



Final
Property Standards Committee

Thursday, September 25, 2025

6:00 PM

Council Chambers

PROPERTY STANDARDS COMMITTEE REPORT

The meeting was called to order by Chair, S. Kinsella at 6:01 p.m. The following were in attendance for the meeting:

Present: 4 - Chairman, S. Kinsella
C. Phillips
C. Prospero
B. Saxton

STAFF:

Coordinator of Elections and Special Projects, T. McArthur
Deputy City Clerk, T. Macdonald
Municipal Prosecutor, C. Bennett
Property Standards Officer, C. Paoletti
Property Standards Officer, J. Shaw.

The Property Standards Committee met for the purpose of three Property Standard Appeal Hearings.

The Chair, Stephen Kinsella advised that the purpose of the meeting was to conduct appeal hearings pursuant to the City of Barrie Property Standards By-law 2011-138 related to contravention of the By-law for the 27 Wilson Court and 177 Bayview Drive, Unit 47.

The Chair confirmed with the Deputy City Clerk that notifications were conducted in accordance with By-law 2011-138 for the hearings.

The Chair, Stephen Kinsella, advised that the hearings would be conducted as a quasi-judicial hearing and each party would be allotted time to present evidence and witnesses, conduct cross-examinations of the witnesses, and make submissions as they deemed appropriate.

The Property Standards Committee met and reports as follows:

27 Wilson Court

Mr. Christopher Bennett, Prosecution Supervisor, identified himself as the representative of the City of Barrie.

Mr. Yevgeniy Borysenko identified himself as the appellant.

Mr. Bennett outlined that the appellant has rectified all items listed in the Property Standards Order with the exception of the retaining wall. Mr. Bennett indicated that the appellant seeks an extension to spring 2026 to explore options with title insurance and that the City does not oppose this request.

Mr. Borysenko indicated that he seeks a time extension to mid to late spring of 2026 to allow time to determine if title insurance will cover the repairs to the retaining wall.

Mr. Bennett confirmed that the City does not oppose the requested time extension.

Upon adoption of the required procedural motion, the Property Standards Committee met in Closed Session at 6:16 p.m. to deliberate on the matter of 27 Wilson Court. The members of the Committee and the Deputy City Clerk were present for this portion of the meeting.

The Committee resumed in open session in the Sir Robert Barrie room at 6:23 p.m.

Mr. S. Kinsella, Chair of the Property Standards Committee advised that the Committee had made a decision regarding the appeal.

"That the decision of the Property Standards Committee is that the appeal of By-law 2011-138 by the Appellants, Iryna Litovchanko and Yevgeniy Borysenko, regarding City of Barrie Property Standards Order PSC25-00279, 27 Wilson Court is to uphold the order in whole with additional time granted for deficiencies to be complied with to November 30, 2025."

177 Bayview Drive, Unit 47

Mr. Christopher Bennett, Prosecution Supervisor, identified himself as the representative of the City of Barrie.

Martin Zarnett identified himself as the representative for the appellant.

Mr. Bennett outlined that he has had discussions with Mr. Zarnett and that the appellant is in a difficult position being unable to access the property to complete the repairs required pursuant to the Property Standards Order due

to a landlord tenant matter. Mr. Bennett indicated that on a joint submission basis the City would be content with an extension of the time for compliance to March 31, 2026.

Mr. Zarnett indicated that the appellants want to complete the repairs listed in the Property Standards Order but are unable to do so as the tenant in the property will not grant access. Mr. Zarnett provided an overview of the landlord/tenant process that the appellants have been following with respect to the property and advised that it is expected that an Order will be issued on October 22, 2025. Mr. Zarnett advised that after that date the Sheriff would still need to attend the property which can take some time, after that has taken place the appellants would be able to commence the repairs. Mr. Zarnett requested an extension of the Property Standards Order to March 31, 2026.

Mr. S. Kinsella, Chair of the Property Standards Committee advised that the Committee had made a decision regarding the appeal.

"That the decision of the Property Standards Committee is that the appeal of By-law 2011-138 by the Appellants, 177 Bayview Drive Limited, Realstar Re: Tamarack Woods, regarding City of Barrie Property Standards Order PSC25-00082, 177 Bayview Drive is to uphold the order in whole with additional time granted for deficiencies to be complied with to March 31, 2026."

ADJOURNMENT

The meeting adjourned at 6:42 p.m.

CHAIRMAN