/or construction equipment such as a bulldozer or backhoe.
  - T) "WASHROOM" means an area which provides one or more of the following items:
    - i) toilet;
    - ii) washbasin;
    - iii) bathtub or shower.

- 1.3 Number/Gender: All words and personal pronouns relating to words contained in this by-law shall be read and constructed with the number and gender of the PERSON referred to in each case.
- 1.4 Headings: The headings of sections, paragraphs, clauses, and/or sentences in this by-law are inserted for ease of reference only and do not affect the interpretation of this By-law.
- 1.5 Severability: In the event that any of the provisions of this By-law are deemed invalid or void, in whole or in part, by any Court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.
- 1.6 Schedules: The schedules and/or attachments to this By-law form an integral part of it.
- 1.7 Legislation: Reference to this legislation within this By-law shall be deemed to include such legislation, as amended, including all successor legislation.
- 1.8 Scope: This By-law shall apply to all properties, buildings, structures, and premises located within the geographical boundaries of the Town of Georgina.

## **SECTION 2: General Provisions**

- 2.1 Occupancy: No PERSON shall occupy or use a PROPERTY which does not conform with the standards set out in the schedules of this By-law, attached

hereto.

- 2.2 Permit Occupancy: No OWNER shall permit the occupancy or use of a PROPERTY which does not conform with the standards set out in the schedules of this By-law attached hereto.
- 2.3 Owners Duty To Conform: Every OWNER of a PROPERTY shall carry out repairs as required, and take such other remedial action necessary to conform with the standards contained within schedules of this By-law attached hereto on a continual basis.

### **SECTION 3: Orders and Penalties**

- 3.1 Issuance of Order: Every officer who finds that a PROPERTY does not conform with any of the standards prescribed in Schedules attached hereto, may make an ORDER pursuant to the provisions of the BUILDING CODE ACT.
- 3.2 Appeal of an Order: Where a PERSON is served with an ORDER under section 15.2(2) of the BUILDING CODE ACT, and wishes to appeal the contents of the ORDER, they may file an appeal by:
- a. sending a Notice of Appeal to the secretary of the Property Standards Committee; and
  - b. such Notice sent by Registered Mail within 14 days of the ORDER being served.
- 3.3 Confirmation of Order: Every ORDER shall be deemed confirmed where an appeal has not been filed within the prescribed period.
- 3.4 Compliance with Order: Every PERSON to whom an ORDER is issued shall, where the ORDER has been confirmed, comply with the requirements and/or conditions of the ORDER by the prescribed date.
- 3.5 Failure to Comply with an Order: Failure to comply with the requirements of an ORDER shall constitute an offence pursuant to section 36 of the Building Code Act, S.O. 1992, c.23, as amended.
- 3.6 Completion of Work by the Municipality: Where an OWNER fails to comply with the conditions of an ORDER within the prescribed time period, the TOWN and its agent may enter upon the PROPERTY and take the actions necessary for compliance with the ORDER.
- 3.7 Recovery of Costs: All costs incurred by the TOWN under section 3.6 may be recovered as taxes upon the PROPERTY.
- 3.8 Certificate of Compliance: Where an OWNER has complied with the requirements of an ORDER, and requests a Certificate of Compliance, the investigating officer shall issue a Certificate upon receipt of the prescribed fee.
- 3.9 Fee - Issuance of Certificate of Compliance: Every PERSON requesting a Certificate of Compliance, shall pay the fee prescribed by COUNCIL in schedule "I" of this by-law. Such fee shall be paid at the time of placing the request.

### **SECTION 4: Penalties**

- 4.1 Penalty: Every PERSON who contravenes any provision of this by-law is guilty of an offence and upon conviction is liable to a fine in accordance with

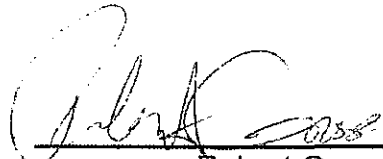
section 36 of the Building Code Act, S.O. 1992, c.23, as amended, for each offence committed.

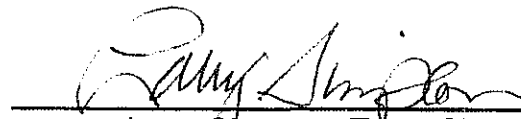
**SECTION 5: Repeals and Coming into Force:**

- 5.1 Repeal of Preceding By-law: By-law No 87-176 (BU-1) of the Town of Georgina is hereby repealed
- 5.2 Coming into Force: This By-law shall come into force upon the date passed by the Council for the Town of Georgina.

READ a first and second time this 17<sup>th</sup> day of August, 1998.

READ a third time and finally passed this 17<sup>th</sup> day of August, 1998.

  
\_\_\_\_\_  
Robert Grossi, Mayor

  
\_\_\_\_\_  
Larry Simpson, Town Clerk

Schedule "A" of By-law No. 98-106 (BU-1)

**General Standards**

- 1.0 Securement of Unoccupied BUILDINGS: Every OWNER of an unoccupied building or premises shall take the appropriate measure to secure the building or premises against unauthorized entry.
- 1.1 Materials used for Securement: Every OWNER shall ensure that all materials used in the boarding up, covering, etc. of entry ways and windows into an unoccupied building or premises are:
- a) affixed in a secure manner
  - b) treated with a preservative
  - c) color co-ordinated with the building or premises.
- 1.2 Vacancy longer than 90 days: Where a building or premises remains vacant for a period longer than 90 days, the OWNER shall ensure that all utilities other than those required to maintain the safety and security of the building or premises are disconnected.
- 2.0 General Maintenance: Every OWNER shall ensure that:
- a) every floor, stair, verandah, porch, deck, balcony and loading dock, every structure similar to any of them, and any covering, guard or surface finishing shall be maintained:
    - i) in a proper state of repair;
    - ii) free of defect or damage, any unsafe, dangerous or unsightly condition; and
    - iii) where applicable, in complete and proper working order at all times.
  - b) every cabinet, cupboard, shelf and counter top is maintained in a structurally sound condition, free from cracks and deterioration;
  - c) interior cladding of wall and ceilings is maintained free from holes, leaks, deteriorating materials, mold, mildew or other fungi;
  - d) a protective finish is to be applied to all repairs made to walls and ceilings;
  - e) all APPLIANCES supplied by the landlord in the instance of a rental unit shall be maintained in working order in a safe and efficient operating conditions at all times;
  - f) where a locker or storage is supplied as part of a rental accommodation, the area shall be kept free of dampness and mildew;
  - g) all common areas are to be kept clean;
  - h) garbage is removed regularly so as not to cause a risk to the health or safety of any person;
  - i) any chute or container used for the transportation or storage of garbage is cleaned and disinfected regularly so as not to cause a risk to the health or safety of any person;
  - j) every existing interior door shall be maintained so that it is capable of performing its intended function and any damage or missing parts shall be repaired or replaced;
  - k) in a mobile home park, trailer park or a LAND LEASE COMMUNITY:
    - 1) Private roadways within the park or community shall be:
      - ii) kept free of holes and obstructions; and
      - iii) maintained to control dust.
    - 2) excavations made for repairs shall be filled in and the grounds returned to their previous condition;

Schedule "B" of By-law No. 98-106 (BU-1)

**Structural Elements**

- 1.0 Basic Structural Integrity - Weight: The structural elements of every building or structure shall be maintained in a sound condition so as to be capable of safely sustaining their own weight and any load or force that may normally be imposed.
- 1.1 Structural Integrity - Protection from Weather: Every foundation wall, basement, cellar or crawl space floor, slab at ground level, exterior wall and roof shall be structurally sound, weather tight 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.
- 2.0 Drainage: Storm water run off shall be drained from the grounds of the premises and any area below exterior grade so as to prevent excessive ponding, erosion or the entrance of water into a building or structure.
- 3.0 Roofing - General: Every roof shall be water tight.
- 3.1 Roofing - Maintenance: The roof and any cornice flashing, fascia, soffit, coping, gutter, rainwater leader, vents or other roof structure, shall:
  - a) be maintained so as to properly perform their intended function; and
  - b) be kept clear of obstructions, hazards and dangerous accumulations of snow and ice.
- 4.0 Maintenance of Fences and Guards: Retaining walls, GUARDS and fences in EXTERIOR COMMON AREAS shall be maintained in a structurally sound condition, free from hazards or defects, with a weather protective surface finish applied to all exposed components.

**Schedule "C" of By-law No. 98-106 (BU-1)**

**Plumbing and Sewage Systems**

- 1.0 General Maintenance - Plumbing: All plumbing and drainage systems and appurtenances shall be maintained free from leaks, defects or obstructions and adequately protected from freezing.
- 2.0 General Maintenance - Sewage System: Every sewage disposal shall be maintained in a good state of repair and free of defect.
- 2.1 Sewage System: In a mobile home park, trailer park or where a DWELLING UNIT is located within an un-serviced area of the municipality:
  - a) Sewage holding tanks parks shall be emptied whenever necessary;
  - b) Sewage connections and other components of a sewage system shall be provided and secured to prevent discharge of sewage outside of the SEWAGE SYSTEM.
- 3.0 Water Supply: Every kitchen sink, washbasin, bathtub and shower shall be provided, by safe equipment, with hot and cold running water.
- 4.0 Water Pressure: Adequate water pressure, sufficient for normal household use shall be available for each dwelling unit.
- 5.0 Mobile Homes: The provisions of section 4.0 of schedule "C" shall apply to a mobile home park or trailer park.
- 6.0 Water Temperature - Hot Water: The ordinary temperature of the hot water provided must be at least 43 degrees Celsius.
- 7.0 Washroom Construction: Every washroom shall be enclosed and shall have:
  - a) a water resistant floor; and
  - b) a door that can be:
    - i) secured from the inside, and
    - ii) opened from the outside in an emergency.
  - c) any walls and the ceiling around a bathtub or shower shall be water resistant.
  - d) no toilet or urinal shall be located in a room used for or intended to be used for sleeping or preparing, consuming or storing food.

Schedule "D" of By-law No. 98-106 (BU-1)

**Electrical**

- 1.0 Electrical Supply: Every OWNER shall provide a supply of electrical power to all HABITUAL SPACE.
- 2.0 Maintenance - General: The wiring and receptacles necessary to provide electrical power shall be maintained in a proper state and free of defect or damage, and shall comply with the Electrical Safety code under the Power Corporation Act.
- 2.1 Maintenance - Independent Community: Electrical supply and connections in a mobile home park, or trailer park supplied by the OWNER of the park or shall be maintained in a proper state, free of defect or damage and shall be sufficiently grounded.
- 3.0 Appliance Outlets: Every DWELLING UNIT shall have outlets suitable for a refrigerator and a stove.

**Schedule "E" of By-law No. 98-106 (BU-1)**

**Heating**

- 1.0 Acceptable Level of Heat: Heat shall be provided and maintained so that the room temperature at 1.5 meters above floor level and one more meter from exterior walls in all HABITUAL SPACES and in any area intended for heavier use by the occupants, including recreation rooms and laundry rooms but excluding locker rooms and garages, is at least 20 degrees Celsius.
- 1.1 Exemption to Section 1.0: Section 1.0 of schedule "E" does not apply to a premises in which the occupant can regulate the temperature as long as a minimum temperature of 20 degrees Celsius can be maintained.
- 2.0 Heating System - Residential Premises: Every residential premises shall have permanent heating equipment capable of maintaining the temperature levels required by subsection 1.0 of schedule "E".
- 3.0 Portable Heating Equipment - Prohibition: No HABITUAL SPACE shall be equipped with portable heating equipment as the permanent primary source of heat.
- 4.0 Test Standards: Only heating equipment approved for use by a recognized standards testing authority shall be provided in a room used or intended for use for sleeping purposes.
- 5.0 Supply of Services: Every OWNER shall ensure that:
  - a) fuel is supplied for the heating of HABITUAL SPACE on a continual basis in adequate quantities;
  - b) utilities supplied to HABITUAL SPACE shall be supplied continuously;
  - c) the supply of fuel and utilities may be interrupted for such reasonable period of time as may be required for the purpose of repair or replacement.
- 5.1 Exemption to Section 6.0: Subsections 6.0(a) and/or 6.0(b) of schedule "E" do not apply to an OWNER if a tenancy agreement makes the tenant responsible for the supply of fuel or utilities and the supply has been discontinued because of arrears in payment.
- 6.0 General Maintenance - Fuel Burning Devices: Heating systems, including stoves, heating appliances, fireplaces intended for use, chimneys, fans, pumps, filtration and other equipment provided to supply heat, shall be maintained in operational order and free of defect or damage.
- 7.0 Ventilation Requirement: Every space which contains heating equipment that burns fuel shall have an unobstructed natural or mechanical means of supplying the air required for combustion.
- 8.0 Fuel Storage: If the heating equipment burns solid or liquid fuel, a storage place or receptacle for the fuel shall be provided in a safe place and maintained in a safe condition.

Schedule "F" of By-law No. 98-106 (BU-1)

**Lighting and Ventilation**

- 1.0 Interior Lighting: All HABITUAL SPACE shall have artificial lighting to the level required by the Building Code.
- 2.0 Lighting Standards: All EXTERIOR COMMON AREAS and INTERIOR COMMON AREAS shall have artificial lighting sufficient so that those areas can be used or passed through safely and this artificial lighting shall be maintained in a good state of repair.
- 2.1 Exemption to Section 2.0: Artificial lighting in INTERIOR COMMON AREAS that meets the level required by the Building Code is sufficient for the purpose of Section 2.0 of schedule "F".
- 2.2 Location of Exterior Common Area Lighting: All artificial lighting located within, or used to illuminate an EXTERIOR COMMON AREA shall be mounted or erected in such a manner so as not to illuminate an adjacent property or public highway.
- 3.0 Ventilation Requirement: All HABITUAL SPACE shall have natural or mechanical means of ventilation in accordance with the Building Code.
- 4.0 Latch Restriction: Every window and exterior door, including a balcony door, that is capable of being opened and that is accessible from outside a dwelling unit or a building containing a dwelling unit, shall be equipped so that it can be secured from the inside.
- 5.0 Covering of Exterior Openings: Every existing opening in the exterior surface of a building designed for a door, window or skylight shall be equipped with a door, window or skylight capable of performing the intended function.
- 6.0 General Maintenance - Openings: Doors, windows, skylights, and all components thereof will be maintained so that:
  - a) they are weather tight; and
  - b) any damaged, missing or defective parts are repaired or replaced.
- 7.0 General Maintenance - Chimneys, Exhaust Vents, Etc.: Chimneys, smoke pipes, flues and gas vents shall be kept clear of obstructions and maintained so as to prevent the escape of smoke or gases into a building.
- 8.0 Toxic Fumes: Parking garages shall be maintained so as to prevent:
  - a) the accumulation of toxic fumes; or
  - b) the escape of toxic fumes into a building.

**Schedule "G" of By-law No. 98-106 (BU-1)**

**Safety and Security**

- 1.0 Unobstructed Exit: Every building containing more than one DWELLING UNIT shall for every DWELLING UNIT within it shall have a safe, continuous and unobstructed passage from every part of the interior to a safe exterior open space at street or ground level.
- 2.0 Secondary Exit Requirement: A secondary means of exit shall be maintained if the Building Code so requires.
- 3.0 Alarms: Every building containing a DWELLING UNIT shall, if required by the Building Code, FIRE CODE or Municipal By-law have the required number of operable smoke alarms and/or carbon monoxide alarms.
- 3.1 Provincial Statute Requirement: All alarms required under section 3.0 of schedule "G" shall be maintained in an operable state, free of defect or damage, in the locations required by the applicable statute or by-law.
- 3.2 Installation of Alarms: All alarms required under section 3.0 of schedule "G" shall be installed with permanent connections to an electrical circuit with no disconnect switch or shall be battery operated, in accordance with the provisions of the applicable statute or by-law.
- 4.0 Fire Fighting Provision - Independent Community: In a mobile home park, trailer park or a LAND LEASE COMMUNITY, every OWNER shall ensure that, where equipped all fire hydrants owned by the landlord are:
  - a) are tested annually, and maintained in an operable state free of defect or damage;
  - b) kept free from accumulations of snow and ice where access throughout the property may be gained during the winter months;
  - c) kept free from the accumulation of weeds, brush, debris, or any other item which may impede access;
  - d) have an adequate supply of water and adequate water pressure will be available for fire fighting efforts.
- 5.0 Protective Guards: A guard shall be provided and maintained along the open sides of stairs, ramps, balconies, mezzanines, landings or other areas where the vertical drop from the open side exceeds 60 centimeters.
- 6.0 Elevators: All elevators shall be properly maintained and kept in operation except for such reasonable time as may be required to repair or replace them.
- 7.0 Ground Hazards: Wells and holes in EXTERIOR COMMON AREAS shall be filled or safely covered or protected.
- 8.0 Security Doors and Intercom: Where equipped, every internal locking and release mechanism for a vestibule door, and the DWELLING UNIT to vestibule communication system shall be maintained free from defect and in complete and proper working condition.

Schedule "H" of By-law No. 98-106 (BU-1)

**Abatement of Nuisances**

- 1.0 Vermin, Rodents and Insects: Every premises shall be kept reasonably free of rodents, vermin and insects at all times.
- 1.1 Prevention of Vermin, Rodents and Insects: Openings and holes in a building that might permit the entry of rodents, vermin, insects or other pests shall be screened or sealed as appropriate.
- 1.2 Extermination of Vermin, Rodents, Insects, etc: The method used for extermination of vermin, rodents, insects or other pests shall be in accordance with municipal, provincial or federal regulations.
- 2.0 Exterior Yard Areas: All exterior yard areas shall conform to the following:
  - a) Free and clear of noxious weeds as defined in the Regulations to the Weed Control Act, as amended;
  - b) Free and clear of dead, decayed or damaged trees or other natural growth and the branches and limbs thereof that may create or cause an unsafe condition;
  - c) Lawns shall be kept trimmed and from becoming unreasonably overgrown. Hedges and trees shall be kept trimmed and from becoming unreasonably overgrown in a fashion that may affect safety, visibility or passage of the general public;
  - d) Cultivated or protected by suitable ground cover to prevent erosion of the soil;
  - e) Free and clear of rubbish, garbage, brush, waste, litter, or other debris and vehicle parts, equipment or materials that are currently disused in their present location;
  - f) Domestic storage such as, but not limited to, firewood, building materials, garden equipment and materials must be stored neatly, but not in the front yard, exterior side yard or in a manner that could have an adverse impact on abutting or neighbouring properties;
  - g) Free and clear of wrecked, discarded, dismantled, abandoned, derelict, inoperative or unlicensed vehicles unless such vehicle is required for business or farming purposes and then only in an arrangement to prevent an unsafe or unsightly condition;
  - h) Free and clear of structures that create an unsafe or unsightly condition;
  - i) Free and clear of unsafe accumulations of ice and snow;
  - j) Free and clear of abandoned or inoperative appliances;
  - k) Free and clear of derelict, inoperative or unused machinery or components thereof;
  - l) Free and clear of holes, pits, open wells or unsecured excavations which may create an accident hazard;
  - m) Free and clear of objectionable markings, graffiti or other defacement of fences, retaining walls and structures appurtenant to the property.
- 3.0 Standing Water: All exterior yard areas shall be kept free and clear of any debris that may retain water. All exterior yard areas shall be kept free and clear of standing water retained by ground depressions or excavations or by debris as defined.

3.1 Definitions for the Purposes of Section 3.0:

- a) "debris" means any materials, vessels or objects that are capable of retaining water and without limiting the generality of the foregoing, includes tires, cars, boats, containers of any kind, and also includes un-maintained garden fixtures, swimming pools, hot tubs, wading pools, artificial ponds and covers or tarps that may act as an enclosure for any such debris.
- b) "natural body of water" includes, but not limited to, creeks, streams, bogs, marshes, rivers, ponds and lakes.
- c) "standing water" means any water, other than a natural body of water that is being retained on the ground or by debris as defined previously.

4.0 Securement and Storage of Refuse: All refuse shall, while waiting for pickup or disposal, be kept in an approved container.

5.0 Appliance Safety: No appliance that is awaiting removal shall be stored on the exterior premises unless the latches, doors or lids of the appliance have been removed or the doors or lids have been secured in a manner that the appliance can not be accessible or locked either from the inside or outside. Without limiting the generality of the aforementioned appliance shall include refrigerator, freezer, ice box, dish washer, washing machine or dryer.

6.0 Exterior Surfaces: Driveways, ramps, parking garages, parking areas, paths walkways and exterior stairs and landings and any similar areas shall be maintained:

- a) to provide a safe surface for normal use; and
- b) where applicable, provided with clear distinguishable pavement markings.

Schedule "I" of By-law No. 98-106 (BU-1)

<u>Item</u>	<u>Fee</u>
Certificate of Compliance	\$150.00

Appeal 25-4684  
“18 Della Street, Sutton”



**ORDER TO REMEDY**  
**VIOLATION OF STANDARDS OF MAINTENANCE**  
**AND OCCUPANCY**

**Building Code Act, S.O. 1992, c.23, as amended, Section 15.2(2)**

**Date Order Issued:** November 7, 2025  
**Issued To:** RANGE, JEREMY/RANGE JESSICA AND RANGE, DEIRDRE  
**Property Location:** 18 Della Street  
Town of Georgina, in the Regional Municipality of York  
**Property Description:** PLAN 191 LOT 17  
**Roll Number:** 1970-000-043-297-0000

**WHEREAS** an inspection of the above noted property was conducted by a Property Standards Officer for the Town of Georgina on **November 6, 2025**;

**AND WHEREAS** the officer observed certain violations of the Town of Georgina By-Law No. 98-106 (BU-1) as amended, that being a By-law governing the Standards of Maintenance and Occupancy with respect to the above noted property.

**IT IS HEREBY ORDERED**, that the violation(s) as set out in Addendum "A", attached hereto and forming part of this order, be remedied and the property be brought into compliance with the standards set out in the Town of Georgina By-law No. 98-106 (BU-1) as amended, on or before **November 26, 2025** and maintained in compliance with said by-law.

**TAKE NOTICE**, upon each re-inspection of the property by the Property Standards Officer, if the property has not been brought into compliance with this order, then a **\$150 Re-inspection Fee** may apply, as permitted by Schedule 'A' to By-law No. 2010-0074 (AD-5), as amended. Such fee will be a debt to the municipality and may be collected as prescribed by the *Municipal Act*.

**TAKE NOTICE**, failure to comply with the requirements of this order shall constitute an offence punishable by way of prosecution or the issuance of an Administrative Monetary Penalty pursuant to the Town of Georgina By-law No. 2024-0061 (REG-1). An Administrative Monetary Penalty will be a debt to the municipality and may be collected as prescribed by the *Municipal Act*.

**TAKE NOTICE**, in addition to any legal proceeding or Administrative Monetary Penalty commenced by the Town of Georgina, where such repair(s) or demolition are not completed within the time specified in this order, the municipality may carry out the repair(s) or demolition and all costs incurred by the municipality will be added to the tax assessment roll for the property and shall have priority lien status and collected in the manner prescribed by the *Municipal Act 2001 as amended*.

**APPEAL TO PROPERTY STANDARDS COMMITTEE**

**TAKE NOTICE**, an owner or occupant who has been served an order made under section 15.2(2) of the Building Code Act and who is not satisfied with the terms or conditions of the order, may appeal to the committee by sending an **Appeal Request** by registered mail to the secretary of the committee within fourteen days after service of the order and, in the event that no appeal is taken, the order shall be deemed to have been confirmed. A cheque or money order in the amount of **\$200.00** made payable to "The Town of Georgina" must accompany the Appeal Request to process the request. **Do not send cash in the mail.**

**FINAL DATE FOR APPEAL: November 26, 2025**

**Order issued by:**

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Tyler Nicholson, C.P.S.O, M.L.E.O.(c)  
Municipal Law Enforcement Officer  
905-476-4301 Ext 2273  
[tnicholson@georgina.ca](mailto:tnicholson@georgina.ca)

## ADDENDUM "A"

### By-law No. 98-106 (BU-1), as amended

RE: 18 Della Street

NO.	ACTION TO CORRECT VIOLATION	LOCATION	BY-LAW SECTION
1.	<p>All exterior yard areas shall be free and clear of dead, decayed or damaged trees or other natural growth and the branches and limbs thereof that may create or cause an unsafe condition.</p> <p>Namely: Remove one (1) damaged branch that may create or cause an unsafe condition. Marked with flagging tape.</p> <p>See the attached photo, branch to be removed is marked with a red outline.</p>	Branch Hanging Over Northern Neighboring Property near the fence	Schedule "H" Section 2.0 (b)

**NOTE:** Alternative methods of corrective action may be possible but must be approved by the Property Standards Officer

**RANGE, JEREMY/RANGE JESSICA AND RANGE, DEIRDRE**

**18 Della Street, Sutton, Town of Georgina**

**Photo taken November 6, 2025 by Tyler Nicholson,**

**M.L.E.O. (c), O.A.P.S.O- Town of Georgina**

**Photo # 1**



**RANGE, JEREMY/RANGE JESSICA AND RANGE, DEIRDRE**

**18 Della Street, Sutton, Town of Georgina**

**Photo taken November 6, 2025 by Tyler Nicholson,**

**M.L.E.O. (c), O.A.P.S.O- Town of Georgina**

**Photo # 2**



**RANGE, JEREMY/RANGE JESSICA AND RANGE, DEIRDRE**

**18 Della Street, Sutton, Town of Georgina**

**Photo taken November 6, 2025 by Tyler Nicholson,**

**M.L.E.O. (c), O.A.P.S.O- Town of Georgina**

**Photo # 3**





Basic Tree Risk Assessment Form

Client Brian Mayle Date Oct 25/25 Time 2:30  
 Address/Tree location 18 Della St - Georgina Tree no. 1 Sheet 1 of 1  
 Tree species Silver Maple dbh 30cm Height 45m Crown spread dia. 30m  
 Assessor(s) John White JAW Tools used Binoculars/Zoom Camera Time frame 1 yr.

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	<u>House</u>	<u>None</u>	<input checked="" type="checkbox"/>			<u>4</u>	<u>NO</u>	<u>NO</u>
2	<u>Patio / People</u>	<u>None</u>	<input checked="" type="checkbox"/>			<u>3</u>	<u>NO</u>	<u>NO</u>
3								
4								

Site Factors

History of failures Recent limb failure Topography Flat  Slope  % Aspect     

Site changes None  Grade change  Site clearing  Changed soil hydrology  Root cuts  Describe     

Soil conditions Limited volume  Saturated  Shallow  Compacted  Pavement over roots  % Describe     

Prevailing wind direction W Common weather Strong winds  Ice  Snow  Heavy rain  Describe lake Simcoe weather

Tree Health and Species Profile

Vigor Low  Normal  High  Foliage None (seasonal)  None (dead)  Normal 10 % Chlorotic      % Necrotic      %

Pests/Biotic None observed Abiotic     

Species failure profile Branches  Trunk  Roots  Describe Recent past failure

Load Factors

Wind exposure Protected  Partial  Full  Wind funneling  Relative crown size Small  Medium  Large

Crown density Sparse  Normal  Dense  Interior branches Few  Normal  Dense  Vines/Mistletoe/Moss

Recent or expected change in load factors Ice/snow/wind

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown  LCR 60 %  
 Dead twigs/branches  10 % overall Max. dia. 35cm  
 Broken/Hangers Number      Max. dia.       
 Over-extended branches   
 Pruning history  
 Crown cleaned  Thinned  Raised   
 Reduced  Topped  Lion-tailed   
 Flush cuts  Other       
 Cracks  yes/at main union Lightning damage   
 Codominant  Included bark   
 Weak attachments  yes Cavity/Nest hole      % circ.  
 Previous branch failures  Similar branches present   
 Dead/Missing bark  Cankers/Galls/Burls  Sapwood damage/decay   
 Conks  Heartwood decay  possible / Age / species  
 Response growth \*Went through insurance

Condition(s) of concern Recently pruned \$15,000 claim  
Large limb landed on house

Part Size 32cm Branch Fall Distance 35-40m Part Size 30cm Fall Distance 25m

Load on defect N/A  Minor  Moderate  Significant  Load on defect N/A  Minor  Moderate  Significant

Likelihood of failure Improbable  Possible  Probable  Imminent  Likelihood of failure Improbable  Possible  Probable  Imminent

— Trunk —

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole      % circ. Depth      Poor taper   
 Lean      ° Corrected?       
 Response growth       
 Condition(s) of concern Main stem appears solid

Part Size      Fall Distance     

Load on defect N/A  Minor  Moderate  Significant

Likelihood of failure Improbable  Possible  Probable  Imminent

— Roots and Root Collar —

Collar buried/Not visible  Depth      Stem girdling   
 Dead  Decay  Conks/Mushrooms   
 Ooze  Cavity       % circ.  
 Cracks  Cut/Damaged roots  Distance from trunk       
 Root plate lifting  Soil weakness   
 Response growth       
 Condition(s) of concern No issue

Part Size      Fall Distance     

Load on defect N/A  Minor  Moderate  Significant

Likelihood of failure Improbable  Possible  Probable  Imminent

Risk Categorization

Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood											Consequences				Risk rating (from Matrix 2)								
			Failure				Impact				Failure & Impact (from Matrix 1)			Negligible	Minor	Significant	Severe									
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely						Very likely							
House	Branch Approx. 35cm	Obvious crack large limb, weak			✓							✓											✓	High		
Patio	"	branch union "			✓					✓				✓										✓	Mod	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

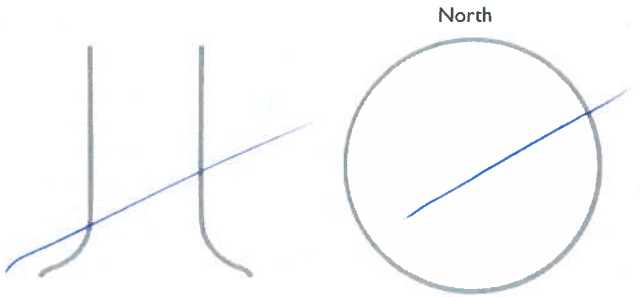
Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions

Large silver maple limb has an obvious vertical crack at main union.



Mitigation options

- \_\_\_\_\_ Residual risk \_\_\_\_\_
- Remove limb \_\_\_\_\_ Residual risk low
- \_\_\_\_\_ Residual risk \_\_\_\_\_
- \_\_\_\_\_ Residual risk \_\_\_\_\_

Overall tree risk rating Low  Moderate  High  Extreme

Overall residual risk None  Low  Moderate  High  Extreme  Recommended inspection interval \_\_\_\_\_

Data  Final  Preliminary Advanced assessment needed  No  Yes-Type/Reason \_\_\_\_\_

Inspection limitations  None  Visibility  Access  Vines  Root collar buried Describe private property



John White

ISA Tree Risk Assessment Qualified

Expiration  
27 Oct 2027



Ontario

Ministry of Training,  
Colleges and Universities

Ministère de la Formation  
et des Collèges et Universités

This is to certify that / La présente atteste que

John David White

having complied with the Apprenticeship and Certification Act, 1998 and regulations is issued this **Certificate of Apprenticeship**. / s'est conformé à la Loi et aux règlements de 1998 sur l'apprentissage et la reconnaissance professionnelle en foi de quoi le présent **certificat d'apprentissage** lui est décerné.

Trade / Métier 444A

Date issued / Délivré

Certificate No.  
N° de certificat 200105498

18 July 2007

Arborist

12-0263 (rep. 05/2004)

Deirdre Range, Jeremy Range, Jessica Range  
18 Della Street  
Georgina, ON L0E 1R0

November 20, 2025

Property Standards Committee Secretary  
Town of Georgina  
26557 Civic Centre Road  
Keswick, ON L4P 3G1

**Re: APPEAL REQUEST OF ORDER TO REMEDY**

Order to Remedy Details

Date Order Issued: November 7, 2025  
Issued To: Range, Jeremy / Range, Jessica, and Range, Deirdre  
Property Location: 18 Della Street  
Town of Georgina, in the Regional Municipality of York  
Property Description: Plan 191 Lot 17  
Roll Number: 1970-000-043-297-0000  
Order issued by: Tyler Nicholson, C.P.S.O., M.L.E.O.(e)

We are appealing the Order to Remedy, dated November 7, 2025.

The limb identified in the Order to Remedy was assessed on August 25, 2025 by an arborist as being healthy and undamaged. On October 6, 2025 the tree and limb were assessed by M.L.E.O Tyler Nicholson and two unnamed forestry experts. We were not made aware of any actions required based on this assessment.

On November 6, 2025 M.L.E.O Tyler Nicholson returned to the property, in response to a complaint. The Order to Remedy was issued based on this visit, and an assessment from a third-party arborist deeming the limb unsafe. A copy of the third-party arborist's report was requested on November 20, 2025, but per the Freedom of Information Act, The Town of Georgina advised us that release of the report may take up to twenty days, if it is approved for release by the report owner/complainant.

A recent report from the arborist (with additional tree risk assessment qualification) who assessed the tree/limb on August 25, 2025 and then more recently based on this order will be presented at the appeal hearing.

We are requesting an appeal to the Property Standards Committee, to be scheduled after December 17, 2025.

A cheque in the amount of \$200.00 made payable to The Town of Georgina has been submitted with this appeal request.

Kind Regards,  
Deirdre Range  
Jeremy Range  
Jessica Range  
18 Della Street

A large black rectangular redaction box covers the signature area, obscuring the names and contact information of the Range family.

18 Della Street,  
Sutton West, Ontario.  
LOE 1R0  
31st March, 2026.

Reference:- the appeal to preserve a silver maple on private property.

Dear appeal committee members,

I am writing to request a reconsideration of the decision regarding the silver maple tree located on my property 18 Della St. Georgina.

This silver maple is not only a natural feature of this property, but an important contributor of the surrounding environment and community. It supports local wildlife and enhances the aesthetic and character of the neighbourhood. It is a mature tree, and plays an important role in maintaining ecological balance, improving air quality, and stormwater management, etc.

I appreciate the need to ensure safety, and with that in mind, share that our two silver maple trees on the north side of the property are healthy and that most recently inspected by two arborist, and that they impose no structural risk.

During the recent and most violent ice storm of March 2025, branches were snapped and fell. (I've enclosed labelled photographs.) <sup>2 3 4</sup> the silver maple tree that snapped a branch onto the adjoining property garage, is not the maple tree limb deemed unsafe. It was the front silver maple tree that snapped the damaging branch, due to the heavy ice build up, I understand from the arborist. Following the storm and with due diligence, the tree service company, ForrestGlen, were hired to remove all dead and broken branches from both silver maple trees on the north side of the property and were declared healthy and safe. The photo enclosed shows the limb marked by the town, on the silver maple tree.

Preserving this marked tree would not only benefit the property, but inline with the broader, environmental values. However, the tree company we hire (Forestglen,) will cable the tree limb, inspect and monitor it accordingly. This alternative would allow for the tree's preservation and offer responsible stewardship.

Thank you, for the committees time, consideration, and the work you do for our community. I welcome the opportunity to discuss any for anything further or provide additional information needed during the 20th April Zoom meeting.

Respectfully,



Page 27 of 45

DEIRDRE RANGE, JESSICA RANGE, JEREMY RANGE 1.

The branch ~~is~~ is from our front maple tree.  
not the marked maple tree, as indicated in the



neighbours  
supplied to  
the town  
tray report.

This is the branch that snapped (ripped)  
in the ice storm, due to the weight  
of ice, not due to the trees condition.  
in my opinion. 2.



Branches down from the front maple tree.



Any storm damage branches we know of from the marked tree fell into our yard on our patio. 4



P.O. Box #71, Sutton West, Ontario L0E 1R0 • (905) 722-9860 • (416) 738-4536 • Fax: (905) 722-8298

March 30, 2026

Town of Georgina  
26557 Civic Centre Road  
Keswick, Ontario  
L4P 3G1

RE: 18 Della Street  
Sutton West, Ontario

To whom it may concern:

Forest Glenn Tree Care Inc, has been contracted to inspect an 80cm DBH Silver Maple tree (*Acer saccharinum L.*) located in the backyard of the above referenced address.

On Saturday, March 28, 2026, I went to the site to gather information. The tree was examined using Visual Assessment (VA) only. The external condition of this tree was observed from several angles, from a distance and from the base. The following are my findings:

- The tree is in fair condition with a small inclusion on one side only at the union (Please note the two supplied pictures). The tree sustained various broken branches in the March 2025 ice storm. In August 2025, the homeowner contracted Forest Glenn Tree Care Inc. to prune, elevate and remove all storm damaged branches throughout the tree including those overhanging the north side neighbours yard.

It is my opinion that the small inclusion at the union presents a low risk of failure and could be mitigated by the installation of a Cobra Cable System (cabling information enclosed for your reference). Removal of the large limb as proposed in the "Order to Remedy" dated November 7, 2025 would not be recommended for the following reason:

- A large diameter cut made at the union of a mature tree quite often leads to the tree being unable to properly compartmentalize the wound resulting in a high probability of rot setting in, thus weakening the tree. (Please note supplied Consumer Information Program brochure by the International Society of Arboriculture for your reference).

.../2

Disclaimer:

Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

If you have any questions regarding this report or if I can be of any additional service, please feel free to contact me.

Sincerely,  
FOREST GLENN TREE CARE INC.



Glenn Ramsbottom  
Ontario Certified Arborist #444A-342425  
MTCU Utility Arborist, ISA TRAQ

Enclosures - 4





# cobra®

## Dynamic Non-Invasive Tree Cable

Made in Germany

- Adheres to ANSI A300 standard, CE certified
- UV-protected, adjustable
- Shock-absorbing
- Invented by arborists, designed by aero-engineers
- Simple to install, easy to learn
- Non-metallic, nonconductive, non-reflective
- Lightweight (average system under 8 lb)
- Consistent tensile strength throughout—no weak links!
- Requires no drilling of healthy wood

Arborists are the link between healthy trees and the people and structures that surround them. Under most circumstances, proper care, pruning, and management allow the world of trees to interface without objection into our societies and life styles. However, some trees—whether due to poor care, poor form, uncontrollable circumstances or often a blend of all three—need supplemental support.

Trees constantly resist wind and gravity. Other tree care practices are aimed to work with the tree in this constant struggle. So should your cabling systems. Living trees build their own defense against stress by piling wood fiber onto vulnerable areas. Artificially overstiffening such areas can cause growing trees to curtail these natural defenses.

Although several reasons exist for cabling, two primary reasons are of greatest concern to arborists: Repairing damage after failure and installing supplemental support to avoid failure. The latter issue is what inspired the development of dynamic cabling systems.

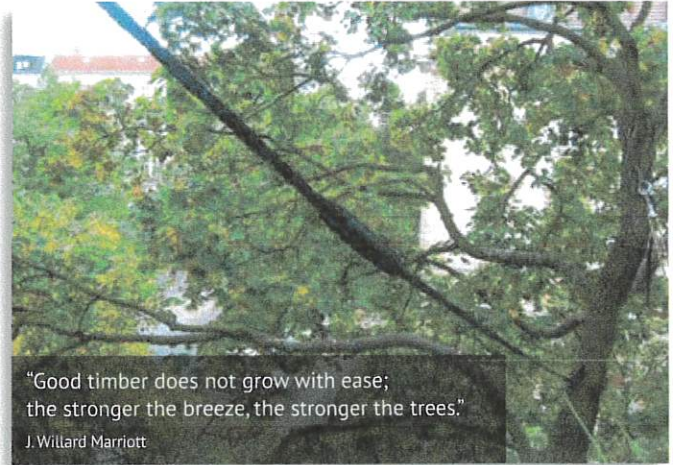
Cobra® systems allow trees to continue their path of self-support while providing a supplemental solution in times of greatest stress. In short, the best cabling systems allow the tree to bend or sway—but not past the point of failure.

The dynamic, low-tension support of Cobra systems is designed to work with the tree's natural and growing defenses, unlike certain static installations that have no "give" and become a crutch.

Certainly some trees will require very static, very limiting support systems. However, many do not. Furthermore, the non-invasive nature of Cobra systems lends itself to trees with poor compartmentalization and/or internal structural issues. No holes are required, and the cable around the stems can be adjusted.

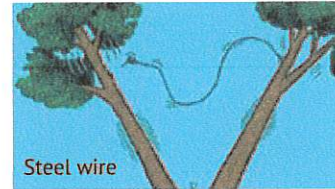
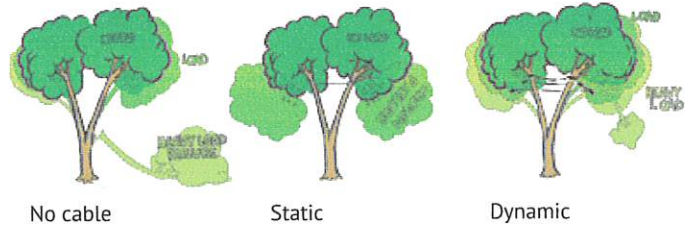
In the end, as arborists we are called on to care for trees and do the smallest amount of harm while mitigating the hazards of wind and gravity. Cobra is a key tool in the arsenal to accomplish that goal.

Learn more about tree cabling by joining your regional chapter of the International Society of Arboriculture (ISA), or, for more information on Cobra, look SHERRILLtree.com up on the Web and search the words "Cobra tree cabling".

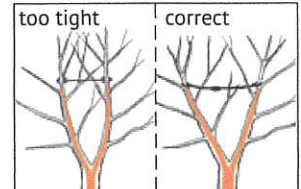


"Good timber does not grow with ease; the stronger the breeze, the stronger the trees."  
J Willard Marriott

Check out the new Cobra® tutorial video now on SHERRILLtree.com!

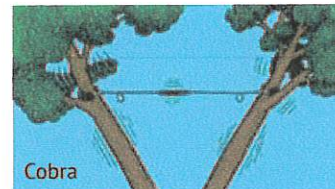


Steel wire

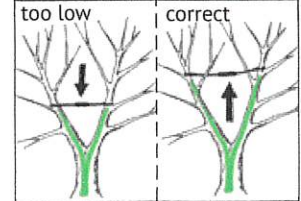


too tight

correct



Cobra

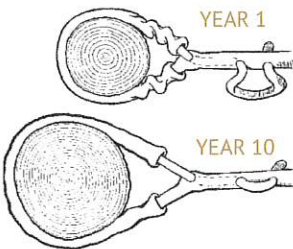


too low

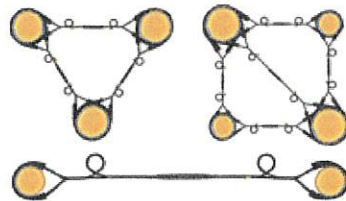
correct

Cobra® is ideal as supplemental support for vigorous-growing codominant stems with sound crotches. Unlike invasive static solutions, Cobra® reduces the karate effect associated with leggy branches flopping against restraint in gusting winds.

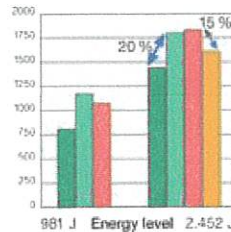
Dynamic systems must be installed without tension to provide shock absorbency when needed most. ANSI A300 states that cabling be installed 2/3 the distance between the targeted crotch and limb's tip.



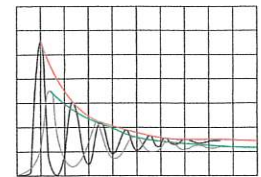
As the tree grows in diameter, Cobra® adjusts to avoid girdling while having no effect on the system's overall length. If the system comes under moderate tension, adjustment will take effect during wind oscillation.



Non-invasive cabling systems cradle branches and stems to provide gentle, dynamic support during inclement weather.

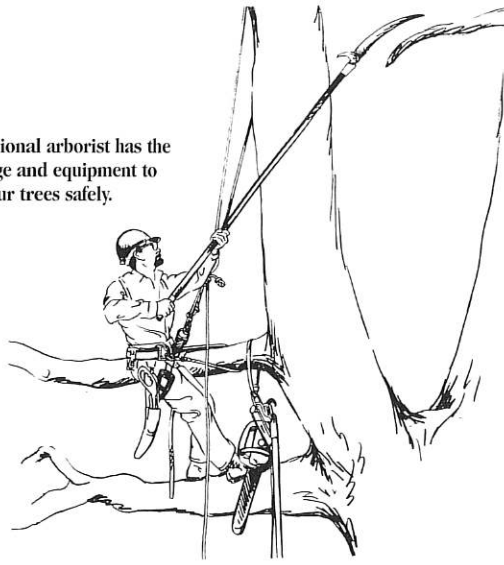


German engineers illustrate that providing elastic restraint before excessive movement can control even large stems.



The bending motion of trees in high wind proves that static wires are poorly compatible with flexible green wood.

A professional arborist has the knowledge and equipment to prune your trees safely.



There are a variety of things to consider when selecting an arborist:

- Membership in professional organizations such as the International Society of Arboriculture (ISA), the National Arborist Association (NAA) or the American Society of Consulting Arborists (ASCA).
- Certification through the ISA Certified Arborist program.
- Proof of insurance.
- A list of references (Don't hesitate to check.)
- Avoid using the services of any tree company that:
  - Advertises topping as a service provided. Knowledgeable arborists know that topping is harmful to trees and is not an accepted practice.
  - Uses tree climbing spikes to climb trees that are being pruned. Climbing spikes can damage trees, and their use should be limited to trees that are being removed.

### For Additional Information

More detailed information about pruning is available in *Best Management Practices: Tree Pruning* prepared by the International Society of Arboriculture (ISA).

This brochure is one in a series published by the International Society of Arboriculture as part of its Consumer Information Program. You may have additional interest in the following titles currently in the series:

- Avoiding Tree Damage During Construction
- Avoiding Tree and Utility Conflicts
- Benefits of Trees
- Buying High-Quality Trees
- Insect and Disease Problems
- Mature Tree Care
- New Tree Planting
- Plant Health Care
- Proper Mulching Techniques
- Pruning Young Trees
- Pruning Mature Trees
- Recognizing Tree Hazards
- Treatment of Trees Damaged by Construction
- Tree Selection
- Tree Values
- Trees and Turf
- Why Hire an Arborist?
- Why Topping Hurts Trees

**Forest Glenn Tree Care Inc.**

RR #1

Sutton West, Ontario L0E 1R0  
(416) 738-4536 / (905) 722-9860



Developed by the International Society of Arboriculture, a non-profit organization supporting tree care research around the world and dedicated to the care and preservation of shade and ornamental trees. For further information, contact: ISA, P.O. Box 3129, Champaign, IL 61826-3129, USA  
[www.isa-arbor.com](http://www.isa-arbor.com)

# Pruning Mature Trees

**P**runing is the most common tree maintenance procedure. Although forest trees grow quite well with only nature's pruning, landscape trees require a higher level of care to maintain their safety and aesthetics. Pruning should be done with an understanding of how the tree responds to each cut. Improper pruning can cause damage that will last for the life of the tree, or worse, shorten the tree's life.

### Reasons for Pruning

Since each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventative measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

## When to Prune

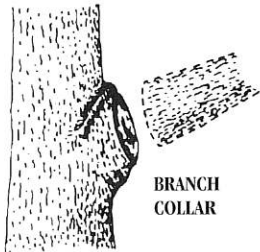
Most routine pruning to remove weak, diseased or dead limbs can be accomplished at any time during the year with little effect on the tree. As a rule, growth is maximized and wound closure is fastest if pruning takes place before the spring growth flush. Some trees, such as maples and birches, tend to “bleed” if pruned early in the spring. This may be unsightly, but is of little consequence to the tree.

A few tree diseases, such as oak wilt, can be spread when pruning wounds allow spores access into the tree. Susceptible trees should not be pruned during active transmission periods.

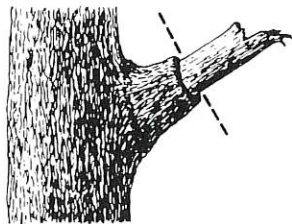
Heavy pruning just after the spring growth flush should be avoided. This is when trees have just expended a great deal of energy to produce foliage and early shoot growth. Removal of a large percentage of foliage at this time can stress the tree.

## Making Proper Pruning Cuts

Pruning cuts should be made just outside the branch collar. The branch collar contains trunk or parent branch tissue and should not be damaged or removed. If the trunk collar has grown out on a dead limb to be removed, make the cut just beyond the collar. Do not cut the collar.

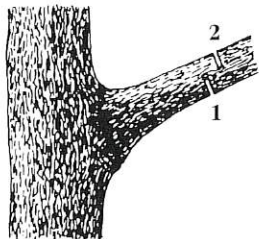


Pruning cuts should be made just outside the branch collar.

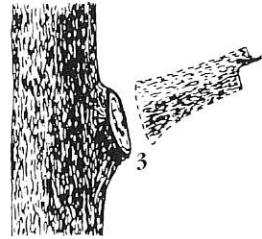


On a dead branch that has a collar of live wood, the final cut should be just beyond the outer edge of the collar.

If a large limb is to be removed, its weight should first be reduced. This is done by making an undercut about 12-18 inches from the limb's point of attachment. A second cut is made from the top directly



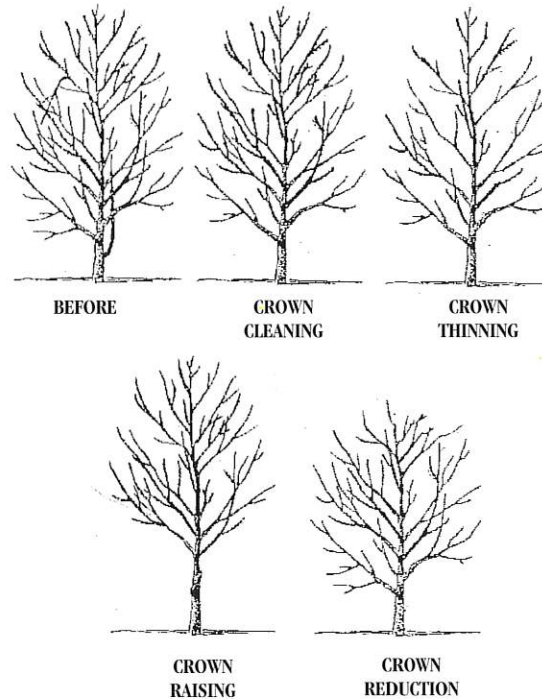
Use the 3-cut method to remove a large limb.



above or a few inches further out on the limb. This removes the limb leaving the 12-18 inch stub. The stub is removed by cutting back to the branch collar. This technique reduces the possibility of tearing the bark.

## Pruning Techniques

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe and attractive condition.



**Crown cleaning** is the removal of dead, dying, diseased, crowded, weakly attached and low-vigor branches from the crown of a tree.

**Crown thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Crown raising** removes the lower branches from a tree in order to provide clearance for buildings, vehicles, pedestrians and vistas.

**Crown reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem).

Compared to topping, this helps maintain the form and structural integrity of the tree.

## How much should be pruned?

The amount of live tissue that should be removed depends on the tree size, species, and age, as well as the pruning objectives. Younger trees will tolerate the removal of a higher percentage of living tissue than mature trees. An important principle to remember is that a tree can recover from several small pruning wounds faster than from one large wound.

A common mistake is to remove too much inner foliage and small branches. It is important to maintain an even distribution of foliage along large limbs and in the lower portion of the crown. Over-thinning reduces the tree's sugar production capacity and can create tip-heavy limbs that are prone to failure.

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one fourth of a tree's leaf bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large-diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. The pruning of large, mature trees is usually limited to the removal of dead or potentially hazardous limbs.

## Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure, and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used. If a dressing must be used for cosmetic purposes, then only a thin coating of a non-toxic material should be applied.

## Hiring an Arborist

Pruning large trees can be dangerous. If pruning involves working above the ground, or using power equipment, it is best to hire a professional arborist. An arborist can determine what type of pruning is necessary to improve the health, appearance and safety of your trees. A professional arborist can provide the services of a trained crew, with all of the required safety equipment and liability insurance.

# ISA Basic Tree Risk Assessment Form

Client Deirdre Range Date Mar 30/26 Time 3:30 pm.  
 Address/Tree location 18 Della Street - Plan 191-1017 Tree no. 1 Sheet 1 of 1  
 Tree species Silver maple dbh 80cm Height 23m Crown spread dia. 18m  
 Assessor(s) R. Glenn Ramsbottom Tools used Zoom Camera Time frame 45 mins

**Target Assessment**

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>Garage</u>	<u>None</u>		<input checked="" type="checkbox"/>		<u>4</u>	<u>No</u>	<u>No</u>
2								
3								
4								

**Site Factors**

History of failures Broken branches from 2025 ICE STORM Topography Flat  Slope  % Aspect \_\_\_\_\_  
 Site changes None  Grade change  Site clearing  Changed soil hydrology  Root cuts  Describe \_\_\_\_\_  
 Soil conditions Limited volume  Saturated  Shallow  Compacted  Pavement over roots  % Describe       
 Prevailing wind direction W Common weather Strong winds  Ice  Snow  Heavy rain  Describe \_\_\_\_\_

**Tree Health and Species Profile**

Vigor Low  Normal  High  Foliage None (seasonal)  None (dead)  Normal \_\_\_\_\_% Chlorotic \_\_\_\_\_% Necrotic \_\_\_\_\_%  
 Pests/Biotic \_\_\_\_\_ Abiotic \_\_\_\_\_  
 Species failure profile Branches  Trunk  Roots  Describe Ice Storm

**Load Factors**

Wind exposure Protected  Partial  Full  Wind funneling  Relative crown size Small  Medium  Large   
 Crown density Sparse  Normal  Dense  Interior branches Few  Normal  Dense  Vines/Mistletoe/Moss  \_\_\_\_\_  
 Recent or expected change in load factors \_\_\_\_\_

**Tree Defects and Conditions Affecting the Likelihood of Failure**

**— Crown and Branches —**

Unbalanced crown  LCR 60 %  
 Dead twigs/branches  5 % overall Max. dia. (2") 5cm  
 Broken/Hangers Number \_\_\_\_\_ Max. dia. \_\_\_\_\_  
 Over-extended branches   
 Pruning history  
 Crown cleaned  Thinned  Raised   
 Reduced  Topped  Lion-tailed   
 Flush cuts  Other \_\_\_\_\_  
 Cracks  Lightning damage   
 Codominant  Included bark   
 Weak attachments  Cavity/Nest hole \_\_\_\_\_% circ.  
 Previous branch failures  ICE STORM Similar branches present   
 Dead/Missing bark  Cankers/Galls/Burls  Sapwood damage/decay   
 Conks  Heartwood decay   
 Response growth \_\_\_\_\_  
 Condition(s) of concern Large limb north side small inclusion on one side only at union.  
 Part Size 40cm STEM Fall Distance 30m  
 Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

**— Trunk —**

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole \_\_\_\_\_% circ. Depth \_\_\_\_\_ Poor taper   
 Lean \_\_\_\_\_° Corrected? \_\_\_\_\_  
 Response growth \_\_\_\_\_  
 Condition(s) of concern Main stem appears solid  
 Part Size \_\_\_\_\_ Fall Distance Solid  
 Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

**— Roots and Root Collar —**

Collar buried/Not visible  Depth \_\_\_\_\_ Stem girdling   
 Dead  Decay  Conks/Mushrooms   
 Ooze  Cavity  \_\_\_\_\_% circ.  
 Cracks  Cut/Damaged roots  Distance from trunk \_\_\_\_\_  
 Root plate lifting  Soil weakness   
 Response growth \_\_\_\_\_  
 Condition(s) of concern no issue  
 Part Size \_\_\_\_\_ Fall Distance \_\_\_\_\_  
 Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent



# Certificate of Qualification Certificat de qualification

The Trades Qualification and Apprenticeship Act  
*Loi sur la qualification professionnelle et l'apprentissage des gens de métier*

This is to certify that

*Nous attestons par la présente que*

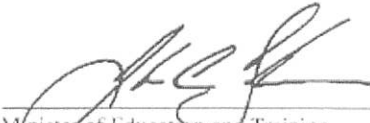
## **ROBERT RAMSBOTTOM**

having complied with the Trades  
Qualification and Apprenticeship  
Act, and regulations is issued this  
certificate of qualification.

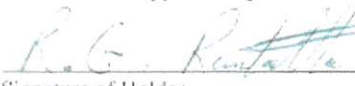
*a satisfait aux exigences de la Loi  
sur la qualification professionnelle et  
l'apprentissage des gens de métier et  
des règlements; en foi de quoi, le  
présent certificat de qualification  
professionnelle lui est décerné.*

### **ARBORIST**



  
Minister of Education and Training  
Ministre de l'Éducation de la Formation

  
Director of Apprenticeship  
Directrice de l'apprentissage

  
Signature of Holder  
Signature du titulaire

Date Issued  
Délivré le

**28 May 1996**

Certificate No.  
N° de certificat **342425**

**EFFECTIVE DATE: 16 May 1996**



Ministry of Training,  
Colleges and Universities

Ministère de la Formation  
et des Collèges et Universités

# Certificate of Qualification Certificat de qualification professionnelle



The Apprenticeship and Certification Act, 1998  
Loi de 1998 sur l'apprentissage et la reconnaissance professionnelle

This is to certify that  
Nous attestons par la présente que

## Robert Glenn Ramsbottom

having complied with the  
Apprenticeship and Certification  
Act, 1998, and regulations is issued  
this Certificate of Qualification.

a satisfait aux exigences de la *Loi de  
1998 sur l'apprentissage et la  
reconnaissance professionnelle* et des  
règlements; en foi de quoi, le présent  
certificat de qualification  
professionnelle lui est décerné.

### Utility Arborist



Minister of Training, Colleges and Universities  
Ministre de la Formation et des Collèges et Universités

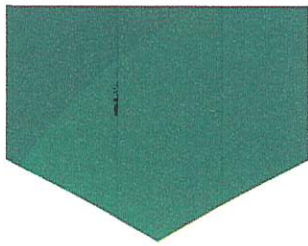
Director of Apprenticeship  
Directrice de l'apprentissage

Signature of Holder  
Signature de la ou du titulaire

Date Issued  
Délivré le **21 April 2007**

Certificate No.  
N° de certificat **400105713**

**EFFECTIVE DATE: 21 April 2007**



# The International Society of Arboriculture

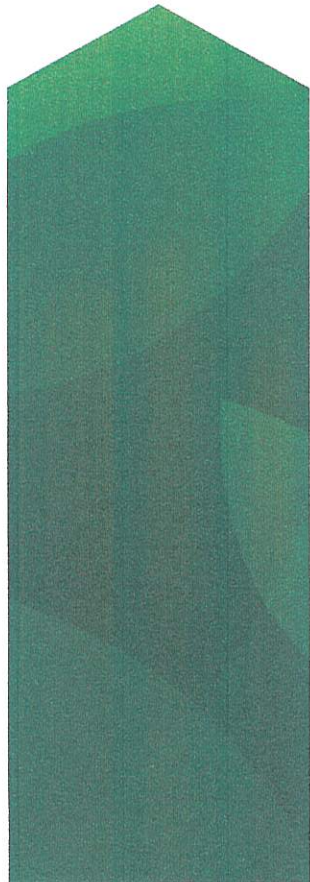
Hereby Announces That

*Glenn Ramsbottom*

Has Earned the Credential

## ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council



*Caitlyn Pollihan*  
Caitlyn Pollihan  
CEO & Executive Director

01 June 2018

Issue Date

11 July 2028

Expiration Date





**THE CORPORATION OF THE  
TOWN OF GEORGINA**  
**Appeals Committee (Property Standards) Minutes**

Date: Monday, May 26, 2025  
Time: 7:00 PM

Members of  
Committee Present: Charlene Biggerstaff  
Dan Fellini  
Lee Dale

Staff Present: Lisa Hnatiw  
Mike Hutchinson  
Paige Broughton

**1. CALL TO ORDER**

The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of the Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.

The Property Standards Appeal #24-3044, concerning 817 Fairbank Avenue, which was originally heard on April 23, 2025, was deferred and is scheduled to reconvene this evening

**2. APPOINTMENT OF CHAIR**

Councillor Lee Dale will reconvene his post as chair for this meeting.

**3. DECLARATION OF PECUNIARY INTEREST**

N/A

**4. EXPLANATION OF MEETING PROCEDURE**

N/A

**5. INTRODUCTION OF ADDENDUM ITEM(S)**

N/A

**6. APPROVAL OF AGENDA**

N/A

**7. REQUESTS FOR DEFERRAL OR WITHDRAWAL**

N/A

**8. PROPERTY STANDARDS APPEALS**

1. Recommencement of Property Standards Appeal 24-3044

Verbal update from Manager of Municipal Law Enforcement, Mike Hutchinson.

Owner - Michael Hill, located at 817 Fairbank Avenue, Willow Beach.

Requesting appeal for Property Standards Order issued for "817 Fairbank Avenue".

Mike Hutchinson, Manager of Municipal Law Enforcement, presented the findings from the Town's Legal Department regarding the properties located at 817 and 815 Fairbank Avenue. He clarified that there had been some miscommunication between the appellant and Town staff concerning a possible hydro conduit running beneath the retaining wall. However, it has since been confirmed that the conduit is only used for drainage. There are no wires running through it.

Michael Hill, owner of 817 Fairbank Avenue, reported that he had spoken with his neighbour at 815 Fairbank Avenue. Mr. Hill stated that the neighbour had agreed to undertake the repairs to the retaining wall, as Mr. Hill maintains that the wall does not fall within his property responsibility.

Thiliban Baskaran, owner of 815 Fairbank Avenue, confirmed that he had spoken with Mr. Hill. Mr. Baskaran stated that they plan to repair the retaining wall within the next month and will restore it to its proper location. Mr. Baskaran stated that the retaining wall was solely on his property before it started deteriorating.

Councillor Dale sought clarification from the Committee Secretary, confirming that the appeal was submitted solely by the owner of 817 Fairbank Avenue.

The Committee then deliberated on the matter to come up with a decision.

**Decision:**

Moved By: Councillor Fellini

Seconded By: Councillor Biggerstaff

**Carried.**

The Property Standards Order for Appeal #24-3044, located at 817 Fairbank Avenue, is rescinded.

**9. ADOPTION OF MINUTES**

Moved By: Councillor Biggerstaff

Seconded By: Councillor Fellini

That the minutes of the meeting held on April 23, 2025 be adopted as presented.

**Carried.**

1. Minutes of the meeting held on April 23, 2025.

**10. OTHER BUSINESS**

None.

**11. NEXT MEETING**

Next meeting will be held on June 12th, 2025 at 7:00pm.

**12. MOTION TO ADJOURN**

Moved By: Councillor Fellini

Seconded By: Councillor Biggerstaff

The meeting adjourn at 7:22 p.m.

**Carried.**