



**Minutes of a Property Standards Committee
Electronic Participation**

**September 11, 2024, 6:00 p.m.
Electronic and In-Person Participation - Property Standards
Town of Orangeville
(Chair and Deputy Clerk at Town Hall - 87 Broadway)**

Members Present: Alan Howe, Chair
Ashley Harris, Vice Chair
Brian Wormington
Rita Baldassara
Michael Demczur

Staff Present: J. Lavecchia-Smith, Deputy Clerk
V. Iozzo, By-law and Property Standards Officer

1. Call to Order

The meeting was called to order at 6 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgment

The Chair acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Chair also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

Moved by Brian Wormington

That the minutes of the following meeting are approved:

4.1 2024-08-07 Property Standards Committee Meeting Minutes

Carried

5. Hearing Matter

5.1 Property Standards Order - 181 Credit Creek Boulevard

Alan Howe, Chair spoke to the property standards appeal for 181 Credit Creek Boulevard.

Raghav Modh identified himself as the Appellant, and Vince Iozzo identified himself as the By-law and Property Standards Officer.

The Chair asked any objections to any of the Committee members sitting. No objections were identified.

The Chair asked for any preliminary matters from either of the parties that should be heard. No preliminary matters raised.

Jordyn Lavecchia-Smith, Deputy Clerk, had Mr. Iozzo complete the affirmation.

Mr. Iozzo provided an overview of the file relating to 181 Credit Creek Boulevard, and advised that two Orders were issued against the property.

Jordyn Lavecchia-Smith, Deputy Clerk, had Dr. Modh complete the affirmation.

Dr. Modh advised that him and his wife took ownership of the property on June 14, 2024. He identified that the only matter of the Order that is outstanding is with respect to the spalling brick.

The Chair asked if there were any questions from the Committee. Members of Committee asked questions and received responses from Officer Iozzo and Dr. Modh.

The Committee recessed from 6:13 p.m. to 6:16 p.m.

Moved by Brian Wormington

The Property Standards Committee decided to:

- 1. Uphold the Property Standards Order issued on June 29, 2024 relating to branches, refuse and long grass.**
- 2. Amend the date to bring the property into a condition of compliance in accordance with the Order issued on June 29, 2024 and per the prescribed standards as set out in the Property Standards By-law No. 6-2002 to on or before September 18, 2024.**

Carried

Reason: The Appellant advised that they have brought the property in compliance with respect to the Property Standards Order pertaining to branches, refuse and long grass.

Moved by Rita Baldassara

The Property Standards Committee decided to:

- 1. Uphold the Property Standards Order issued on June 29, 2024 relating to spalling brick and roof.**
- 2. Amend the date to bring the property into a condition of compliance in accordance with the Order issued on June 29, 2024 and per the prescribed standards as set out in the Property Standards By-law No. 6-2002 to on or before November 15, 2024.**

Carried

Reason: The Appellant confirmed that the only outstanding matter is the spalling brick and has contacted two masons to obtain a quote on completing the work, therefore the Committee supports the request to

amend the additional Property Standards Order and allow for additional time to bring the property into compliance.

5.2 Property Standards Order - 62 Morgandale Crescent

Alan Howe, Chair spoke to the property standards appeal for 62 Morgandale Crescent.

Michael Kurceba identified himself as the Appellant, and Vince Iozzo identified himself as the By-law and Property Standards Officer.

The Chair asked any objections to any of the Committee members sitting. No objections were identified.

The Chair asked for any preliminary matters from either of the parties that should be heard. No preliminary matters raised.

Jordyn Lavecchia-Smith, Deputy Clerk, had Mr. Iozzo complete the affirmation.

Mr. Iozzo provided an overview of the file relating to 62 Morgandale Crescent, and advised the contents of the Order issued.

Jordyn Lavecchia-Smith, Deputy Clerk, had Mr. Kurceba complete the affirmation.

Mr. Kurceba advised that he has removed the unlicensed vehicle from the property and that he is working on bringing the remaining aspects of the Order into compliance.

The Chair asked if there were any questions from the Committee. Members of Committee asked questions and received responses from Officer Iozzo and Mr. Kurceba.

Moved by Rita Baldassara

The Property Standards Committee decided to:

- 1. Uphold the Property Standards Order issued on July 24, 2024.**
- 2. Amend the date to bring the property into a condition of compliance in accordance with the Order issued on July 24, 2024 and per the prescribed standards as set out in the Property Standards By-law No. 6-2002 to on or before October 11, 2024.**

Carried

Reason: The Appellant has made an effort to bring the property into compliance, therefore the Committee supports the request to amend the Order and allow for additional time to bring the property into compliance.

6. Adjournment

The meeting was adjourned at 6:40 p.m.