



**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:** May 23, 2024  
**Issued To:** BUCHANAN, GAIL AND BUCHANAN, TROY  
**Property Location:** 48 Mill Pond Lane  
Town of Georgina, in the Regional Municipality of York  
**Property Description:** CON 1 PT LOT 22  
**Roll Number:** 1970-000-021-410-0000

**WHEREAS** an inspection of the above noted property was conducted by a Property Standards Officer for the Town of Georgina on **May 22, 2024**;

**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 **June 23, 2024** 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.

**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 **\$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:** June 11, 2024

Order issued by:

Paige Broughton, M.L.E.O.(c)  
Municipal Law Enforcement Officer  
(905) 476-4305 Ext. 2279  
[pbroughton@georgina.ca](mailto:pbroughton@georgina.ca)

## ADDENDUM “A”

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

RE: 48 Mill Pond Lane

NO.	ACTION TO CORRECT VIOLATION	LOCATION	BY-LAW SECTION
1.	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.  Namely: Windows and other ways of access of accessory structure.	Accessory Structure	Schedule “A” Section 1.0
2.	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.	Accessory Structure	Schedule “A” Section 1.1
3.	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.  Namely: Demolish, or repair exterior walls and roof to be weather tight and damp- proof on accessory structure.	Accessory Structure	Schedule “B” Section 1.1
4.	Every roof shall be water tight.  Namely: Demolish, or repair holes and shingles on accessory structure.	Accessory Structure	Schedule “B” Section 3.0
5.	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;  Namely: Repair and maintain fascia and soffit on north and south side of dwelling.	Dwelling	Schedule “B” Section 3.1
6.	Remove, or repair and license, all derelict/unlicensed vehicles.	Yard Area	Schedule “H” Section 2.0(g)
7.	Free and clear of structures that create an unsafe or unsightly condition.  Namely: Demolish, or repair unsightly accessory structure.	Accessory Structure	Schedule “H” Section 2.0 (h)

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