



# Value Centres Management Inc.

September 7, 2023

Registered Mail

**Property Standards Committee  
Town of Georgina  
26557 Civic Centre Road, R.R. #2  
Keswick, Ontario L4P 3G1**

**Attention: Secretary of the Committee**

Re: Appeal Request- Order to Remedy- Building Code Act- August 28, 2023-  
443 The Queensway S., Keswick

We are the property owners of the above property, who has been served with an Order to Remedy.

This is to give notice that the owner is not satisfied with the terms or conditions of the order (copy attached), and appeals to the Committee by sending this Appeal Request together with a cheque for \$100.00.

Please contact me by email to [REDACTED], with copy to [REDACTED], or call [REDACTED].

Yours truly,  
**2433264 Ontario Inc.**

Per. [REDACTED]

Terry Piersanti- ASO.



GEORGINA

26557 Civic Centre Rd.  
Keswick, Ontario L4P 3G1  
905-476-4301

RECEIVED AUG 30 2023

## 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:** August 28, 2023  
**Issued To:** 2433264 Ontario Inc.  
**Property Location:** 443 The Queensway South  
Town of Georgina, in the Regional Municipality of York  
**Property Description:** Conc 3 Pt Lot 6 RS65R8344; Part 5 RS65R12426 Parts 4-; 8  
**Roll Number:** 1970-000-146-659-0000

**WHEREAS** an inspection of the above noted property was conducted by a Property Standards Officer for the Town of Georgina on **August 21, 2023**;

**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 **September 28, 2023** and maintained in compliance with said by-law.

**TAKE NOTICE**, failure to comply with the requirements of this order shall constitute an offence punishable by way of prosecution.

**TAKE NOTICE**, in addition to any legal proceeding 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 **\$100.00** 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:** September 16, 2023

Order issued by:

Aug 28 -3  
Spt 8

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)

x3006

x2281

## ADDENDUM "A"

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

RE: 443 The Queensway South

NO.	ACTION TO CORRECT VIOLATION	LOCATION	BY-LAW SECTION
1.	Repair or replace and maintain the guardrails and handrails in front of The Source to be in a proper state of repairs and free of damage, unsafe, dangerous and unsightly condition.	In front of The Source	Schedule "A" Section 2.0 (a) (i) (ii)
2.	A protective finish is to be applied to all repairs made to walls. ? where	443 The Queensway South	Schedule "A" Section 2.0 (d)
3.	Where paint has worn off scrape and re-paint bricks to be structurally sound, weather tight and maintained to be reasonably protected.	In front of exterior wall of Fresh Co	Schedule "B" Section 1.1
4.	Replace missing fence sections behind Tim Hortons and fence paneling near unit # 12.	Rear of property	Schedule "B" Section 4.0
5.	Repair all fencing around Garbage/ Recycling bins.	Entire Property	Schedule "B" Section 4.0
6.	Repair or replace and maintain the guardrails and handrails in front of The Source to be structurally sound, free from hazards or defects with a weather protective surface finished applied to all exposed components.	Near The Source	Schedule "B" Section 4.0
7.	Remove electrical wiring which is not in a proper state of repair.	Parking Lot near Wimpy's Diner	Schedule "D" Section 2.0
8.	Trim dead branches and cut & remove dead/ trees along entrance way from the Queensway South and in front of Fresh co. SEE ATTACHED MAP	See attached map Whole plaza ?	Schedule "H" Section 2.0 (b)
9.	Trim grass and weeds, maintain from becoming unreasonably overgrown.	Near Wild Bill's	Schedule "H" Section 2.0 (c)
10.	Maintain garden beds to prevent erosion of the soil and to clean the beds up with plants or mulch.	Garden beds	Schedule "H" Section 2.0 (d)
11.	Remove junk & debris and items currently disused in their present including but not limited to: <ol style="list-style-type: none"> <li>1. Loose debris, paper &amp; plastic cups, metal cans, cigarette butts, plastic wrap, scrap wood, recyclables material and garbage around the dumpsters.</li> <li>2. Remove unused electric wiring in the parking lot from the building covered by a pylon.</li> <li>3. Remove brush/ fallen over tree in the rear parking lot near Jade Garden.</li> </ol>	Parking Lot	Schedule "H" Section 2.0 (e)
12.	Repaint all parking lot lamppost bases which create an unsightly condition.	Parking Lot	Schedule "H" Section 2.0 (h)
13.	Remove graffiti including but not limited to: on the dumpster fences, on the Fresh Co building at the back, on the CubeIT storage container behind Fresh co, on a dumpster fence behind Fresh co, on a blue shipping container behind fresh co, on the building behind flip n wicked and Dollarama.	Entire Property	Schedule "H" Section 2.0 (m)
14.	Repair potholes such as but not limited to in front of Fresh co, behind Fresh co near the loading dock, in front of the Subway, parking area east of the Anchor and large potholes just south of the entrance from The Queensway South.	Parking Lot	Schedule "H" Section 6.0(a)

15.	Repair unsafe paths and walkways such as but not limited to: 1. In front of Easy Financial, BarBuritto, Seneca GED Preparation, The Source walkway entrance and; 2. Stairs coming down from the bus shelter near the Source as steps are missing & loose such as stone, interlock & brick.	Entire Property	Schedule "H" Section 6.0
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**NOTE:** Alternative methods of corrective action may be possible but must be approved by the Property Standards Officer

