



**THE CORPORATION OF THE  
TOWN OF GEORGINA**

**Appeals Committee (Property Standards) Minutes**

Date: Wednesday, April 23, 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.

**2. APPOINTMENT OF CHAIR**

Moved By: Councillor Fellini

Seconded By: Councillor Biggerstaff

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

**Carried.**

**3. DECLARATION OF PECUNIARY INTEREST**

None.

**4. EXPLANATION OF MEETING PROCEDURE**

Councillor Dale 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 Fellini

**Carried.**

**7. REQUESTS FOR DEFERRAL OR WITHDRAWAL**

None.

**8. PROPERTY STANDARDS APPEALS**

**1. Property Standards Appeal 24-3044**

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

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

Mike Hill, owner of 817 Fairbank Avenue, addressed the committee, stating that the retaining wall in question is not located on his property. He referenced his property stake and land survey to support his claim. Mr. Hill further explained the purpose, structure and history of the retaining wall.

Councillor Fellini inquired whether the property stake had ever been moved. Mr. Hill responded that the stake has remained in its original position.

Paige Broughton, Property Standards Officer, provided a summary of the violations observed during the inspection conducted on July 26, 2024.

Councillor Biggerstaff requested clarification from Officer Broughton regarding the location of the retaining wall. Officer Broughton confirmed that the wall appears to be situated on the property line.

Councillor Dale asked Officer Broughton to identify which property corresponds to which side in the submitted photographs

Thiliban Baskaran, owner of 815 Fairbank Avenue and co-owner of the retaining wall, stated a willingness to repair the wall. However, he emphasized the need for a survey to verify the property boundaries.

Mike Hutchinson, Manager of Municipal Law Enforcement, elaborated on the situation, indicating that the retaining wall is a shared structure between 817 and 815 Fairbank Avenue.

Mr. Hill reiterated that the retaining wall leans toward his property, but emphasized that it was never located on his land and serves no structural function for it. He also mentioned that the wall was constructed one to two years prior to his occupancy.

The committee engaged in a detailed discussion regarding the matter.

Councillor Dale asked Mr. Hutchinson whether both property owners share responsibility for maintaining the portion of the wall on their respective properties. Mr. Hutchinson advised that both owners should work together in a civil manner to resolve the issue.

**Recess:**

A motion for a five minute recess was suggested.

Moved by: Councillor Fellini

Seconded by: Councillor Biggerstaff

**Carried.**

The committee recessed at 7:54 p.m. and reconvened at 8:12 p.m.

**Motion to Defer:**

Moved by: Councillor Biggerstaff

Seconded by: Councillor Fellini

The committee deferred their decision for the Property Standards Appeal at 817 Fairbank Avenue, File #24-3044, to allow for the Property Standards Officer to investigate any easements or encumbrances along the property line and retaining wall between 815 & 817 Fairbank Avenue. The committee will reconvene upon recommendation of the Committee Secretary.

**9. ADOPTION OF MINUTES**

Moved By: Councillor Fellini

Seconded By: Councillor Biggerstaff

That the minutes of the meeting held on April 3, 2025 be adopted as presented.

**Carried.**

**10. OTHER BUSINESS**

None.

**11. NEXT MEETING**

TBD

**12. MOTION TO ADJOURN**

Moved By: Councillor Fellini

Seconded By: Councillor Biggerstaff

The meeting adjourn at 8:18 p.m.

**Carried.**