



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

Date: Monday, March 24, 2025  
Time: 7:00 PM

Members of  
Committee Present: Charlene Biggerstaff  
Dave Neeson  
Dan Fellini (Absent)

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.

**2. APPOINTMENT OF CHAIR**

Moved By: Councillor Biggerstaff

Seconded By: Councillor Neeson

Councillor Neeson be appointed as Chair for tonight's meeting.

**Carried.**

Manager of Municipal Law Enforcement, Mike Hutchinson states that he talked to the IT Division and Councillor Fellini will not be able to attend the meeting due to technical difficulties.

**3. DECLARATION OF PECUNIARY INTEREST**

None.

**4. EXPLANATION OF MEETING PROCEDURE**

Councillor Neeson provided an explanation of the meeting procedures and proper speaker etiquette.

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

No addendum items.

**6. APPROVAL OF AGENDA**

Moved By: Councillor Biggerstaff

Seconded By: Councillor Neeson

**Carried.**

**7. REQUESTS FOR DEFERRAL OR WITHDRAWAL**

None.

**8. PROPERTY STANDARDS APPEALS**

1. Property Standards Appeal 24-1634

Owner - Troy Buchanan, located at 48 Mill Pond Lane, Udora.

Requesting appeal for Property Standards Order issued for "48 Mill Pond Lane".

Troy Buchanan, the owner of 48 Mill Pond Lane, expressed his intention to comply with the Property Standards Order. However, he noted that the property is currently under an estate appeal. Mr. Buchanan indicated that he will be able to take action on the property once the estate matter is resolved, and he hopes to have the estate settled by early summer. He anticipates being able to clean up the property by early fall.

Property Standards Officer, Paige Broughton, provided a summary of the violations identified during the inspection conducted on May 22, 2024.

There were no members of the public present for the appeal meeting

Councillor Neeson acknowledged the ongoing probate issue and the location of the property. He inquired whether Mr. Buchanan could board up the building with plywood in the interim.

Mr. Buchanan explained that he had undertaken some maintenance on the property since the inspection, providing specific examples of work completed. He acknowledged that additional work is required to address all the issues listed in the Property Standards Order.

Councillor Neeson asked Mr. Buchanan if he could proceed with further repairs while the probate process is ongoing. Mr. Buchanan confirmed that he is willing to make repairs in the meantime.

Councillor Neeson inquired whether plywood would be an acceptable solution for securing the building. Mike Hutchinson confirmed that the Bylaw Department would be satisfied with plywood as a temporary measure to prevent wildlife intrusion and/or unauthorized entry.

Councillor Neeson confirms the extensions that Mr. Buchanan is asking for.

The committee engaged in a thorough discussion to reach a decision.

**Decision:**

Moved By: Councillor Biggerstaff

Seconded By: Councillor Neeson

**Carried.**

It was resolved that the Property Standards Order for Appeal #24-1634, located at 48 Mill Pond Lane, is confirmed, with the following extensions granted for compliance:

**Items 1, 2, and 5** on the order are to be rectified by **May 7, 2025**.

**Items 3, 4, 6, and 7** on the order are to be rectified by **January 1, 2026**.

These extensions are contingent upon the property owner maintaining clear communication with the investigating officer regarding updates on the property.

**9. ADOPTION OF MINUTES**

Minutes of the meeting held on July 25, 2024.

Moved By: Councillor Biggerstaff

Seconded By: Councillor Neeson

That the minutes of the meeting held on July 25, 2024 be adopted as presented.

**Carried.**

**10. OTHER BUSINESS**

None.

**11. NEXT MEETING**

Next meeting will be held on April 3rd, 2025 at 7:00pm

**12. MOTION TO ADJOURN**

Moved By: Councillor Biggerstaff

Seconded By: Councillor Neeson

The meeting adjourn at 7:50 p.m.

**Carried.**