PROPERTY STANDARDS COMMITTE AGENDA
December 2, 2026 – 8:30 AM

Meeting Details

In-Person Meeting Location: Mulmur Township Offices, located at 758070 2nd Line East
Virtual Links Available at: www.mulmur.ca

Accessibility Accommodations: If you require access to information in an alternate format, please contact the Clerk's department by phone at 705-466-3341 extension 223 or via email at clerk@mulmur.ca

1.0 Call to Order by the Secretary

2.0 Appointment of a Chair

Recommendation: That _____ be appointed Chair for the December 2, 2026 Property Standards Committee Hearing for 527416 5 Sideroad.

3.0 Approval of the Agenda

Recommendation: That the agenda be approved.

4.0 Disclosure of Pecuniary Interests

5.0 Hearing: 527416 5 Sideroad

In the matter of an appeal to the Township of Mulmur Property Standards Committee by Svetlana Sinipostlova (*the appellant*) at 527416 5 Sideroad, Mulmur CON 4 EHS PT LOT 5 RP 7R5741 PART 2 under the Township's Property Standards By-law 07-2006

3 **5.1 By-law Enforcement / Property Standards Officer introduces the following:**

Exhibits - Township	
Exhibit	**Description**
527416 5 Sideroad Enforcement File	Correspondence, evidence and related orders.

Witness List - Township
***No pre-submissions received.*

70 **5.2 Appellant introduces the following:**

Exhibits - Appellant	
Exhibit	**Description**
Appellant's Written Submissions	Correspondence, evidence and related orders.

Witness List - Appellant
***No pre-submissions received.*

6.0 Decision

In the matter of an appeal of an Order to Remedy Violation at 527416 5 Sideroad Mulmur ON, CON 4 EHS PT LOT 5 RP 7R5741 PART 2 issued to SVETLANA SINIPOSTOLOVA (the appellant), on August 28, 2026, the Property Standards Committee hereby rules that:

7.0 Adjournment

Recommendation: That the Property Standards Committee adjourns the meeting at _____ to meet again at the call of the Chair.

Municipal Address: 527416 5 SIDEROAD
Legal Description: MULMUR CON 4 EHS PT LOT 5 RP 7R5741 PART 2

SINIPOSTOLOVA SVETLANA (owner)
SINIPOSTOLOVA ALEXANDRE

Township of Mulmur

Property Standards Appeal
By-law 07-06, as amended

Mulmur Township Offices
758070 2nd Line East
December 2, 2026 at 8:30 am

Officer: Carrie Cunningham,
By-law and Property Standards Officer

Return to Agenda

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TOWNSHIP OF MULMUR

758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local (705) 466-3341
Toll Free from 519 only (866) 472-0417
Fax (705) 466-2922

Synopsis – 527416 5 Sideroad, Mulmur

I, Carrie Cunningham, By-law and Property Standards Officer for the Town of Orangeville, am the investigating Officer of this file. Orangeville is contracted by the Township of Mulmur to provide by-law enforcement services.

527416 5 Sideroad is zoned Countryside Area (A). The owner of the property is Svetlana Sinipostolova.

On May 27, 2026 - the Township submitted their file to the Town of Orangeville, by email, which consisted of:

- Complaints received on May 4, 2026, alleging property standards concerns at 527416 5 Sideroad
- Notice for Compliance issued by the Township to the property owner
- Emails between the Sinipostolova's and the Township's Clerk, Roseann Knechtel

On July 9, 2026 - I conducted the property inspection with Orangeville's By-law Supervisor, James Bramley in attendance. The property owner's husband, Alexandre Sinipostolova was home and present during the inspection.

We proceeded to front of dwelling and the following was observed:
-tall grass and weeds
-backhoe
-boom truck crane
-amongst the tall grass/weeds were several piles of materials containing various items, including but not limited to, wood boards/posts/logs, sheets of wood, cement mixer, tires and firewood

On the west side of the dwelling, the following was observed:
-tall grass/weeds
-unplated truck trailer parked in tall grass/weeds
-under trailer were discarded plastic pails/buckets

On the east side of dwelling, adjacent to driveway, observed the following:
-tall grass/weeds
-red snow blower

At rear of dwelling, observed the following:
-tall grass/weeds
Heading toward the accessory structure in the rear yard, observed amongst the tall grass/weeds:
-piles of materials, containing items, including but not limited to, wood boards/posts/logs, firewood, wheel barrel, dead tree, patio stones, dead grass(sod), and a-frame wood sawhorses

-towards the rear of the property is an accessory structure surrounded by wire fence

The accessory structure, located to the rear of the dwelling, surrounded by wire fence, which Alexandre advised was a chicken coop, without chickens, the following was observed:
-tall grass/weeds
-overturned wheel barrel
-gas cans, wood a-frame sawhorse
-on the accessory structure porch were rolls of metal fencing, orange link fencing with wooden stakes
-to the east of the accessory structure, large green and white tarp opened up and beyond tarps a pile of wood boards and sheets of wood
-in the area amongst the tall grass, also observed random wood boards on ground and roll of metal fencing
-towards the rear of the accessory structure, observed large plastic barrels in tall grass/weeds
-behind accessory structure in the tall grass/weeds in a large white tarp covering the ground
-accessory structure appears in sound condition

Photos taken in all areas.

Alexandre was advised that next steps are for staff to conduct a review of the file and observations from today's inspection and that an Order to Comply would be issued for any violations.

On July 9 – August 12, 2026 – follow up was conducted with Dufferin County's Building Department to confirm status of structures located on the property. Follow up was conducted with the Township's Clerk regarding Zoning of the property.

On August 28, 2026 – Property Standards Orders were issued individually to Svetlana Sinipostolova and to Alexandre Sinipostolova.
Appeal date: September 16, 2026
Compliance date: October 5, 2026

Attended property with James Bramley, and hand delivered both Property Standards Orders to Alexandre.

On September 4, 2026 – notified by the Township that a Notice of Appeal has been received.

On September 25, 2026 – received confirmation that Appeal has been scheduled for December 2, 2026, at 8:30 am at the Township Office.

On November 20, 2026 – Appeal package provided to the appellant, Alexandre Sinipostolova and the Township Clerk, Roseann Knechtel.

Carrie Cunningham | By-law and Property Standards | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 Ext. 2268 | Toll Free: 1-866-941-0440 Ext. 2268 | Mobile: 519-939-0002
ccunningham@orangeville.ca | www.orangeville.ca

Roseann Knechtel

From: [redacted]
Sent: May 4, 2026 3:09 PM
To: Roseann Knechtel
Subject: Re: Property Standards Concern – [redacted] Property

You don't often get email from [redacted]. Learn why this is important

Hi Roseann,

Please see the attached photos. The driveway is off the 5 sideroad. When I [redacted], they almost burnt down all of [redacted] and lit the field on fire and the fire department had to come.

If you zoom in, you will see several items of concern, including plastic tarps on the ground, a metal building that appears to be falling over, a wood shed that appears to be deteriorating, a ladder behind the white trailer that has been there since [redacted], and various pieces of equipment that do not appear to move.

There also appear to be trees down on the property that have not been cleaned up. From what can be seen [redacted], the area appears to be poorly maintained, and I suspect there may be additional concerns closer to the house.

I really do not want to come across as a complaining [redacted]. However, [redacted], I feel it is necessary to bring it to the Township's attention.

I respectfully ask that my [redacted]. I would prefer to remain anonymous if possible.

Thank you for your help.

[redacted]

Thank you,

[redacted]

[redacted]

Sent from my iPhone please excuse any typos

From: [redacted]
Sent: May 4, 2026 2:38 PM
To: Roseann Knechtel <rknechtel@mulmur.ca>
Subject: Re: Property Standards Concern – [redacted] Property

You don't often get email from [redacted]. Learn why this is important

Hi Roseann,

Please let me know if you want to jump on a quick call.

Thanks,

[redacted]

[redacted]

From: [redacted]
Sent: Monday, May 4, 2026 1:49 PM
To: Tracey Atkinson <tatkinson@mulmur.ca>
Subject: Property Standards Concern – [redacted] Property

Hi Tracey,
Happy Monday.
I'm reaching out because we currently have [redacted] I am wondering if this is something the Township may be able to review from a property standards or by-law perspective.
The property is a log home with its entrance off the 5th. It appears to be poorly maintained, and there are several items on the property that may not be in compliance with Township by-laws, including old trucks, trailers, a deteriorated outbuilding, and a 53' cargo trailer that appears to have been sitting there long-term. There has also been a ladder set up to the peak of the house since [redacted]
Overall, the property presents poorly for the neighbourhood, and I am not sure whether it meets the Township's property standards requirements.
Would the Township be able to review the property and advise if anything can be done?
Thank you for your help.
[redacted]

Thanks,

[redacted]

[redacted]



On May 4, 2026, at 2:43 PM, Roseann Knechtel <rknechtel@mulmur.ca> wrote:

Hi [redacted]

Thank you for bringing these concerns to our attention. At this time a phone call is not required. The Township will complete a preliminary investigation to confirm contravention with the bylaws, and will commence enforcement based on our findings.

If you have any pictures or additional materials to assist us, that would be helpful.

Thank you again. I hope you have a good day.

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
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Property Information

Roll Number:	22-16-000-002-02550-0000	Frontage:	0.00
Location:	527416 5 SIDEROAD MULMUR CON 4 EHS PT LOT 5 RP 7R5741 PART 2	Site Area:	25.85 A
		Property Code:	211
		Fire Number (911):	527416
Owner Names:	SINIPOSTOLOVA SVETLANA	Mailing Address:	17 LARISSA CRT VAUGHAN ON L6A 2K8

Assessment

F T	209,800
R T	201,200
Total:	411,000

Structures

Code/Description:	301 SINGLE FAMILY DETACHED	Quality:	7.00
Year Built:	2018	Shape:	B
Type of Construction:	D	Gross Area:	1,530
Split:		Full Storeys:	01
Total Basement Area:	1,530	Part Storeys:	0
Finished Basement Area:	0	Bedrooms:	2
Finished Basement Type:	Not Finished	Full Baths:	0
Heating Type:		Part Baths:	1
Fireplaces:	0	Garage Type:	
Air Conditioning:		Garage Spaces:	0

TOWNSHIP OF MULMUR

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May 4 2026

SINIPOSTOLOVA SVETLANA
17 LARISSA CRT
VAUGHAN ON L6A 2K8

PROPERTY STANDARDS

The Township of Mulmur has received complaints regarding the property standards at 527416 5 Sideroad Mulmur. Specifically, derelict vehicles, trailers, and the general repair of the buildings and structures.

The Property Standards By-law states:

4.01 Yards

(d) wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left in a yard or on any lot that is not otherwise exempt from the requirements of this by-law

4.04 Accessory Buildings or Fences

(a) Accessory buildings and fences shall be kept in good repair and free from health, fire and accident hazards

4.07 Construction, Storage, Salvage and Scrap Yards

All property, whether in operation as a commercial enterprise or not, shall be effectively screened from other property, streets or roads by suitable fences, hedges, trees or landscaping where such property is used for the storage of machinery, goods, salvage or scrap, the parking of vehicles, the operations of machinery or when used for any other purpose which may detract from the good appearance of or from an abutting or neighbouring residential property

5.02 Building Standards

(a) For the protection of the public, passers by and visitors, the exterior walls, roof, chimneys, eaves, foundations, doors, shutters, balconies, porches, exterior steps or stairs, ramps and signs appurtenant to or attached to any building or structure shall be maintained so as to be free of defects which may constitute possible accident hazards.

(b) Every part of any building shall be maintained in a safe and structurally sound condition so as to be capable of sustaining safely its own weight and any additional weight as may be put on it through normal use. Building materials which have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

(c) Exterior building walls and components shall be maintained in good repair free from cracked, broken, rotten, loose or warped masonry, stucco and other defective cladding or trim.

The Township would like to work with you to resolve this matter. We kindly request that you contact the office by **May 20, 2026** to resolve these concerns and to avoid further by-law enforcement measures and charges under the Township's User Fees and Charges By-law.

Should you have any questions or concerns or wish to discuss this matter further, please do not hesitate to contact me directly. Your prompt attention to this issue is greatly appreciated. Thank you in advance for your cooperation.

Sincerely,

Roseann Knechtel, Clerk/Planning Coordinator
rknechtel@mulmur.ca | 705-466-3341 x223

Roseann Knechtel

From: Roseann Knechtel
Sent: May 19, 2026 3:02 PM
To: SINIPOSTOLOV
Cc: sinal@use.startmail.com
Subject: RE: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

Hi Svetlana,

Thank you very much for your email and for confirming that I can also speak with Alex.

As I mentioned in my conversation with Alex earlier today, the complaint is protected under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), so I will be unable to release any information surrounding it.
With that being said, I would like to work with you both to address some of the concerns that were raised and to avoid further by-law enforcement measures. These concerns include, but are not limited to:

Section 4.01 Yards and Section 4.07 Construction, Storage, Salvage and Scrap Yards:

- Parking/Storage of a White Transport Truck Cargo Trailer
- Parking/Storage of construction machinery and equipment
- There is no use of screening (fences, hedges etc.) or parking machinery/vehicles in a garage to effectively screen from other properties

Section 4.04 Accessory Buildings or Fences and Section 5.02 Building Standards:

- Metal frame building that is falling over
- Deteriorating wooden shed

Please note that the Township has not entered onto or conducted an inspection of your property. The issues noted above can be observed from the road.
A full inspection will only be completed by the Township's by-law enforcement officers if the issues are advanced to an enforcement stage.

As I mentioned with Alex, the Township would like to work cooperatively with you. Please let me know how much time you require to address the concerns listed above.

Thank you again. I look forward to hearing from you.

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
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From: SINIPOSTOLOV <sinal2000@rogers.com>
Sent: May 19, 2026 2:17 PM

To: Roseann Knechtel <rknechtel@mulmur.ca>
Subject: Fw: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

> You don't often get email from sinal2000@rogers.com. Learn why this is important

HI Roseann,
My name is Svetlana Sinipostolova, i am the owner of the property on 527416 5th sideroad, Mulmur.
My husband was reaching out today to resolve some issues regarding property standards. Please, talk to him about this issues.
If you need to talk to me I am also available but it is better if you talk to him directly. Below is his message to you, please scroll and use his response.
My number is 647-483-8723
Email address is sinal2000@rogers.com But again , it is better if you send emails to my husbands email sinal@use.startmail.com
Best regards,
Svetlana.

----- Forwarded Message -----
From: sinal@use.startmail.com <sinal@use.startmail.com>
To: SINIPOSTOLOV <sinal2000@rogers.com>
Sent: Tuesday, May 19, 2026 at 02:03:22 PM EDT
Subject: Fwd: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

--- Original message ---
Subject: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint
From: sinal@use.startmail.com
Date: Friday, May 15, 2026 2:06 PM
To: rknechtel@mulmur.ca

Dear Roseann Knechtel,

I am writing in response to the Property Standards letter I received regarding my property at 527416 5 Sideroad Mulmur.

The letter references alleged violations concerning **"derelict vehicles, trailers and the general repair of the buildings and structures"**.

To help me understand the concerns and achieve full compliance as quickly as possible, I kindly request the following information and records:

1. A detailed description of the specific issues identified, including which vehicles, trailers, buildings, or structures are of concern and how they are alleged to violate the Property Maintenance Standards By-law 07-2006.
2. Any inspection reports, notes, or photographs related to this complaint.
3. A copy of the original signed complaint.
4. Any other relevant records or correspondence related to this property standards issue.

Thank you for your assistance. I look forward to your prompt response.

Best regards,

Alexandre Sinipostolov

226-558-9998

INSPECTION REPORT			
FILE NO: Mulmur	**OFFICER:** C. Cunningham	**BYLAW OFFENCE:** **Property Standards**	**DATE:** **7/7/2026**

SUBJECT PROPERTY	
MUNICIPAL ADDRESS: 527416 5 Sideroad, Mulmur	
PROPERTY OWNER INFORMATION	
PROPERTY OWNER NAME: Svetlana Sinipostolova	
ADDRESS: 17 Larissa Court, Vaughan, ON L6A 2K8	
PHONE:	**CONTACT PERSON (IF DIFFERENT THAN OWNER):** **Svetlana - 647-483-8723 email: sinal2000@rogers.com** **Husband: Alexandre Sinipostolov- 226-558-9998 email: sinal@use.startmail.con**

Date	Description
5/29/2026	Received complaint file from Mulmur which was emailed May 27 2026. Email response to Roseann Knechtel advising that this file has been assigned to me.
7/7/2026	Call to Roseann regarding complaint file. Advised arranging inspection this week, with Supervisor, James Bramley. Verbally received details from Roseann regarding the property, as follows: -open building permit from 2011 for dwelling - status of dwelling - unoccupied - property zoned - Countryside Roseann to forward details in relation to the property's zoning.
7/9/2026	Attended property at 11:16 am. Met Supervisor, James Bramley on sideroad 5 at driveway entrance. James is entering onto property with me, having expert knowledge with enforcement of rural properties. James got into my Town issued vehicle and we proceeded up the driveway and parked at the side of the dwelling. Observed tall grass and weeds around the entire property. The dwelling is a log cabin and the exterior displays a dark grey/black colour. When exiting the vehicle, observed a door at the front of the house, however, could see vehicles parked at the rear of the dwelling. We proceeded to rear of dwelling. The rear of the house contained large windows, which did not appear to have any coverings, and from the driveway area there were household items (table, plant) visible through the second storey windows, and it appears that someone is occupying the dwelling. Knocked at rear door. Female answered the door and stood in front of us with no clothing on. She began speaking in a foreign language and before closing the door, we understood someone would come out to see us. We waited in the driveway and after a few minutes, a male came walking towards us from the front of the dwelling. As he approached, I ID myself and provided my business card. James ID himself. I asked male if he was owner and he responded yes. I asked his name and he responded Alexandre Sinipostolov. He requested to take a photo of both my and James ID cards which were visible to him as they were displayed on lanyards. Alexandre took photo of both. Explained reason for visit, being due to property standards complaint and the we were onsite to verify if there are any violations. Alexandre explained that there have been other complaints in the past that have been unfounded and he is frustrated, explaining the most recent was due to

	the stucutres. He proceeded to advise that the Building Dept was on site a few weeks ago and they had no concerns in relation to the dwelling or the accessory structure behind the dwelling that he keeps chickens in. Alexander asked to be present during the inspection. We all proceeded to north side of the property (front of dwelling). When asked, Alexandre pointed and explained the property he owns is from the sideroad (on the west side of the dwelling to the bottom of the gully on the east and behind the dwelling past the accessory structure. In front of the dwelling observed the following: -tall grass and weeds -backhoe -boom truck crane -amongst the tall grass/weeds were several piles of materials containing various items, including but not limited to, wood boards/posts/logs, sheets of wood, cement mixer, tires and fire wood. -front of dwelling had a door, but stairs to door were temporary and not permanent and no hand rail visible -no eavestroughs or downspouts were visible Photos taken. Enquired whether the backhoe and truck are operable and whether the truck is plated. Alexander advised that the backhoe is on the property and that the truck is operational and plates are inside. In the west side yard, observed: -tall grass/weeds -truck trailer parked in tall grass/weeds -under trailer were discarded plastic pails/buckets -ladder extending from the ground the the underside of the roof overhang -did not observe any soffits on this side of the dwelling Photos taken. Enquired as to what the truck trailer is for and Alexandre advised it is for storage and opened the rear door. In side appeared to be materials for construction. I asked whether the wheel assembly is still affixed to the trailer and Alexandre confirmed it was. Could not see under the trailer from the rear, however when I walked to the west side of the trailer, the tire was visible in the tall grass/weeds. I commented that the trailer with the assembly attached may be a by-law violation but would confirm upon return to office. Photos taken. Then we proceeded back through the front yard to the east side of dwelling, adjacent to driveway. In the east side yard, observed: -tall grass/weeds -red snow blower Photos taken. At the rear of dwelling, observed: -tall grass/weeds -vehicle near rear door - mustard yellow VW GTI - Ontario plate DCEX 496 -parked away from the dwelling were two additional vehicles: -orange and black Mustang GT - Ontario plate CRDJ 254 -black VW Golf TSI BZXY 963 Heading toward the accessory structure in the rear yard, noted: -piles of materials, containing items, including but not limited to, wood boards/posts/logs, fire wood, wheel barrel, dead tree, patio stones, dead grass(sod), and a-frame wood sawhorses -towards the rear of the property is an accessory structure surrounded by wire fence Photos taken.

	Alexandre explained that when the Building Inspectors were on site recently, they advised him a permit was not needed for the structure as it was under the size requirements for a permit. At the time of our inspection, Alexandre confirmed that there are currently no chickens in the structure. Observed the following items being stored in this area, including but not limited to: -tall grass/weeds -overturned wheel barrel -gas cans, wood a-frame sawhorse -on the accessory structure porch were rolls of metal fencing, orange link fencing with wooden stakes -to the east of the accessory structure, large green and white tarp opened up and beyond tarps a pile of wood boards and sheets of wood -in the area amongst the tall grass, also observed random wood boards on ground and roll of metal fencing -towards the rear of the accessory structure, observed large plastic barrels in tall grass/weeds -behind accessory structure in the tall grass/weeds in a large white tarp covering the ground -accessory structure appears in sound condition Photos taken. Upon returning to the rear of the dwelling, noted another accessory structure adjacent to the parking area. When asked what the structure was, Andre advised it was an outhouse. Photo taken. At the conclusion of the inspection, I thanked Alexandre for his cooperation and advised that I would return to the office and review the municpalites by-laws. Explained that next steps would be that once the review is completed, paperwork would be issued for compliance with the any violations listed in an Order. Alexandre responded asking who his lawyer could contact. I responded the lawyer could contact me as I am the investigating officer. Added that Roseann Knechtel, from the Township could also be included to keep her up to date. Left property at 11:43 am. When we exited onto Sideroad 5, James left and got into her personal vehicle. I proceeded to take photos of the property from the Sideroad. Left area at 11:46 am. Attended Mulmur Municipal office to pick up certified copies of their by-laws. Verbally updated Roseann of inspection. Roseann will follow up with the County's Chief Building Official in relation to the status of building permits for the structures.
7/13/2026	Sent follow up email to County's Chief Building Official, Becky MacNaughtan, updating on the inspection recently conducted and observation that it appears the dwelling is being occupied. Explained that while on site, the owner advised us that the building department was on site recently due to complaints, however, any concerns submitted to the building department were unfounded. Requested an update on any current action being taken as a result of the building department's recent inspection. Requested an update in regarding to the following observations made during our by-law inspection: - Dwelling – is the permit still open and if so, can the house be occupied - Outhouse (behind dwelling) – is a building permit required - Accessory structure (behind dwelling - referred to by owner as a chicken coop) – is a building permit required - Truck trailer with wheel assembly attached and used for storage - the wheel assembly is currently attached, however, if it were to be removed, as required to comply with zoning, would a building permit be required
7/27/2026	Sent follow up email request for update to Building Department.
7/27/2026	Received email update from Becky MacNaughtan advising that the Builidng Inspector, Aaron Ryckman is on holidays and will follow up upon his return. In the meantime, Becky provided the

	following responses to my queries: • Dwelling – is the permit still open and if so, can the house be occupied Occupancy has not been granted. Aaron has had correspondence with the owner about the required inspections that need to be completed. I will have Aaron follow up when he is back from vacation next week. • Outhouse (behind dwelling) – is a building permit required This is considered a Class 1 System in the Building Code and would require a permit. • Accessory structure (behind dwelling - referred to by owner as a chicken coop) – is a building permit required. If the chicken coop is 10m2 and under, then no permit is required. Will have Aaron verify. • Truck trailer with wheel assembly attached and used for storage - the wheel assembly is currently attached, however, if it were to be removed, as required to comply with zoning, would a building permit be required We would not require a permit for this, unless the trailer was altered (door, window for human entry/occupancy purposes).
8/4/2026	Received email from Aaron updating that he is scheduling a site visit and will provide an update thereafter.
8/5/2026	Email update from Aaron advising that he attended the property today and had a conversation with the owner Alex, who is in fact living in the house without the issuance of an occupancy permit which puts him in contravention of the Building Code Act. Alex has agreed to either obtain an occupancy permit or vacant the building in 60 days from today. He is aware that failure to vacate will result in the issuance of an order to comply and possible legal proceedings. He has scheduled some inspections for tomorrow, at which time I'll be able to have a better look at what is required to get the project to occupancy. Alex has agreed to fully remove the "outhouse" and return the grade to the original. The chicken coop is under the 10 square meter threshold and does not require a building permit. Please let me know if I can clarify anything or add any addition information. Thank you.
8/7/2026	Email update from Aaron that he completed a framing, mechanical, and plumbing inspection at the property yesterday; all three failed. Aaron enquired as to whether there are any options from a by-law perspective for the owner to reside on the property (but not in the house) during the remainder of construction that he can relay to them.
8/7/2026	Roseann responded to Aaron's email that she will review this matter with the CAO, Tracey Atkinson, upon her return to the office next week.
8/11/2026	Email from Roseann updating that this matter has been reviewed with the CAO, and that the zoning by-law allows for temporary trailer habitation for a maximum of 9 months from the date of issuance of a building permit, however, as this permit was issued in 2011, this option is no longer available.
8/12/2026	Received email from Alex and sent a response advising that an Order/Notice is in process of being issued.
8/28/2026	Attended property with James Bramley at 10:24 am. Went to rear door to knock and Alex opened the door. Handed him copies of the PS Orders - one in the name of Svetlana and one in his name. Explained that should he have any questions after he has had an opportunity to review, to let me know. Noticed grass around dwelling and areas in front yard have been cut. Left property. Orders were emailed to Roseann.
8/28/2026	Email from Alex quoting section of the Builidng Code and requesting written identification of each condition under s. 4.01(d) upon which the backhoe removal requirement in the Order was based: “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned” and advises that the backhoe is operational and necessary for the farm use lawfully established on the property. Further that Farm Business Registration number 4260535 is issued in my name.

	Those uses require no Ontario licence plate. The “unplated” condition is inapplicable.
8/31/2026	Email received from Alex requesting photographs taken during inspection as accurate identification of the items listed in the Order and their locations is necessary to complete the required remedial work correctly.
8/31/2026	Email to Alex providing the photos as requested.
8/31/2026	Email from Alex stating that the Order identifies the semi-trailer as “unplated” and requires its removal under s. 4.01(d). He requests confirmation if when Order was issued was "unplated" the sole condition relied upon under that section for the trailer removal requirement.
8/31/2026	Email from Alex explaining he is having difficulty matching the items shown in the photos on pages 7, 8, and 17 to the items in the order and requested help in indentifying them. He requested a brief explanation for each page of photos.
9/4/2026	Received email from Roseann Knechtel updating that a Notice of Appeal for the Property Standards Order.
9/25/2026	Received confirmation that the Appeal has been scheduled for December 2, 2026 at 8:30 am at Mulmur's Township offices.
Click or tap to enter a date.	
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Click or tap to enter a date.	
Click or tap to enter a date.	
Click or tap to enter a date.	C Cunningham
Click or tap to	

527416 5 Sideroad, Mulmur
Aerial View





Photograph # 1

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property Standards Officer

Return to Agenda



By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

Photograph # 2

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 3

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 4

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 5

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property Standards Officer

Return to Agenda



Photograph # 6

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 7

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

Photograph # 8

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 9

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 10

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 11

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 12

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (north side front of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 1

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (west side of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



By-law Division

Location:
527416 5 Sideroad (west side of dwelling)

Date Taken:
July 9, 2026

Photograph # 2

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 3

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (west side of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 4

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (west side of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 5

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (west side of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 1

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (east side of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



By-law Division

Location:
527416 5 Sideroad (east side of dwelling)

Date Taken:
July 9, 2026

Photograph # 2

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 3

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (east side of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 4

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (east side of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 1

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 2

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 3

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 4

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 5

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

Photograph # 6

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 7

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 8

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 9

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 10

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 11

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 12

TOWNSHIP OF MULMUR
By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 13

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 14

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 15

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 16

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda



Photograph # 17

TOWNSHIP OF MULMUR

By-law Division

Location:
527416 5 Sideroad (rear of dwelling)

Date Taken:
July 9, 2026

CCunningham

Certified True Copy
Carrie Cunningham, #404
By-law and Property
Standards Officer

Return to Agenda

TOWNSHIP OF MULMUR

758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local (705) 466-3341
Toll Free from 519 only (866) 472-0417
Fax (705) 466-2922

ORDER TO REMEDY VIOLATION
TOWNSHIP OF MULMUR PROPERTY STANDARDS BY-LAW

Pursuant to Section 15.2(2) of the Building Code Act, S.O. 1992, c. 23

Date Order Issued:	August 28, 2026
Order Issued to:	Municipal Address to which Order applies:
SINIPOSTOLOVA SVETLANA 17 LARISSA CRT VAUGHAN ON L6A 2K8	527416 5 SIDEROAD MULMUR, ON L9V 2V9
Legal Description:	Roll Number:
MULMUR CON 4 EHS PT LOT 5 RP 7R5741 PART 2	22-16-000-002-02550-0000

WHEREAS on May 4, 2026, the Township of Mulmur received complaints regarding property standards at 527416 5 Sideroad. As a result, an inspection was conducted at your property on July 9, 2026, revealing violations of the Township's Property Standards By-law No. 07-06, as amended.

IT IS ORDERED THAT the violation (s) as set out in Schedule "A", attached and forming part of this Order, be remedied and the property brought into a condition of compliance with the prescribed standards as set out in the By-law on or before **October 5, 2026**.

TAKE NOTICE THAT if such violations are not remedied within the time specified in this Order, the municipality may correct such violations at the expense of the owner and the amount shall be placed on your municipal taxes, having priority lien status as described in section 1 of the Municipal Act, 2001.

Every person who uses or occupies, permits the use or occupancy of any property that does not conform to the Standards or Provisions set out in this By-law or fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than $25,000 for the first offence and to a fine of not more than $50,000 for subsequent offence.

APPEAL TO PROPERTY STANDARDS COMMITTEE

If an owner or occupant upon whom an Order has been served is not satisfied with the terms or conditions of this Order, may appeal to the Committee by sending a NOTICE OF APPEAL by registered mail to: The Clerk - Property Standards Committee, Township of Mulmur, 758070 2nd Line E, Mulmur, ON L9V 0G8.

Within fourteen (14) days after service of the Order, and, in the event that no appeal is filed, the Order shall be deemed to have been confirmed.

FINAL DATE FOR APPEAL: September 16, 2026

CCunningham

Carrie Cunningham, By-law and Property Standards Officer
519-939-0002 or ccunningham@orangeville.ca

Return to Agenda

Schedule "A"

Item No.	By-Law No. (07-06) Reference	Description of Violation	Location and Remedy
1.	Section 4.01 (d)	*Yards:* *Wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left in a yard or on any lot that is not otherwise exempt from the requirements of this by-law, as identified in Schedule "A", unless it is necessary for and ancillary to the operation of a business enterprise or farm use lawfully established on the property.*	Remove all wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, trucks, construction equipment, trailers, and other similar types of items being stored in the yards, including but not limited to: **Front of dwelling:** - backhoe - unplated boom truck crane with cement mixer and wood boards/logs stored on the truck bed -cement mixer **West side of dwelling (facing 3rd Line E):** - unplated white semi-trailer with wheel assembly attached **East side of dwelling (adjacent to driveway):** -red snowblower
	Section 4.01 (a)	*Yards shall be kept clean and free from rubbish and other debris and from objects or conditions that might create a health, fire or accident hazard to any occupants, or a hazard or detriment to the environment, or surface or ground water. Open, non-forested areas of all yards shall be graded so that a permanent grass cover can be established and maintained and a permanent grass cover shall be established and, subject to the following limitations, maintained to prevent erosion and sedimentation, control weeds and present an orderly and well-kept appearance.*	Remove all rubbish and other debris being stored in the yards, including but not limited to: **Front of dwelling:** Various areas in yard display an accumulation of materials and items, including but not limited to: - wood boards - wood posts and wood logs - sheets of wood (plywood) - tires - scattered logs - discarded recycle bin - ladders **West side of dwelling (facing 3rd Line E):** Various areas in yard display an accumulation of materials and items, including but not limited to: - discarded containers, pails and wood underneath and in the yard surrounding the unplated white semi-trailer

			Rear of dwelling: Various areas in yard display an accumulation of materials and items, including but not limited to: - wood boards - wood posts and wood logs - sheets of wood (plywood) - scattered logs - yard waste (dead branches/tree) - yard waste (pile of dead sod) -various piles of patio stones - overturned wheel barrels -accumulation of materials and items around rear accessory structure (chicken coop) such as wire mesh, orange fencing, chain link fencing, gas cans, wooden stakes, A-frame sawhorses - large plastic containers -tarps on the ground in area of rear accessory structure -wire mesh

Method of Repair:

All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned so that the property conforms to the standards established by this By-law. All new construction or repairs shall conform to the *Building Code Act*, *Ontario Fire Code*, and the *Fire Prevention and Protection Act*, where applicable.

Required Permits:

Where a permit is required to undertake any repair to conform with this Order, it is the responsibility of the Owner to obtain any such permit. Please contact Dufferin County's Building Division at 519-941-2816 ext 2700 or building@dufferincounty.ca

cc: Roseann Knechtel, Clerk/Planning Coordinator

NOTICE OF APPEAL

TO THE PROPERTY STANDARDS COMMITTEE

Pursuant to Section 15.1 of the Ontario Building Code Act

Date: _____

To the Clerk
Property Standards Committee
Township of Mulmur
758070 2nd Line E
Mulmur, ON L9V 0G8.

RE: Order to Remedy Violation of Standards of Maintenance and Occupancy at:
527416 5 SIDEROAD MULMUR, ON L9V 2V9
Legal Description: MULMUR CON 4 EHS PT LOT 5 RP 7R5741 PART 2

TAKE NOTICE of appeal of the undersigned to the Property Standards Committee because of dissatisfaction with the above referenced order to remedy violation of standards of maintenance and occupancy served upon the undersigned on AUGUST 28, 2026.

Name of Owner:

Name of Authorized Agent (if applicable)

Address:

Telephone Number:

Email Address:

Reason for Appeal:

APPEAL TO PROPERTY STANDARDS COMMITTEE

If an owner or occupant upon whom an Order has been served is not satisfied with the terms or conditions of the Order, the owner or occupant may appeal to the Committee by sending a NOTICE OF APPEAL by registered mail to the Secretary of the Committee within fourteen (14) days after service of the Order, and, in the event that no appeal is taken, the order shall be deemed to have been confirmed.
The *Ontario Building Code Act, S.O. 1992, Chapter 23 Section 15.3 (1)*

_____ _____
Signature of Owner Signature of Authorized Agent (if applicable)

FINAL DATE FOR APPEAL: <u>September 16, 2026</u>

TOWNSHIP OF MULMUR

758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local **(705) 466-3341**
Toll Free from 519 only **(866) 472-0417**
Fax **(705) 466-2922**

ORDER TO REMEDY VIOLATION
TOWNSHIP OF MULMUR PROPERTY STANDARDS BY-LAW

Pursuant to Section 15.2(2) of the Building Code Act, S.O. 1992, c. 23

Date Order Issued:	August 28, 2026
Order Issued to:	Municipal Address to which Order applies:
SINIPOSTOLOVA ALEXANDRE 17 LARISSA CRT VAUGHAN ON L6A 2K8	527416 5 SIDEROAD MULMUR, ON L9V 2V9
Legal Description:	Roll Number:
MULMUR CON 4 EHS PT LOT 5 RP 7R5741 PART 2	22-16-000-002-02550-0000

WHEREAS on May 4, 2026, the Township of Mulmur received complaints regarding property standards at 527416 5 Sideroad. As a result, an inspection was conducted at your property on July 9, 2026, revealing violations of the Township's Property Standards By-law No. 07-06, as amended.

IT IS ORDERED THAT the violation (s) as set out in Schedule "A", attached and forming part of this Order, be remedied and the property brought into a condition of compliance with the prescribed standards as set out in the By-law on or before **October 5, 2026**.

TAKE NOTICE THAT if such violations are not remedied within the time specified in this Order, the municipality may correct such violations at the expense of the owner and the amount shall be placed on your municipal taxes, having priority lien status as described in section 1 of the Municipal Act, 2001.

Every person who uses or occupies, permits the use or occupancy of any property that does not conform to the Standards or Provisions set out in this By-law or fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than $25,000 for the first offence and to a fine of not more than $50,000 for subsequent offence.

APPEAL TO PROPERTY STANDARDS COMMITTEE

If an owner or occupant upon whom an Order has been served is not satisfied with the terms or conditions of this Order, may appeal to the Committee by sending a NOTICE OF APPEAL by registered mail to: The Clerk - Property Standards Committee, Township of Mulmur, 758070 2nd Line E, Mulmur, ON L9V 0G8.

Within fourteen (14) days after service of the Order, and, in the event that no appeal is filed, the Order shall be deemed to have been confirmed.

FINAL DATE FOR APPEAL: September 16, 2026

CCunningham

Carrie Cunningham, By-law and Property Standards Officer
519-939-0002 or ccunningham@orangeville.ca

Return to Agenda

Schedule "A"

Item No.	By-Law No. (07-06) Reference	Description of Violation	Location and Remedy
1.	Section 4.01 (d)	*Yards:* *Wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left in a yard or on any lot that is not otherwise exempt from the requirements of this by-law, as identified in Schedule "A", unless it is necessary for and ancillary to the operation of a business enterprise or farm use lawfully established on the property.*	Remove all wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, trucks, construction equipment, trailers, and other similar types of items being stored in the yards, including but not limited to: **Front of dwelling:** - backhoe - unplated boom truck crane with cement mixer and wood boards/logs stored on the truck bed -cement mixer **West side of dwelling (facing 3rd Line E):** - unplated white semi-trailer with wheel assembly attached **East side of dwelling (adjacent to driveway):** -red snowblower
	Section 4.01 (a)	*Yards shall be kept clean and free from rubbish and other debris and from objects or conditions that might create a health, fire or accident hazard to any occupants, or a hazard or detriment to the environment, or surface or ground water. Open, non-forested areas of all yards shall be graded so that a permanent grass cover can be established and maintained and a permanent grass cover shall be established and, subject to the following limitations, maintained to prevent erosion and sedimentation, control weeds and present an orderly and well-kept appearance.*	Remove all rubbish and other debris being stored in the yards, including but not limited to: **Front of dwelling:** Various areas in yard display an accumulation of materials and items, including but not limited to: - wood boards - wood posts and wood logs - sheets of wood (plywood) - tires - scattered logs - discarded recycle bin - ladders **West side of dwelling (facing 3rd Line E):** Various areas in yard display an accumulation of materials and items, including but not limited to: - discarded containers, pails and wood underneath and in the yard surrounding the unplated white semi-trailer

Return to Agenda

			Rear of dwelling: Various areas in yard display an accumulation of materials and items, including but not limited to: - wood boards - wood posts and wood logs - sheets of wood (plywood) - scattered logs - yard waste (dead branches/tree) - yard waste (pile of dead sod) -various piles of patio stones - overturned wheel barrels -accumulation of materials and items around rear accessory structure (chicken coop) such as wire mesh, orange fencing, chain link fencing, gas cans, wooden stakes, A-frame sawhorses - large plastic containers -tarps on the ground in area of rear accessory structure -wire mesh

Method of Repair:

All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned so that the property conforms to the standards established by this By-law. All new construction or repairs shall conform to the *Building Code Act*, *Ontario Fire Code*, and the *Fire Prevention and Protection Act*, where applicable.

Required Permits:

Where a permit is required to undertake any repair to conform with this Order, it is the responsibility of the Owner to obtain any such permit. Please contact Dufferin County's Building Division at 519-941-2816 ext 2700 or building@dufferincounty.ca

cc: Roseann Knechtel, Clerk/Planning Coordinator

NOTICE OF APPEAL

TO THE PROPERTY STANDARDS COMMITTEE

Pursuant to Section 15.1 of the Ontario Building Code Act

Date: _____

To the Clerk
Property Standards Committee
Township of Mulmur
758070 2nd Line E
Mulmur, ON L9V 0G8.

RE: Order to Remedy Violation of Standards of Maintenance and Occupancy at:
527416 5 SIDEROAD MULMUR, ON L9V 2V9
Legal Description: MULMUR CON 4 EHS PT LOT 5 RP 7R5741 PART 2

TAKE NOTICE of appeal of the undersigned to the Property Standards Committee because of dissatisfaction with the above referenced order to remedy violation of standards of maintenance and occupancy served upon the undersigned on AUGUST 28, 2026.

Name of Owner:

Name of Authorized Agent (if applicable)

Address:

Telephone Number:

Email Address:

Reason for Appeal:

APPEAL TO PROPERTY STANDARDS COMMITTEE

If an owner or occupant upon whom an Order has been served is not satisfied with the terms or conditions of the Order, the owner or occupant may appeal to the Committee by sending a NOTICE OF APPEAL by registered mail to the Secretary of the Committee within fourteen (14) days after service of the Order, and, in the event that no appeal is taken, the order shall be deemed to have been confirmed.
The *Ontario Building Code Act, S.O. 1992, Chapter 23 Section 15.3 (1)*

_____ _____

Signature of Owner

Signature of Authorized Agent
(if applicable)

FINAL DATE FOR APPEAL: September 16, 2026

TOWNSHIP OF MULMUR

Property Standards Committee

Appellant's Written Submissions

Appeal of the Order to Remedy Violation

Issued August 28, 2026

APPELLANT	Alexandre Sinipostolov
PROPERTY	527416 5 Sideroad, Mulmur, ON L9V 0R3
HEARING DATE	December 2, 2026

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Overview

The Appellant submits that his unanswered May 26 request for particulars left him without a meaningful opportunity to address the outstanding concerns before the Order was issued.

1. Communication through May 26, 2026:

In the property standards letter dated May 4, 2026 (Page 1 of Appendix A), Roseann Knechtel, Clerk of the Township of Mulmur (the "Clerk"), described the complaint in general terms: “Specifically, derelict vehicles, trailers, and the general repair of the buildings and structures.”

On May 15, 2026, the Appellant asked the Clerk for the information he needed to address the complaint (Page 2 of Appendix A): “To help me understand the concerns and achieve full compliance as quickly as possible, I kindly request the following information and records: 1. A detailed description of the specific issues identified, including which vehicles, trailers, buildings, or structures are of concern and how they are alleged to violate the Property Maintenance Standards By-law 07-2006.”

On May 19, 2026, the Appellant resent the May 15 request to the Clerk through Svetlana Sinipostolova (Page 3 of Appendix A).

On May 19, 2026, the Clerk cited sections of the by-law in her reply (Page 4 of Appendix A). The reply left unanswered the Appellant's request for an explanation of how each identified item allegedly violated the by-law (Page 2 of Appendix A).

The Appellant's joint written response was hand-delivered to the Township of Mulmur on May 26, 2026, and sent to the Clerk by email (Page 5 of Appendix A). It explained the farm uses of the trailer and backhoe and why the Appellant needed particulars before stating how much time he needed to address the concerns (Pages 6 and 7 of Appendix A).

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2. Pre-enforcement cooperation and procedural fairness:

The Appellant submits that the Township of Mulmur's pre-Order process was procedurally unfair.

The Township of Mulmur's By-law Enforcement Policy, approved January 12, 2022, s. 1.2, identifies cooperation and education as the preferred means of achieving compliance and calls for cooperation to be sought first. On May 19, 2026, the Clerk offered to work cooperatively to address the concerns and avoid further enforcement. She asked how much time was needed and described a full inspection as a step at the enforcement stage (Page 4 of Appendix A).

In the May 26 response sent to the Clerk (Page 5 of Appendix A), the Appellant explained why he needed particulars before he could say how much time he would require to address the concerns (Pages 6 and 7 of Appendix A).

The inspection took place on July 9, and the Order was issued on August 28 (Pages 16 and 20 of Appendix A). The record shows no substantive reply to the May 26 request for particulars before either step and leaves unexplained why enforcement proceeded with that request outstanding.

The Appellant was left without a meaningful opportunity to address the outstanding concerns and propose a timetable before the Order was issued.

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3. Communication after May 26, 2026:

The Clerk's June 11 reply acknowledged receipt of the separate June 4 email (Pages 13 and 14 of Appendix A). The Appellant received no response to the May 26 request for particulars.

Inspection records

On August 10, 2026, the Appellant asked Carrie Cunningham, By-law and Property Standards Officer for the Town of Orangeville (the "Inspector"), for “documentation produced in connection with the recent property standards inspection” (Page 15 of Appendix A). The request included the inspection report the Inspector had agreed to provide during the July 9, 2026 inspection.

On August 12, 2026, the Inspector responded (Page 16 of Appendix A) that the Order was being drafted. Her response did not include the requested report or photographs agreed to be provided during the inspection.

On August 12, 2026, the Appellant repeated his request to the Inspector for the report and photographs (Page 17 of Appendix A). The Appellant received no response to that request.

On August 29, 2026, the Appellant requested the inspection photographs for a third time (Page 21 of Appendix A).

On August 31, 2026, the Inspector provided the inspection photographs (Page 22 of Appendix A). No description was provided of which items in the Order the photographs depicted.

On August 31, 2026, the Appellant asked the Inspector for a brief description of the photographs on pages 7, 8 (north side front of dwelling), and 17 (rear of dwelling) of the August 31 photo attachment (Page 23 of Appendix A). The Appellant received no response to that request.

Particulars of the Order

On August 29, 2026, the Appellant requested clarification from the Inspector regarding the backhoe removal requirement in the Order (Page 20 of Appendix A):

> I request written identification of each condition under s. 4.01(d) upon which the backhoe removal requirement in the Order was based: “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned”.

The Appellant received no response to that request. The Inspector had agreed to provide clarification on the Order.

On August 31, 2026, the Appellant asked the Inspector whether "unplated" was the sole s. 4.01(d) descriptor relied on to require removal of the white semi-trailer when the Order was issued and asked her to identify any additional descriptor (Page 24 of Appendix A). The Appellant received no response to that request.

On September 1, 2026, the Appellant asked the Inspector to confirm receipt of his August 29 request concerning the backhoe and indicate when a response could be expected (Page 25 of Appendix A). The Appellant received no response to that request.

On September 28, 2026, the Appellant asked the Property Standards Committee of the Township of Mulmur to delete the semi-trailer removal requirement from the Order and provided a photograph showing the trailer's Ontario licence plate (Page 28 of Appendix A).

In the same email (Page 28 of Appendix A), the Appellant asked which s. 4.01(d) descriptors were then being relied on to require removal:

> Where removal of the semi-trailer continues to be sought, I request the Committee’s written clarification by October 5, 2026 of which of the following s. 4.01(d) descriptors “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned” are currently being relied upon to require removal.

On September 30, 2026, the Clerk responded (Page 29 of Appendix A) without providing the requested information: “The Property Standards Committee is scheduled to meet on December 2nd and will consider your request at that time.”

Hearing disclosure and preparation time

The Appellant's corrected email of November 16, 2026 requested disclosure of the materials by November 20, 2026 (Page 33 of Appendix A).

On November 17, 2026, the Clerk responded that the materials would be available on November 27 as part of the agenda package (Page 34 of Appendix A).

On November 17, 2026, the Appellant again requested disclosure by November 20, 2026 and sought an adjournment in the event of later disclosure (Page 35 of Appendix A). He explained that disclosure on November 27 would leave only two full business days to prepare, which was insufficient.

The Clerk stated that the Appellant and the Town of Orangeville had the same November 24 deadline to submit materials for the agenda package (Page 36 of Appendix A).

Later on November 17, 2026, the Appellant renewed his request for an adjournment and requested a revised submission timetable (Page 37 of Appendix A). He explained that his November 24 submission deadline preceded the expected November 27 disclosure of materials, leaving no time to review the materials and prepare responding evidence by November 24.

On November 17, 2026, the Appellant requested the particulars for each s. 4.01(d) item in the Order “if the Committee will consider them at the hearing or in making its decision” (Page 38 of Appendix A). The Appellant received no response to that request.

In response to the Appellant's pre-hearing adjournment request, the Clerk confirmed that the December 2 hearing would proceed as scheduled (Page 39 of Appendix A).

On November 18, 2026, the Appellant requested the particulars for each s. 4.01(a) item in the Order “if the Committee will consider them at the hearing or in making its decision” (Page 41 of Appendix A). The Appellant received no response to that request.

The Appellant's requests for particulars under s. 4.01(d) (Page 38 of Appendix A) and s. 4.01(a) (Page 41 of Appendix A) remained unanswered. Those particulars were needed to identify the case to meet.

Communication and fairness

The Appellant submits that the handling of these requests made the process unnecessarily adversarial and impaired his ability to prepare his appeal. This was inconsistent with the standard of prompt, courteous and thorough administration set out in s. 1.1 of the Township of Mulmur's By-law Enforcement Policy. The difficulty identifying the work required by the Order also undermined the purpose of s. 6.03(b) of Property Maintenance Standards By-law 07-2006, which requires reasonable particulars of the repairs to be made.

4. Log home construction

The dwelling is a hand-built log home. Each log is shaped by hand, so the stages involving log work take substantially longer than comparable stages in conventional construction.

Interior of the log home:



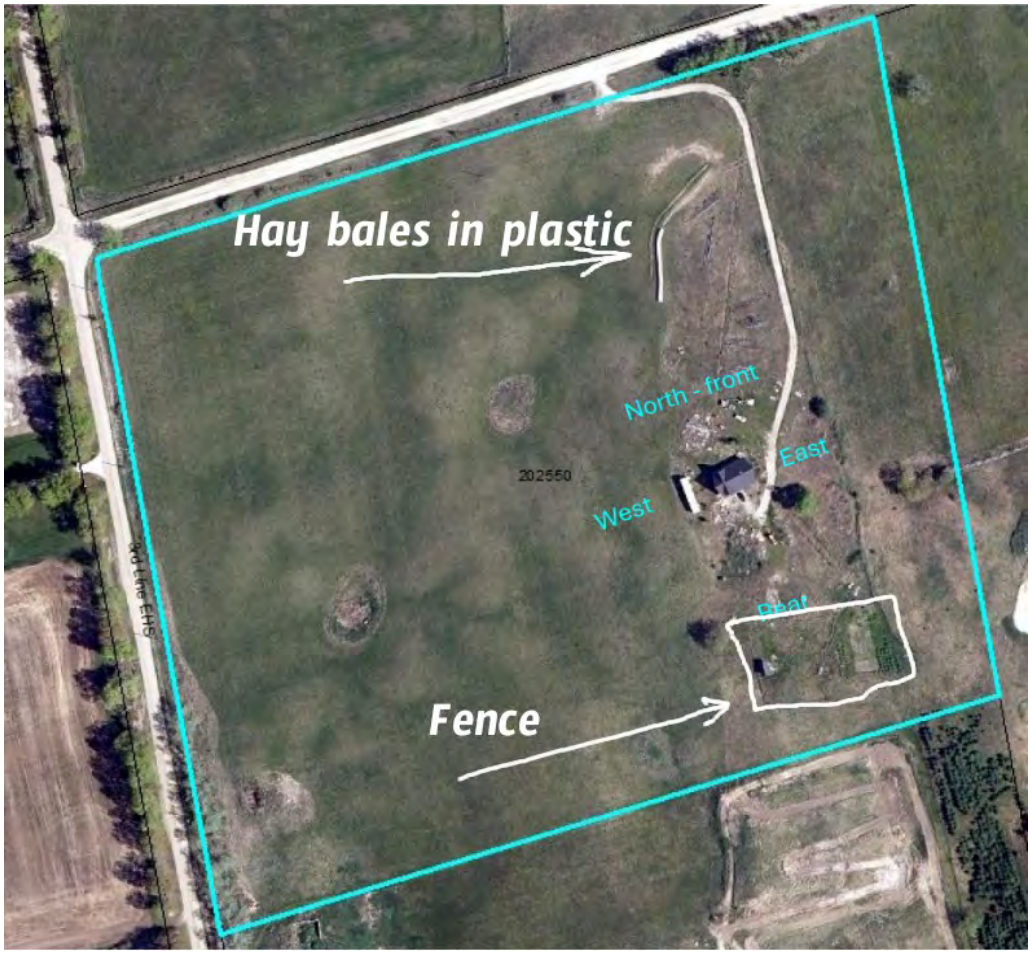
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5. Farm Business Registration Number



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6. Farm use of the property. The aerial image shows bales of hay harvested on the property and wrapped in white plastic. It also shows the location of the fenced poultry area and the vegetable garden.



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7. Recycling bin. Strong winds the night before the July 9, 2026 inspection blew over the recycling bin shown in the Inspector's Photograph #10 (north side front of dwelling). The Appellant's photograph shows the bin upright. The bin remains in use for recycling. The Appellant submits that its temporary position does not support its classification as rubbish or other debris under s. 4.01(a) of Property Maintenance Standards By-law 07-2006. He requests that the Committee delete the requirement



to remove the bin.

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8. Lumber, plywood and logs. The lumber, plywood and logs shown in the Inspector's Photographs #4, #5 and #6 (north side front of dwelling) and #3 and #4 (rear of dwelling) are stacked neatly. The Appellant keeps the lumber for poultry husbandry and use in the vegetable garden and the logs for firewood. The Appellant requests that the Committee delete the requirement to remove the lumber, plywood and logs.

The Appellant's photograph of the lumber, plywood and logs:



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9. Winter tires. The four winter tires shown in the Inspector's Photograph #9 (north side front of dwelling) were one year old and in good condition. The Appellant had offered them for sale and placed them outside for prospective buyers to inspect. The Appellant requests that the Committee delete the requirement to remove the tires.

10. Garden trailer. The Inspector's Photograph #9 (north side front of dwelling) shows the garden trailer with its contents covered with plastic. The Appellant's photograph below shows the same trailer:



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11. Hammock. The Appellant uses the metal stand shown in the Inspector's Photograph #8 (north side front of dwelling) to support his hammock during the summer. The Appellant's photograph below shows the hammock. The Appellant requests that the Committee delete the requirement to remove the hammock.



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12. Tarp. Strong winds disturbed the tarp shown in the Inspector's Photograph #8 (rear of dwelling) the night before the inspection. The Appellant uses the tarp to suppress grass in the fenced area near the vegetable garden in preparation for planting in 2027. The Appellant requests that the Committee delete the requirement to remove the tarp.



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13. Sod. The small pile of sod shown in the Inspector's Photograph #5 (rear of dwelling) is near the fenced area and the chicken coop, where it blends into the surrounding grass. The Appellant keeps it for use as poultry bedding in 2027. The Appellant requests that the Committee delete the requirement to remove the sod.



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14. Wheelbarrows. The Appellant stores the wheelbarrows shown in the Inspector's Photographs #4 and #7 (rear of dwelling) upside down to prevent water from collecting and reduce rusting. The wheelbarrows are kept for farm use. The Appellant requests that the Committee delete the requirement to remove the wheelbarrows.



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15. Chicken cages. The Inspector's Photographs #9 and #14 (rear of dwelling) show the chicken cages listed as "wire mesh" and "mesh" in the Order. The Appellant keeps the cages for poultry husbandry. The Appellant requests that the Committee delete the requirement to remove the cages.





Appellant's submissions: 17

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16. Firewood. The tree shown in the Inspector's Photograph #14 (rear of dwelling) was cut for firewood. The Appellant keeps it as fuel for the winter of 2026-27. The Appellant requests that the Committee delete the requirement to remove the tree.

17. Plastic barrels. The Appellant uses the two plastic barrels shown in the Inspector's Photograph #13 (rear of dwelling) for poultry husbandry. Strong winds the night before the inspection displaced them. The Appellant requests that the Committee delete the requirement to remove the barrels.



18. Fencing. The Appellant uses the fencing shown in the Inspector's Photographs #7, #11 and #12 (rear of dwelling) to create temporary poultry enclosures. Strong winds disturbed its arrangement. The Appellant's photograph below shows the fencing neatly arranged. The Appellant requests that the Committee delete the requirement to remove the fencing.



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19. Outhouse. The Inspector's Photograph #16 (rear of dwelling) shows the outhouse. The Chief Building Official identified it as a Class 1 sewage system (Appeal Package, p. 19). Division C, Clause 1.3.1.1.(1)(c) of the Ontario Building Code exempts the construction of a Class 1 sewage system from the permit requirement in s. 8 of the Building Code Act, 1992. The exemption appears in the 2006 Building Code (O. Reg. 350/06) and in the 2024 Building Code adopted under O. Reg. 163/24. The Appellant relies on that exemption to dispute the stated permit requirement for the outhouse.

The Appellant sent the following email to the Chief Building Official seeking clarification of the stated permit requirement:

Hi Becky,

Your email to the Property Standards Inspector concerning the outhouse on my property states:

"This is considered a Class 1 System in the Building Code and would require a permit."

I would appreciate confirmation by the end of today, if possible, of whether the intended wording was "would not require a permit".

O. Reg. 350/06, Division C, Clause 1.3.1.1.(1)(c) exempts the construction of a Class 1 sewage system from the permit requirement under section 8 of the Building Code Act, 1992.

Thank you,
Alexandre Sinipostolov

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20. Ladders. The ladders around the dwelling are used for ongoing construction. The Appellant's September 2026 photograph shows roof work in progress. The Appellant requests that the Committee delete the requirement to remove the ladders.



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21. Pails. The pails shown in the Inspector's Photographs #2 and #3 (west side of dwelling) are kept near the trailer for farm and household use. The Appellant requests that the Committee delete the requirement to remove the pails.



22. Semi-trailer. The Order describes the semi-trailer as "unplated" under s. 4.01(d). On September 28, 2026, the Appellant provided the Committee with a photograph showing the semi-trailer displaying an Ontario licence plate (Page 28 of Appendix A). On that evidence, the Appellant requests that the Committee delete the requirement to remove the semi-trailer.



Appellant's submissions: 22

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23. **Patio stone.** The Appellant retains the patio stone shown in the Inspector's Photograph #13 (rear of dwelling) for use in the construction of the dwelling. The photograph below shows the stone unobstructed by grass. The Appellant requests that the Committee delete the requirement to remove the patio stone.



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Appendix A - Correspondence

Township property standards letter | May 4, 2026 | Source PDF

TOWNSHIP OF MULMUR

758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local (705) 466-3341
Toll Free from 519 only (866) 472-0417
Fax (705) 466-2922

May 4 2026

SINIPOSTOLOVA SVETLANA
17 LARISSA CRT
VAUGHAN ON L6A 2K8

PROPERTY STANDARDS

The Township of Mulmur has received complaints regarding the property standards at 527416 5 Sideroad Mulmur. Specifically, derelict vehicles, trailers, and the general repair of the buildings and structures.

The Property Standards By-law states:

4.01 Yards

(d) wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left in a yard or on any lot that is not otherwise exempt from the requirements of this by-law

4.04 Accessory Buildings or Fences

(a) Accessory buildings and fences shall be kept in good repair and free from health, fire and accident hazards

4.07 Construction, Storage, Salvage and Scrap Yards

All property, whether in operation as a commercial enterprise or not, shall be effectively screened from other property, streets or roads by suitable fences, hedges, trees or landscaping where such property is used for the storage of machinery, goods, salvage or scrap, the parking of vehicles, the operations of machinery or when used for any other purpose which may detract from the good appearance of or from an abutting or neighbouring residential property

5.02 Building Standards

(a) For the protection of the public, passers by and visitors, the exterior walls, roof, chimneys, eaves, foundations, doors, shutters, balconies, porches, exterior steps or stairs, ramps and signs appurtenant to or attached to any building or structure shall be maintained so as to be free of defects which may constitute possible accident hazards.

(b) Every part of any building shall be maintained in a safe and structurally sound condition so as to be capable of sustaining safely its own weight and any additional weight as may be put on it through normal use. Building materials which have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

Original letter, page 2 of 2

(c) Exterior building walls and components shall be maintained in good repair free from cracked, broken, rotten, loose or warped masonry, stucco and other defective cladding or trim.

The Township would like to work with you to resolve this matter. We kindly request that you contact the office by **May 20, 2026** to resolve these concerns and to avoid further by-law enforcement measures and charges under the Township's User Fees and Charges By-law.

Should you have any questions or concerns or wish to discuss this matter further, please do not hesitate to contact me directly. Your prompt attention to this issue is greatly appreciated. Thank you in advance for your cooperation.

Sincerely,

Roseann Knechtel, Clerk/Planning Coordinator
rknechtel@mulmur.ca | 705-466-3341 x223

527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

From: sinal@use.startmail.com
Date: May 15, 2026, 2:06:11 p.m. EDT | Source email
To: rknechtel@mulmur.ca

Dear Roseann Knechtel,

I am writing in response to the Property Standards letter I received regarding my property at 527416 5 Sideroad Mulmur.

The letter references alleged violations concerning **"derelict vehicles, trailers and the general repair of the buildings and structures"**.

To help me understand the concerns and achieve full compliance as quickly as possible, I kindly request the following information and records:

1. A detailed description of the specific issues identified, including which vehicles, trailers, buildings, or structures are of concern and how they are alleged to violate the Property Maintenance Standards By-law 07-2006.

2. Any inspection reports, notes, or photographs related to this complaint.

3. A copy of the original signed complaint.

4. Any other relevant records or correspondence related to this property standards issue.

Thank you for your assistance. I look forward to your prompt response.

Best regards,

Alexandre Sinipostolov

226-558-9998

Fw: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

From: SINIPOSTOLOV <sinal2000@rogers.com>
Date: May 19, 2026, 2:17 p.m. EDT | Forwarded text in May 19 reply
To: Roseann Knechtel <rknechtel@mulmur.ca>

HI Roseann,
My name is Svetlana Sinipostolova, i am the owner of the property on 527416 5th sideroad, Mulmur.
My husband was reaching out today to resolve some issues regarding property standards.
Please, talk to him about this issues.
If you need to talk to me I am also available but it is better if you talk to him directly. Below is his message to you, please scroll and use his response.
My number is 647-483-8723
Email address is sinal2000@rogers.com But again , it is better if you send emails to my husbands email sinal@use.startmail.com
Best regards,
Svetlana.

> **Forwarded message**
> From: sinal@use.startmail.com <sinal@use.startmail.com>
> To: SINIPOSTOLOV <sinal2000@rogers.com>
> Sent: Tuesday, May 19, 2026 at 02:03:22 PM EDT
> Subject: Fwd: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint
>
> **Original message**
> Subject: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint
> From: sinal@use.startmail.com
> Date: Friday, May 15, 2026 2:06 PM
> To: rknechtel@mulmur.ca
>
> Dear Roseann Knechtel,
>
> I am writing in response to the Property Standards letter I received regarding my property at 527416 5 Sideroad Mulmur.
>
> The letter references alleged violations concerning "derelict vehicles, trailers and the general repair of the buildings and structures".
>
> To help me understand the concerns and achieve full compliance as quickly as possible, I kindly request the following information and records:
>
> 1. A detailed description of the specific issues identified, including which vehicles, trailers, buildings, or structures are of concern and how they are alleged to violate the Property Maintenance Standards By-law 07-2006.
> 2. Any inspection reports, notes, or photographs related to this complaint.
> 3. A copy of the original signed complaint.
> 4. Any other relevant records or correspondence related to this property standards issue.
>
> Thank you for your assistance. I look forward to your prompt response.
>
> Best regards,
> Alexandre Sinipostolov
> 226-558-9998

RE: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: May 19, 2026, 3:02:25 p.m. EDT | Source email
To: SINIPOSTOLOV <sinal2000@rogers.com>
Cc: "sinal@use.startmail.com" <sinal@use.startmail.com>

Hi Svetlana,

Thank you very much for your email and for confirming that I can also speak with Alex.

As I mentioned in my conversation with Alex earlier today, the complaint is protected under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), so I will be unable to release any information surrounding it.
With that being said, I would like to work with you both to address some of the concerns that were raised and to avoid further by-law enforcement measures. These concerns include, but are not limited to:

Section 4.01 Yards and Section 4.07 Construction, Storage, Salvage and Scrap Yards:

* Parking/Storage of a White Transport Truck Cargo Trailer
* Parking/Storage of construction machinery and equipment
* There is no use of screening (fences, hedges etc.) or parking machinery/vehicles in a garage to effectively screen from other properties

Section 4.04 Accessory Buildings or Fences and Section 5.02 Building Standards:

* Metal frame building that is falling over
* Deteriorating wooden shed

Please note that the Township has not entered onto or conducted an inspection of your property. The issues noted above can be observed from the road.
A full inspection will only be completed by the Township's by-law enforcement officers if the issues are advanced to an enforcement stage.

As I mentioned with Alex, the Township would like to work cooperatively with you. Please let me know how much time you require to address the concerns listed above.

Thank you again. I look forward to hearing from you.

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Register to Vote in the 2026 Municipal Election <https://vreg.registertovoteon.ca/en/home>

Receive our Newsletter <https://mulmur.ca/live/newsletter/join-our-mailing-list> | Survey: How are we doing? <https://www.surveymonkey.com/r/6GLN6MT> | Donate to the Honeywood Arena Renovation Fund <https://www.myhoneywood.ca/>

Re: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

From: sinal@use.startmail.com
Date: May 26, 2026, 4:07:16 p.m. EDT | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, SINIPOSTOLOV <sinal2000@rogers.com>

Dear Ms. Knechtel,

Attached please find three documents that were hand-delivered to the Township office today, May 26, 2026:

1. Our joint response to your correspondence of May 19, 2026 concerning the property standards complaint at 527416 5 Sideroad Mulmur.

2. A formal MFIPPA access request for records relating to the current complaint file.

3. A formal MFIPPA access request for historical complaint records concerning the property from January 1, 2011 onward.

The originals, signed by both of us, are with the Township. The statutory $5 MFIPPA fees were paid in person by cash at the time of delivery. Date-stamped acknowledgements are in our records. The PDFs attached are reference copies for the recipients' files.

The contact for this matter is Alexandre Sinipostolov at 226-558-9998 / sinal@use.startmail.com. All formal responses should be addressed to both of us.

Yours truly,

Alexandre Sinipostolov[on behalf of Svetlana Sinipostolova and Alexandre Sinipostolov

Attachments: 01_Reply_to_Roseann.pdf; 02_MFIPPA_Current_File.pdf; 03_MFIPPA_Historical_Records.pdf

May 26, 2026 joint response (excerpt)

Attachment to the May 26, 2026 email | 01_Reply_to_Roseann.pdf | Two dots mark omitted text.

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3. The specific items raised in your letter.

By way of context for what follows: the property is a working rural property in Mulmur, zoned Countryside Area under the Township's Zoning By-law. It carries an active Farm Business Registration with Agricorp and a Farmlands (FT) tax class component on the 2026 assessment alongside a Residential (RT) component. The property includes a 26-acre hayfield producing hay sold to a neighbouring farmer, a vegetable garden of approximately 1-2 acres, an approximately 1-2 acre fenced area used for poultry, and an ongoing residential construction project. The Township's own published guidance recognizes that contractor's vehicles, equipment, and materials may be stored on Countryside Area properties greater than 2 hectares in connection with permitted Home Industry uses — confirming that storage of equipment of this general kind has a recognized place on Countryside-zoned property of this size. The trailer, tractor, shed, and other items raised in the complaint must be assessed in that context, not in isolation.

Without prejudice to our right to respond fully once we have received the records and particulars requested above:

(a) Transport-truck cargo trailer. The trailer is used on the property for the storage of tools, materials and equipment used in the ongoing maintenance and operation of the property — including, among other things, fencing materials, lumber, fasteners, hand tools, chainsaws and small mechanical equipment used in connection with the hayfield, the garden, the poultry enclosure, the maintenance of farm equipment, and the residential construction project. The trailer is therefore "necessary for and ancillary to the operation of a … farm use lawfully established on the property" within the meaning of the express exemption in section 4.01(d), and the prohibition in section 4.01(d) accordingly does not apply.

In any event, section 4.01(d) applies only to "any lot that is not otherwise exempt from the requirements of this by-law, as identified in Schedule 'A'." We have requested a copy of Schedule "A" as currently in force so that the application of section 4.01(d) to the property can be assessed. We also note that the descriptor list in section 4.01(d) is set out conjunctively, joined by "and," and we reserve the right to make submissions on the proper construction of that phrase if and when the matter is advanced.

(b) Backhoe tractor. The first of the two items referenced in the letter as "construction machinery and equipment" is a backhoe tractor used on the property. It is used in connection with the farm and garden operations on the property — including maintenance of the vegetable garden, the poultry area, and the hayfield perimeter and access — as well as for driveway maintenance (including winter snow clearance) and other on-property tasks. The tractor is operated on the property and is not driven on the public highway. The exemption in section 4.01(d) for items "necessary for and ancillary to the operation of a … farm use lawfully established on the property" applies.

We further note that the "unlicensed" and "unplated" descriptors in section 4.01(d) are properly read in context as referring to vehicles that ought to be licensed or plated for their use but are not; they cannot reasonably be read to apply to an off-road farm implement of the kind that is not required to be licensed or plated under the Highway Traffic Act for the use to which it is put. We invite the Township to confirm its interpretation of section 4.01(d) in this respect.

(c) Boom truck. The second item is a boom truck that was acquired in connection with the residential construction project on the property. Once we have received the records and particulars requested in paragraph 1, we are prepared to discuss the boom truck specifically. In the meantime, we invite the Township to identify, on the record, which descriptor in section 4.01(d) the boom truck is alleged to meet, and on what evidence.

(d) Screening — section 4.07. Section 4.07 applies where storage or parking "may detract from the good appearance of or from an abutting or neighbouring residential property." This is not a blanket screening requirement applicable to all rural properties. Please identify, with particularity, the specific abutting or neighbouring residential property from which the items are alleged to detract, and the evidence relied upon for that conclusion.

(e) Metal-frame building. We do not accept the characterization that any building on the property is "falling over." Section 4.04(a) requires accessory buildings to be "kept in good repair and free from health, fire and accident hazards"; section 5.02(b) requires structures to be "capable of sustaining safely [their] own weight." Please identify, with particularity, which standard the Township alleges is breached, and the evidence relied upon.

(f) Wooden shed. We do not accept the characterization that the shed is "deteriorating." The shed was inspected previously by the Dufferin County Building Department and was determined to be a proper structure. The applicable by-law standard is "good repair" and "free from health, fire and accident hazards" — not aesthetic judgment. Please identify, with particularity, which specific defect is alleged.

4. Observation from the road — and the suggestion of unauthorized access.

Your letter states that "the issues noted above can be observed from the road." The shed and the metal-frame building are not visible from the public road and cannot be examined without entering onto private property. This raises two distinct concerns:

First, if the complaint is based on observations made other than from the public road, the complainant has either entered the property without authority, or has had to look across an intervening property. Either possibility bears directly on the section 2.6 analysis of motive and on whether the complaint is, in section 3.17(b)'s words, "result[ing] from a vendetta or retribution."

Second, we note section 6.02 of By-law 07-2006 and the policy's reference to the same: the Property Standards Officer may enter only at a reasonable time and upon producing proper identification. Your letter confirms that no inspection has occurred, and we expect to be notified in advance of any proposed inspection, with reasonable opportunity to be present.

..

6. Time to respond and the conduct of this file going forward.

Your letter asks how much time we require to address the listed concerns. We cannot meaningfully answer that question until we have the information requested above, because we do not yet know the full scope of the allegations or whether any of them are properly maintainable under the by-law and the Policy.

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May 26, 2026 joint response (full version)

01_Reply_to_Roseann.pdf | Original page 1 of 5 | Excerpt: Appendix A pages 6-7

Property Standards Complaint

To: Roseann Knechtel, BA | Clerk / Planning Coordinator, Township of Mulmur
cc: The Clerk, Township of Mulmur (info@mulmur.ca)
cc: Mayor and Members of Council, Township of Mulmur
From: Svetlana Sinipostolova and Alexandre Sinipostolov, 527416 5 SIDEROAD, MULMUR, ON L9V0R3 / Roll # 2216000002025500000
Re: Property Standards complaint — your correspondence of May 19, 2026
Date: May 26, 2026

Dear Ms. Knechtel,

Thank you for your message of May 19, 2026, which was addressed to both of us. We are writing jointly to respond formally and on the record. Svetlana Sinipostolova holds title to the property; Alexandre Sinipostolov is an Owner within the meaning of section 2.15 of By-law 07-2006 by virtue of paying the municipal taxes on the property and managing it. Correspondence on this matter may be directed in the first instance to Alexandre Sinipostolov at the contact details set out below, but all formal responses should be addressed to both of us. We are copying the Clerk and Council, because the matters raised in your correspondence engage the Township's By-law Enforcement Policy approved by Council on January 12, 2022, and require attention beyond the Municipal Law Enforcement function.

1. The complaint and access to information.

Your statement that you are "unable to release any information surrounding the complaint" because of the *Municipal Freedom of Information and Protection of Privacy Act* is, with respect, an overstatement of what the Act provides. MFIPPA section 4(2) **requires** the institution to sever exempt information and disclose the balance. The complainant's identity is generally personal information under section 14 and may properly be withheld. The substantive content of the complaint, photographs and other evidence, inspection notes, and internal correspondence are records of the institution to which we have a right of access under section 4(1), subject to severance.

We are filing a separate formal MFIPPA access request with the Clerk. In addition, on a "business as usual" basis, please provide us with the following before any further enforcement step is taken:

- the date the complaint was received and the form in which it was received;
- confirmation that the complaint complies with section 3.4 of the By-law Enforcement Policy (i.e., in writing, with the complainant's full name, address, phone number, and details of the alleged contravention);
- the specific text of the allegations made against the property;
- a complete and definitive list of every concern raised — your letter's "include, but are not limited to" formulation is unacceptable, because we cannot respond to allegations that have not been disclosed;
- any photographs, sketches or other evidence relied upon (with the complainant's identifying information severed); and

No. 1 / 5

- a copy of Schedule "A" to By-law 07-2006, referenced in section 4.01(d).

2. Prior complaint history — application of s. 2.6 of the By-law Enforcement Policy.

We draw your attention, and the Clerk's, to two prior complaints concerning the property:

- a complaint, in or around 2012-2014, concerning the same shed now referenced in your letter, which was inspected by the Dufferin County Building Department and determined to be a proper structure; and
- a complaint, in or around 2012-2014, concerning alleged noxious weeds on the 26-acre hayfield portion of the property, which on inspection was determined to have no substance.

Your present letter raises, among other things, the same shed. That is the third occasion on which the Township or its officers have engaged with allegations concerning structures on, or the condition of, the property. Section 2.6 of the By-law Enforcement Policy defines a "Spite Complaint / Frivolous and Vexatious Complaint" to include "a complaint that is part of a pattern of conduct by the complainant that amounts to an abuse of the complaint process," and provides that "[s]uch a pattern occurs when on three (3) or more occasions a complaint comes forward on a matter a MLEO has already dealt with."

We formally request that the Clerk exercise the discretion conferred by section 2.6 and determine that the current complaint is a Spite / Frivolous and Vexatious Complaint, and that the matter be referred to Council pursuant to section 3.17 of the Policy for the exercise of discretion against enforcement on the grounds set out in section 3.17(b) ("Complaints that appear to result from a vendetta or retribution, or are otherwise deemed to be spiteful, frivolous and vexatious"). We will be making the same request in writing directly to the Clerk.

3. The specific items raised in your letter.

By way of context for what follows: the property is a working rural property in Mulmur, zoned Countryside Area under the Township's Zoning By-law. It carries an active Farm Business Registration with Agricorp and a Farmlands (FT) tax class component on the 2026 assessment alongside a Residential (RT) component. The property includes a 26-acre hayfield producing hay sold to a neighbouring farmer, a vegetable garden of approximately 1-2 acres, an approximately 1-2 acre fenced area used for poultry, and an ongoing residential construction project. The Township's own published guidance recognizes that contractor's vehicles, equipment, and materials may be stored on Countryside Area properties greater than 2 hectares in connection with permitted Home Industry uses — confirming that storage of equipment of this general kind has a recognized place on Countryside-zoned property of this size. The trailer, tractor, shed, and other items raised in the complaint must be assessed in that context, not in isolation.

Without prejudice to our right to respond fully once we have received the records and particulars requested above:

(a) Transport-truck cargo trailer. The trailer is used on the property for the storage of tools, materials and equipment used in the ongoing maintenance and operation of the property — including, among other things, fencing materials, lumber, fasteners, hand tools, chainsaws and small mechanical equipment used in connection with the hayfield, the garden, the poultry enclosure, the maintenance of farm equipment, and the residential construction project. The trailer is therefore "necessary for and ancillary to the operation of a ... farm use lawfully established on the property" within the meaning of the express exemption in section 4.01(d), and the prohibition in section 4.01(d) accordingly does not apply.

In any event, section 4.01(d) applies only to "any lot that is not otherwise exempt from the requirements of this by-law, as identified in Schedule 'A'." We have requested a copy of Schedule "A" as currently in force so that the application of section 4.01(d) to the property can be assessed. We also note that the descriptor list in section 4.01(d) is set out conjunctively, joined by "and," and we reserve the right to make submissions on the proper construction of that phrase if and when the matter is advanced.

(b) Backhoe tractor. The first of the two items referenced in the letter as "construction machinery and equipment" is a backhoe tractor used on the property. It is used in connection with the farm and garden operations on the property — including maintenance of the vegetable garden, the poultry area, and the hayfield perimeter and access — as well as for driveway maintenance (including winter snow clearance) and other on-property tasks. The tractor is operated on the property and is not driven on the public highway. The exemption in section 4.01(d) for items "necessary for and ancillary to the operation of a … farm use lawfully established on the property" applies. We further note that the "unlicensed" and "unplated" descriptors in section 4.01(d) are properly read in context as referring to vehicles that ought to be licensed or plated for their use but are not; they cannot reasonably be read to apply to an off-road farm implement of the kind that is not required to be licensed or plated under the Highway Traffic Act for the use to which it is put. We invite the Township to confirm its interpretation of section 4.01(d) in this respect.

(c) Boom truck. The second item is a boom truck that was acquired in connection with the residential construction project on the property. Once we have received the records and particulars requested in paragraph 1, we are prepared to discuss the boom truck specifically. In the meantime, we invite the Township to identify, on the record, which descriptor in section 4.01(d) the boom truck is alleged to meet, and on what evidence.

(d) Screening — section 4.07. Section 4.07 applies where storage or parking "may detract from the good appearance of or from an abutting or neighbouring residential property." This is not a blanket screening requirement applicable to all rural properties. Please identify, with particularity, the specific abutting or neighbouring residential property from which the items are alleged to detract, and the evidence relied upon for that conclusion.

(e) Metal-frame building. We do not accept the characterization that any building on the property is "falling over." Section 4.04(a) requires accessory buildings to be "kept in good repair and free from health, fire and accident hazards"; section 5.02(b) requires structures to be "capable of sustaining safely [their] own weight." Please identify, with particularity, which standard the Township alleges is breached, and the evidence relied upon.

(f) Wooden shed. We do not accept the characterization that the shed is "deteriorating." The shed was inspected previously by the Dufferin County Building Department and was determined to be a proper structure. The applicable by-law standard is "good repair" and "free from health, fire and accident hazards" — not aesthetic judgment. Please identify, with particularity, which specific defect is alleged.

4. Observation from the road — and the suggestion of unauthorized access.

Your letter states that "the issues noted above can be observed from the road." The shed and the metal-frame building are not visible from the public road and cannot be examined without entering onto private property. This raises two distinct concerns:

First, if the complaint is based on observations made other than from the public road, the complainant has either entered the property without authority, or has had to look across an intervening property. Either possibility bears directly on the section 2.6 analysis of motive and on whether the complaint is, in section 3.17(b)'s words, "result[ing] from a vendetta or retribution."

Second, we note section 6.02 of By-law 07-2006 and the policy's reference to the same: the Property Standards Officer may enter only at a reasonable time and upon producing proper identification. Your letter confirms that no inspection has occurred, and we expect to be notified in advance of any proposed inspection, with reasonable opportunity to be present.

5. Zoning and Schedule "A".

We understand the property is zoned Countryside Area under the Township's Zoning By-law. Please confirm in writing that this is the zoning designation the Township is applying for the purpose of this matter, and provide a copy of Schedule "A" to By-law 07-2006 as currently in force so that the application of section 4.01(d) of that by-law to the property can be assessed.

6. Time to respond and the conduct of this file going forward.

Your letter asks how much time we require to address the listed concerns. We cannot meaningfully answer that question until we have the information requested above, because we do not yet know the full scope of the allegations or whether any of them are properly maintainable under the by-law and the Policy. We respectfully suggest:

- that any time for compliance be calculated from the date the Township provides the requested information, not from the date of your letter;
- that no further enforcement step be taken until (i) the records and particulars requested above have been provided, (ii) the request under section 2.6 and section 3.17 has been determined by the Clerk and, if applicable, by Council, and (iii) we have had a reasonable opportunity to respond in light of those determinations; and
- that any inspection of the property, if pursued, be conducted in compliance with section 6.02 of By-law 07-2006 and with reasonable advance notice to us.

We are open to resolving this matter cooperatively. Cooperation requires the Township to identify, on the record and with particularity, what it alleges and on what evidence; to apply its own Enforcement Policy, including section 2.6 and section 3.17(b); and to confirm in writing the enforcement decision under section 3.23 once that determination is made. We look forward to your response.

Yours truly,

Svetlana Sinipostolova
Owner (title holder), Roll # 2216000002025500000

Alexandre Sinipostolov
Owner per s. 2.15 of By-law 07-2006 (manages property and pays municipal taxes); primary correspondent for this file

Contact for this file: Alexandre Sinipostolov
527416 5 SIDEROAD MULMUR, ON L9V0R3 · 226-558-9998 · sinal@use.startmail.com

cc: Clerk, Township of Mulmur — by separate cover (MFIPPA access requests and request under s. 2.6 of the By-law Enforcement Policy)
cc: Mayor and Members of Council, Township of Mulmur

re: Property Standards Complaint 527416 5 Sideroad, Mulmur, ON L9V0R3 / Roll #221600000202550000O

From: sinal@use.startmail.com
Date: June 4, 2026, 4:16:37 p.m. EDT | Source email
To: rknechtel@mulmur.ca

Dear Ms. Knechtel,

We write regarding the current property standards complaint concerning 527416 5 Sideroad, Mulmur, ON L9V0R3 (Roll #2216000002025500000), received by the Township on or about May 4, 2026.

We are providing the following information to be placed on the complaint file.

On May 29, 2026 — approximately three weeks after the Township's property standards complaint was received — a building inspector from the Dufferin County Building Department attended the property in response to a separate complaint alleging "building activities without a building permit." Following inspection, that complaint was closed; the inspector found the complaint was without grounds.

The May 29, 2026 complaint is the third complaint concerning the property to be investigated and found to have no grounds. The first two occurred in approximately 2012–2014. After several years without such complaints, they have now resumed.

We ask that this information be recorded on the complaint file.

Yours truly,

Svetlana Sinipostolova — Owner, title holder, Roll #2216000002025500000

Alexandre Sinipostolov — Owner per s. 2.15 of By-law 07-2006; primary correspondent

527416 5 Sideroad, Mulmur, ON L9V0R3

226-558-9998 · sinal@use.startmail.com

RE: Property Standards Complaint 527416 5 Sideroad, Mulmur, ON L9V0R3 / Roll #221600000202550000

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: June 11, 2026, 11:42:50 a.m. EDT | Source email
To: "sinal@use.startmail.com" <sinal@use.startmail.com>

Good morning,

Please accept this email as confirmation of receipt.

Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Register to Vote in the 2026 Municipal Election <https://vreg.registertovoteon.ca/en/home>

Receive our Newsletter <https://mulmur.ca/live/newsletter/join-our-mailing-list> | Survey: How are we doing? <https://www.surveymonkey.com/r/6GLN6MT> | Donate to the Honeywood Arena Renovation Fund <https://www.myhoneywood.ca/>

RE: 527416 5 SIDEROAD, MULMUR

From: Alex <sinal@use.startmail.com>
Date: August 10, 2026, 11:21 a.m. EDT | Source email
To: ccunningham@orangeville.ca

Hi Carrie,

Please provide copies of all documentation produced in connection with the recent property standards inspection at 527416 5 Sideroad, Mulmur, including:

- the original and final inspection reports;
- inspection notes, checklists, photographs, videos, measurements, and test results;
- identified deficiencies and the standards or by-law provisions applied;
- findings, conclusions, recommendations, and proposed corrective actions;
- notices, orders, compliance deadlines, and follow-up inspection records;
- correspondence concerning the inspection; and
- all attachments, supporting records, revisions, and supplementary reports.

Electronic copies in their original file formats would be appreciated.

Please identify any responsive records that cannot be provided and the reason they are being withheld.

Thank you,
Alex Sinipostolov

RE: [External Email] 527416 5 SIDEROAD, MULMUR

From: Carrie Cunningham <ccunningham@orangeville.ca>
Date: August 12, 2026, 10:46:29 a.m. EDT | Source email
To: "sinal@use.startmail.com" <sinal@use.startmail.com>, "sinal2000@rogers.com" <sinal2000@rogers.com>
Cc: Roseann Knechtel <rknechtel@mulmur.ca>

Hi Alex,

Thank you for your email. My apologies that I have not reached out to you since the property standards inspection on July 9, 2026.

To provide an update, a Property Standards Order and Zoning By-law Notice for Compliance are currently being drafted and will be forwarded to you in the coming days. These documents will list the by-law violations noted during the July inspection, and dates for compliance.

Once you have received the correspondence and have had an opportunity to review, please do not hesitate to contact me should you have any questions.

Thank you,

Carrie Cunningham, MLEO(C) & C.P.S.O | By-law and Property Standards Officer | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 Ext. 2268 | toll free: 1-866-941-0440 ext. 2268
cell: 519-939-0002 | ccunningham@orangeville.ca | orangeville.ca <http://www.orangeville.ca/>

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<https://www.orangeville.ca/en/town-hall/elections.aspx>

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Re: [External Email] 527416 5 SIDEROAD, MULMUR

From: Alex <sinal@use.startmail.com>
Date: August 12, 2026, 10:50 a.m. EDT | Source email
To: Carrie Cunningham <ccunningham@orangeville.ca>, "sinal2000@rogers.com" <sinal2000@rogers.com>
Cc: Roseann Knechtel <rknechtel@mulmur.ca>

Hi Carrie,

Please provide copies of all documentation produced in connection with the recent property standards inspection at

527416 5 Sideroad, Mulmur, including:

- the original and final inspection reports;

- inspection notes, checklists, photographs, videos, measurements, and test results;

- identified deficiencies and the standards or by-law provisions applied;

- findings, conclusions, recommendations, and proposed corrective actions;

- notices, orders, compliance deadlines, and follow-up inspection records;

- correspondence concerning the inspection; and

- all attachments, supporting records, revisions, and supplementary reports.

Electronic copies in their original file formats would be appreciated.

Please identify any responsive records that cannot be provided and the reason they are being withheld.

Thank you,

Alex Sinipostolov

Order Copy - 527416 5 Sideroad Mulmur

From: Alex <sinal@use.startmail.com>
Date: August 19, 2026, 11:39 a.m. EDT | Source email
To: ccunningham@orangeville.ca

Hi Carrie, I have not received the order. I would appreciate a copy by email at sinal@use.startmail.com.

Thanks,
Alexandre Sinipostolov

Owner per s. 2.15 of By-law 07-2006; primary correspondent
email: sinal@use.startmail.com
phone: 226-558-9998

RE: [External Email] Order Copy - 527416 5 Sideroad Mulmur

From: Carrie Cunningham <ccunningham@orangeville.ca>
Date: August 21, 2026, 8:35:50 a.m. EDT | Source email
To: Alex <sinal@use.startmail.com>

Good morning Alex,

Thank you for your patience. Your file requires a review with the municipality prior to issuance. Due to vacation schedules, this coordination has been delayed. We are actively working to finalize this and forward to you in the next week.

In the meantime, please let me know if you have any questions.

Thank you,

Carrie Cunningham, MLEO(C) & C.P.S.O | By-law and Property Standards Officer | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 Ext. 2268 | toll free: 1-866-941-0440 ext. 2268
cell: 519-939-0002 | ccunningham@orangeville.ca | orangeville.ca

Municipal election | October 26, 2026
Register or check your voter information at orangeville.ca/election

Connect with the Town of Orangeville online!

Time-sensitive request for backhoe particulars — August 28, 2026 Order to Remedy Violation

From: Alex <sinal@use.startmail.com>
Date: August 29, 2026, 1:37 p.m. EDT | Source email
To: ccunningham@orangeville.ca
Cc: sinal2000@rogers.com

Subject: Time-sensitive request for backhoe particulars — August 28, 2026 Order to Remedy Violation

Hi Carrie,

During your visit, you stated that I could contact you for clarification of the August 28, 2026 Order to Remedy Violation.

Section 15.2(2)(b) of the Building Code Act, 1992 requires the Order to give reasonable particulars of the repairs to be made. The Order identifies no condition or supporting facts for the backhoe removal requirement under s. 4.01(d).

*I request written identification of each condition under s. 4.01(d) upon which the backhoe removal requirement in the Order was based: “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned”.
*

The backhoe is operational, actively used, and necessary for and ancillary to the operation of the farm use lawfully established on the property. Its on-property uses include lifting hay bales, digging post holes, moving farm produce, and clearing snow and wind-driven drifts to maintain safe driveway passage under the customary use and weather conditions in s. 4.03. Farm Business Registration number 4260535 is issued in my name. Those uses require no Ontario licence plate. The “unplated” condition is inapplicable.

A written response by Monday, August 31, 2026, is requested because the appeal deadline is September 16, 2026, and the compliance deadline is October 5, 2026.

Regards,
Alexandre Sinipostolov

August 29, 2026

Time-sensitive request for inspection photographs — August 28, 2026 Order to Remedy Violation

From: Alex <sinal@use.startmail.com>
Date: August 29, 2026, 3:21 p.m. EDT | Source email
To: ccunningham@orangeville.ca
Cc: sinal2000@rogers.com

Subject: Time-sensitive request for inspection photographs — August 28, 2026 Order to Remedy Violation

Hi Carrie,

When you provided the August 28, 2026 Order to Remedy Violation, you let me know that I could contact you for clarification. During your earlier inspection, you also agreed to share the photographs you took.

Section 15.2(2)(b) of the Building Code Act, 1992 requires an order to give reasonable particulars of the repairs to be made. The Order identifies some items and their locations only generally. Accurate identification of the listed items and their locations is necessary to complete the required remedial work correctly.

I request electronic copies of the photographs you took during the inspection showing the following items identified as "rubbish and other debris" in the Order:

Front of dwelling:
- wood boards
- wood posts and wood logs
- sheets of wood (plywood)
- tires
- scattered logs
- discarded recycling bin
- ladders

West side of dwelling, facing 3rd Line E:
- discarded containers
- pails
- wood underneath and in the yard surrounding the unplated white semi-trailer

Rear of dwelling:
- wood boards
- wood posts and wood logs
- sheets of wood (plywood)
- scattered logs
- yard waste (dead branches/tree)
- yard waste (pile of dead sod)
- accumulation of materials and items around the rear accessory structure (chicken coop), including wire mesh, chain-link fencing, and wooden stakes
- large plastic containers
- wire mesh

Electronic copies by Monday, August 31, 2026, are requested because the appeal deadline is September 16, 2026, and the compliance deadline is October 5, 2026. The photographs may be provided by reply email.

Regards,
Alexandre Sinipostolov

August 29, 2026

RE: [External Email] Time-sensitive request for inspection photographs — August 28, 2026 Order to Remedy Violation

From: Carrie Cunningham <ccunningham@orangeville.ca>
Date: August 31, 2026, 3:43:31 p.m. EDT | Source email
To: Alex <sinal@use.startmail.com>
Cc: "sinal2000@rogers.com" <sinal2000@rogers.com>

Hi Alex,

In response to your email below, attached please find the photos, as requested.

Thank you,

Carrie Cunningham, MLEO(C) & C.P.S.O | By-law and Property Standards Officer | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 Ext. 2268 | toll free: 1-866-941-0440 ext. 2268
cell: 519-939-0002 | ccunningham@orangeville.ca | orangeville.ca <http://www.orangeville.ca/>

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Attachment: 2026 07 09 - 527416 5 Sideroad Mulmur.pdf

Re: [External Email] Time-sensitive request for inspection photographs — August 28, 2026 Order to Remedy Violation

From: Alex <sinal@use.startmail.com>
Date: August 31, 2026, 4:58 p.m. EDT | Source email
To: Carrie Cunningham <ccunningham@orangeville.ca>
Cc: "sinal2000@rogers.com" <sinal2000@rogers.com>

Hi Carrie,

I'm having difficulty matching the items shown on pages 7, 8, and 17 to the items in the order. Could you please help me identify them?

A brief explanation for each page would be helpful.

Thank you,
Alexandre Sinipostolov

Request for semi-trailer particulars — August 28, 2026 Order to Remedy Violation

From: Alex <sinal@use.startmail.com>
Date: August 31, 2026, 10:15 p.m. EDT | Source email
To: Carrie Cunningham <ccunningham@orangeville.ca>
Cc: sinal2000@rogers.com

Subject: Request for semi-trailer particulars — August 28, 2026 Order to Remedy Violation

Hi Carrie,

The Order identifies the semi-trailer as “unplated” and requires its removal under s. 4.01(d).

Section 15.2(2)(b) of the Building Code Act, 1992 requires the Order to give reasonable particulars of the repairs to be made.

I request confirmation of whether, when the Order was issued, “unplated” was the sole condition relied upon under s. 4.01(d) for the semi-trailer removal requirement.

I also request identification of any additional condition relied upon at that time: “wrecked”, “discarded”, “dismantled”, “unlicensed”, “derelict”, or “abandoned”.

A reply email by Wednesday, September 2, 2026, is requested because the Order states September 16, 2026 as the final date for appeal.

Regards,
Alexandre Sinipostolov

August 31, 2026

Follow-Up on Backhoe Request Dated August 29, 2026

From: Alex <sinal@use.startmail.com>
Date: September 1, 2026, 10:29 a.m. EDT | Source email
To: Carrie Cunningham <ccunningham@orangeville.ca>
Cc: sinal2000@rogers.com

Hi Carrie,

I’m following up on my August 29 email about the backhoe. Would you please confirm receipt and let me know when I can expect a response?

Thank you,
Alexandre Sinipostolov

Request for legal authority — Invoice R#2-02550

From: Alex <sinal@use.startmail.com>
Date: September 2, 2026, 6:38 p.m. EDT | Source email
To: hboston@mulmur.ca
Cc: Roseann Knechtel <rknechtel@mulmur.ca>

Dear Ms. Boston:

I request identification of the statutory authority, enacted by-law, exact section, and schedule entry authorizing invoice 0049245 for a property-standards inspection conducted before issuance of the Order. The reference “R#2-02550 — By-law Recovery” does not identify that authority.

Regards,
Alexandre Sinipostolov

Property Standards Committee Date

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: September 25, 2026, 11:56:43 a.m. EDT | Source email
To: Alex <sinal@use.startmail.com>
Cc: Carrie Cunningham <ccunningham@orangeville.ca>, James Bramley <jbramley@orangeville.ca>, Tracey Atkinson <tatkinson@mulmur.ca>

Good Afternoon Alex,

Please be advised that a Property Standards Committee meeting has been scheduled for December 2, 2026 at 8:30 a.m. in response to the appeal of an Order issued at 527416 5 Sideroad Mulmur. The meeting will be held in person at the Township Office located at 758070 2nd Line East Mulmur.

An agenda will be circulated closer to the date. Please forward any materials you would like included as part of the agenda no later than November 24, 2026.
If you have any questions in the meantime, please let me know.

Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Register to Vote in the 2026 Municipal Election <https://vreg.registertovoteon.ca/en/home>

Receive our Newsletter <https://mulmur.ca/live/newsletter/join-our-mailing-list> | Survey: How are we doing? <https://www.surveymonkey.com/r/6GLN6MT> | Donate to the Honeywood Arena Renovation Fund <https://www.myhoneywood.ca/>

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Pre-hearing request to the Property Standards Committee — semi-trailer, August 28, 2026 Order

From: Alex <sinal@use.startmail.com>
Date: September 28, 2026, 12:33 p.m. EDT | Source email
To: clerk@mulmur.ca
Cc: Roseann Knechtel <rknechtel@mulmur.ca>, tatkinson@mulmur.ca

To: Property Standards Committee

I request that the Property Standards Committee modify Item 1 of the August 28, 2026 Order to Remedy Violation for 527416 5 Sideroad, Mulmur, by deleting the requirement to remove the semi-trailer described as “unplated white semi-trailer with wheel assembly attached”.

The trailer currently displays an Ontario licence plate, as shown in the attached photograph. The “unplated” descriptor in s. 4.01(d) no longer describes its present condition.

I request the Committee’s written decision on the modification by October 5, 2026.

Where removal of the semi-trailer continues to be sought, I request the Committee’s written clarification by October 5, 2026 of which of the following s. 4.01(d) descriptors “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned” are currently being relied upon to require removal.

Advance clarification is necessary to understand the basis for continued removal and prepare for the December 2 hearing.

Alexandre Sinipostolov

Attachment: plated trailer.jpg



RE: Pre-hearing request to the Property Standards Committee — semi-trailer, August 28, 2026 Order

From: Clerk <clerk@mulmur.ca>
Date: September 30, 2026, 11:56:09 a.m. EDT | Source email
To: Alex <sinal@use.startmail.com>
Cc: Carrie Cunningham <ccunningham@orangeville.ca>, Tracey Atkinson <tatkinson@mulmur.ca>

Good Morning Alex,

Thank you for your email. The Property Standards Committee is scheduled to meet on December 2nd and will consider your request at that time.

Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Register to Vote in the 2026 Municipal Election

Receive our Newsletter | Survey: How are we doing? | Donate to the Honeywood Arena Renovation Fund

Re: Pre-hearing request to the Property Standards Committee — semi-trailer, August 28, 2026 Order

From: Alex <sinal@use.startmail.com>
Date: September 30, 2026, 1:43 p.m. EDT | Source email
To: Clerk <clerk@mulmur.ca>
Cc: Carrie Cunningham <ccunningham@orangeville.ca>, Tracey Atkinson <tatkinson@mulmur.ca>

To: Property Standards Committee

I request written clarification of which s. 4.01(d) descriptors “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned” were relied upon when the Order was issued for the semi-trailer described as “unplated white semi-trailer with wheel assembly attached”.

This clarification is necessary to prepare evidence and submissions for the December 2 hearing. I request a written response by October 5, 2026.

Alexandre Sinipostolov

Property Standards Appeal Package

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: November 10, 2026, 4:00:30 p.m. EST | Source email
To: Alex <sinal@use.startmail.com>

Good Afternoon,

The Property Standards Committee is set to meet on December 2nd at 8:30 AM to hear the appeal of 527416 5 Sideroad.
Please forward any materials you would like included as part of the agenda package no later than November 24, 2026.

Thank you in advance.
Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Receive our Newsletter <https://mulmur.ca/live/newsletter/join-our-mailing-list> | Survey: How are we doing? <https://www.surveymonkey.com/r/6GLN6MT> | Donate to the Honeywood Arena Renovation Fund <https://www.myhoneywood.ca/>

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Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 16, 2026, 8:44 p.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, info@mulmur.ca

November 16, 2026

Clerk, Township of Mulmur
Secretary, Property Standards Committee

Re: Appeal of Alexandre Sinipostolov
527416 5 Sideroad, Mulmur, ON L9V 0R3
Hearing date: December 2, 2026

I request copies of the following materials by November 24, 2026:

1. any materials the Property Standards Committee (the Committee) will be relying on at the hearing, including photographs, inspector reports and emails;

2. any materials that have been provided to the Committee or its members for consideration in this appeal; and

3. the agenda and meeting package for the hearing.

I request copies of any further materials as they are provided to the Committee or its members.

I request the Committee's current rules of procedure and guidelines governing this appeal, including any disclosure rules (Statutory Powers Procedure Act, section 27).

Alexandre Sinipostolov
226-558-9998

CORRECTED - Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 16, 2026, 10:45 p.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, info@mulmur.ca

November 16, 2026

Clerk, Township of Mulmur
Secretary, Property Standards Committee

Re: Appeal of Alexandre Sinipostolov
527416 5 Sideroad, Mulmur, ON L9V 0R3
Hearing date: December 2, 2026

I request copies of the following materials by **November 20, 2026**:

1. any materials the Property Standards Committee (the Committee) will be relying on at the hearing, including photographs, inspector reports and emails;

2. any materials that have been provided to the Committee or its members for consideration in this appeal; and

3. the agenda and meeting package for the hearing.

I request copies of any further materials as they are provided to the Committee or its members.

I request the Committee's current rules of procedure and guidelines governing this appeal, including any disclosure rules (Statutory Powers Procedure Act, section 27).

Alexandre Sinipostolov
226-558-9998

RE: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: November 17, 2026, 9:43:58 a.m. EST | Source email
To: "sinal@use.startmail.com" <sinal@use.startmail.com>

Good morning Alex,

The agenda package and materials requested below will be made available on November 27th. As requested in a previous email, please forward any materials you would like included as part of the agenda package no later than November 24, 2026.

Thank you,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Receive our Newsletter | Survey: How are we doing? | Donate to the Honeywood Arena Renovation Fund

Re: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 17, 2026, 10:44 a.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>

Roseann,

The agenda may be provided on November 27, 2026.

Disclosure of the following materials on November 27, 2026 leaves only two full business days before the December 2 hearing:

1. Any materials the Property Standards Committee (the Committee) will rely on at the hearing, including photographs, inspection reports and emails.
2. Any materials provided to the Committee or its members for consideration in this appeal.

This is insufficient time to retain counsel, review the materials, and prepare responding evidence and submissions.

I request disclosure of these materials by November 20, 2026 or an adjournment allowing reasonable time after receipt of the materials to retain counsel and prepare for the hearing.

Alexandre Sinipostolov

RE: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: November 17, 2026, 11:10:36 a.m. EST | Source email
To: Alex <sinal@use.startmail.com>

Hi Alex,

The Town of Orangeville has been given the same deadline as yourself to provide their reports and materials for inclusion in the agenda. That deadline is November 24th.

As soon as I receive the materials from all parties (Town of Orangeville and yourself) I will work on getting the agenda package put together and have it available for viewing as soon as I can. Our procedural by-law provides that agendas are to be made public a minimum of 48 hours in advance of the meeting. We aim to have to the materials available 5 days prior.

If you require the Town of Orangeville's materials prior to the deadline which has been given please reach out to them directly.

Thank you,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Receive our Newsletter | Survey: How are we doing? | Donate to the Honeywood Arena Renovation Fund

Re: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 17, 2026, 11:59 a.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>

Roseann,

My November 24 submission deadline precedes the expected November 27 disclosure of materials. That leaves no time to review the materials and prepare responding evidence by November 24.

Disclosure on November 27 leaves only two full business days before the December 2 hearing, which is insufficient time to retain counsel, review the materials and prepare responding evidence and submissions.

I request adjournment of the hearing allowing reasonable preparation time after disclosure, together with a revised submission timetable.

Alexandre Sinipostolov

Particulars Disclosure - Appeal Hearing Dec 2, 2026

From: Alex <sinal@use.startmail.com>
Date: November 17, 2026, 3:16 p.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, info@mulmur.ca

November 17, 2026

Clerk, Township of Mulmur
Secretary, Property Standards Committee

Re: Appeal of Alexandre Sinipostolov
527416 5 Sideroad, Mulmur, ON L9V 0R3
Hearing date: December 2, 2026

I request advance disclosure of the following particulars if the Committee will consider them at the hearing or in making its decision:

Each s. 4.01(d) descriptor (“wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned”) the Property Standards Officer identified for:
(a) the backhoe,
(b) unplated boom truck crane with cement mixer and wood boards/logs stored on the truck bed,
(c) cement mixer,
(d) unplated white semi-trailer with wheel assembly attached, and
(e) red snowblower.

A separate answer is requested for each item.

These particulars are necessary to prepare materials, evidence and submissions for the hearing.

I request the particulars by November 20, 2026, to prepare evidence and submissions addressing each identified descriptor.

Alexandre Sinipostolov

RE: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: November 18, 2026, 8:28:51 a.m. EST | Source email
To: "sinal@use.startmail.com" <sinal@use.startmail.com>
Cc: James Bramley <jbramley@orangeville.ca>, Carrie Cunningham <ccunningham@orangeville.ca>

Good Morning Alex,

Thank you for your email. The Property Standards Committee hearing will proceed as scheduled on December 2, 2026, at 8:30 a.m.

The purpose of the hearing is to consider your appeal of the Property Standards Orders issued for the property. As the appellant, you have been provided with copies of the Orders, supporting photographs, and the applicable Property Standards By-law.

You are not required to submit materials for inclusion in the agenda package in order to participate in the hearing or present your position to the Committee. Any materials submitted by November 24, 2026, will be included in the agenda package, however you may attend and make submissions at the meeting as well.

In an effort to address your concerns, the Town of Orangeville has offered to disclose their materials as soon as possible, and aim to have them available to you on November 20th as requested.

The hearing date will remain scheduled for December 2, 2026. You have the right to request the Committee for an adjournment at the meeting.

At the hearing, the Committee will hear from all parties, at which time they may:

- Confirm your request to adjourn the meeting to a later date;
- Confirm and uphold the Orders;
- Modify or amend the Orders; or
- Rescind the Orders.

I hope this helps.
Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Receive our Newsletter | Survey: How are we doing? | Donate to the Honeywood Arena Renovation Fund

Re: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 18, 2026, 11:14 a.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>
Cc: James Bramley <jbramley@orangeville.ca>, Carrie Cunningham <ccunningham@orangeville.ca>

Hi Roseann,

I request a copy of the complete Inspector's report, including all report files of the report and the photographs, by November 20, 2026.

This request supplements my previous disclosure requests, which remain in effect.

Alexandre Sinipostolov

Request for Disclosure - rubbish and other debris

From: Alex <sinal@use.startmail.com>
Date: November 18, 2026, 4:33 p.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, info@mulmur.ca

November 18, 2026
Clerk, Township of Mulmur
Secretary, Property Standards Committee
Re: Appeal of Alexandre Sinipostolov
527416 5 Sideroad, Mulmur, ON L9V 0R3
Hearing date: December 2, 2026

I request advance disclosure of the following particulars if the Committee will consider them at the hearing or in making its decision:

The factual particulars (location, position or arrangement, and any other detail) the Property Standards Officer relied in classifying each of the following items in the order as "rubbish and other debris" under Section 4.01(a):

Front of dwelling:
(a) wood boards,
(b) wood posts and wood logs,
(c) sheets of wood (plywood),
(d) tires,
(e) scattered logs,
(f) discarded recycle bin,
(g) ladders,

Rear of dwelling:
(h) wood boards,
(i) wood posts and wood logs,
(j) sheets of wood (plywood),
(k) scattered logs,
(l) yard waste (dead branches/tree),
(m) yard waste (pile of dead sod),
(n) various piles of patio stones,
(o) "overturned wheel barrels",

materials and items around rear accessory structure (chicken coop):
(p) wire mesh,
(q) orange fencing,
(r) chain link fencing,
(s) gas cans,
(t) wooden stakes,
(u) A-frame sawhorses,

(v) large plastic containers,
(w) "tarps on the grounds in area of rear accessory structure,"
(x) wire mesh,

West side of the dwelling, surrounding the unplated white semi-trailer:
(y) containers,
(z) pales,
(aa) wood underneath,
(ab) wood in the yard.

A separate answer is requested for each item.

These particulars are necessary to prepare materials, evidence and submissions for the hearing.

I request the particulars no later than **November 23, 2026**, to prepare evidence and submissions addressing each identified particular.

This request supplements my previous disclosure requests, which remain in effect.

Alexandre Sinipostolov

Re: [External Email] Property Standards Appeal - December 2, 2026 - Disclosure Request

From: James Bramley <jbramley@orangeville.ca>
Date: November 20, 2026, 9:20:03 a.m. EST | Source email
To: Alex <sinal@use.startmail.com>, Roseann Knechtel <rknechtel@mulmur.ca>
Cc: Carrie Cunningham <ccunningham@orangeville.ca>

Good morning,
Please find attached the full disclosure package containing the documents and evidence that the Town intends to present during the upcoming Property Standards Appeal hearing.
Please note that certain information within the package has been redacted to protect the identities and personal information of potential complainants, in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).
Regards,

James Bramley | Supervisor, Licensing and By-law Enforcement | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 ext. 2278 | toll-free 1-866-941-0440 ext. 2278
cell 519-942-7194 | jbramley@orangeville.ca | orangeville.ca <http://www.orangeville.ca/>

Connect with the Town of Orangeville online!

Attachment: 2026 12 02 Appeal Package 527416 5 Sideroad (1)_Redacted.pdf

Appendix A - Correspondence

Township property standards letter | May 4, 2026 | Source PDF

TOWNSHIP OF MULMUR

758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local (705) 466-3341
Toll Free from 519 only (866) 472-0417
Fax (705) 466-2922

May 4 2026

SINIPOSTOLOVA SVETLANA
17 LARISSA CRT
VAUGHAN ON L6A 2K8

PROPERTY STANDARDS

The Township of Mulmur has received complaints regarding the property standards at 527416 5 Sideroad Mulmur. Specifically, derelict vehicles, trailers, and the general repair of the buildings and structures.

The Property Standards By-law states:

4.01 Yards

(d) wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left in a yard or on any lot that is not otherwise exempt from the requirements of this by-law

4.04 Accessory Buildings or Fences

(a) Accessory buildings and fences shall be kept in good repair and free from health, fire and accident hazards

4.07 Construction, Storage, Salvage and Scrap Yards

All property, whether in operation as a commercial enterprise or not, shall be effectively screened from other property, streets or roads by suitable fences, hedges, trees or landscaping where such property is used for the storage of machinery, goods, salvage or scrap, the parking of vehicles, the operations of machinery or when used for any other purpose which may detract from the good appearance of or from an abutting or neighbouring residential property

5.02 Building Standards

(a) For the protection of the public, passers by and visitors, the exterior walls, roof, chimneys, eaves, foundations, doors, shutters, balconies, porches, exterior steps or stairs, ramps and signs appurtenant to or attached to any building or structure shall be maintained so as to be free of defects which may constitute possible accident hazards.

(b) Every part of any building shall be maintained in a safe and structurally sound condition so as to be capable of sustaining safely its own weight and any additional weight as may be put on it through normal use. Building materials which have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

Original letter, page 2 of 2

(c) Exterior building walls and components shall be maintained in good repair free from cracked, broken, rotten, loose or warped masonry, stucco and other defective cladding or trim.

The Township would like to work with you to resolve this matter. We kindly request that you contact the office by **May 20, 2026** to resolve these concerns and to avoid further by-law enforcement measures and charges under the Township's User Fees and Charges By-law.

Should you have any questions or concerns or wish to discuss this matter further, please do not hesitate to contact me directly. Your prompt attention to this issue is greatly appreciated. Thank you in advance for your cooperation.

Sincerely,

Roseann Knechtel, Clerk/Planning Coordinator
rknechtel@mulmur.ca | 705-466-3341 x223

527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

From: sinal@use.startmail.com
Date: May 15, 2026, 2:06:11 p.m. EDT | Source email
To: rknechtel@mulmur.ca

Dear Roseann Knechtel,

I am writing in response to the Property Standards letter I received regarding my property at 527416 5 Sideroad Mulmur.

The letter references alleged violations concerning **"derelict vehicles, trailers and the general repair of the buildings and structures"**.

To help me understand the concerns and achieve full compliance as quickly as possible, I kindly request the following information and records:

1. A detailed description of the specific issues identified, including which vehicles, trailers, buildings, or structures are of concern and how they are alleged to violate the Property Maintenance Standards By-law 07-2006.

2. Any inspection reports, notes, or photographs related to this complaint.

3. A copy of the original signed complaint.

4. Any other relevant records or correspondence related to this property standards issue.

Thank you for your assistance. I look forward to your prompt response.

Best regards,

Alexandre Sinipostolov

226-558-9998

Fw: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

From: SINIPOSTOLOV <sinal2000@rogers.com>
Date: May 19, 2026, 2:17 p.m. EDT | Forwarded text in May 19 reply
To: Roseann Knechtel <rknechtel@mulmur.ca>

HI Roseann,
My name is Svetlana Sinipostolova, i am the owner of the property on 527416 5th sideroad, Mulmur.
My husband was reaching out today to resolve some issues regarding property standards.
Please, talk to him about this issues.
If you need to talk to me I am also available but it is better if you talk to him directly. Below is his message to you, please scroll and use his response.
My number is 647-483-8723
Email address is sinal2000@rogers.com But again , it is better if you send emails to my husbands email sinal@use.startmail.com
Best regards,
Svetlana.

> **Forwarded message**
> From: sinal@use.startmail.com <sinal@use.startmail.com>
> To: SINIPOSTOLOV <sinal2000@rogers.com>
> Sent: Tuesday, May 19, 2026 at 02:03:22 PM EDT
> Subject: Fwd: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint
>
> **Original message**
> Subject: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint
> From: sinal@use.startmail.com
> Date: Friday, May 15, 2026 2:06 PM
> To: rknechtel@mulmur.ca
>
> Dear Roseann Knechtel,
>
> I am writing in response to the Property Standards letter I received regarding my property at 527416 5 Sideroad Mulmur.
>
> The letter references alleged violations concerning "derelict vehicles, trailers and the general repair of the buildings and structures".
>
> To help me understand the concerns and achieve full compliance as quickly as possible, I kindly request the following information and records:
>
> 1. A detailed description of the specific issues identified, including which vehicles, trailers, buildings, or structures are of concern and how they are alleged to violate the Property Maintenance Standards By-law 07-2006.
> 2. Any inspection reports, notes, or photographs related to this complaint.
> 3. A copy of the original signed complaint.
> 4. Any other relevant records or correspondence related to this property standards issue.
>
> Thank you for your assistance. I look forward to your prompt response.
>
> Best regards,
> Alexandre Sinipostolov
> 226-558-9998

RE: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: May 19, 2026, 3:02:25 p.m. EDT | Source email
To: SINIPOSTOLOV <sinal2000@rogers.com>
Cc: "sinal@use.startmail.com" <sinal@use.startmail.com>

Hi Svetlana,

Thank you very much for your email and for confirming that I can also speak with Alex.

As I mentioned in my conversation with Alex earlier today, the complaint is protected under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), so I will be unable to release any information surrounding it.
With that being said, I would like to work with you both to address some of the concerns that were raised and to avoid further by-law enforcement measures. These concerns include, but are not limited to:

Section 4.01 Yards and Section 4.07 Construction, Storage, Salvage and Scrap Yards:

* Parking/Storage of a White Transport Truck Cargo Trailer
* Parking/Storage of construction machinery and equipment
* There is no use of screening (fences, hedges etc.) or parking machinery/vehicles in a garage to effectively screen from other properties

Section 4.04 Accessory Buildings or Fences and Section 5.02 Building Standards:

* Metal frame building that is falling over
* Deteriorating wooden shed

Please note that the Township has not entered onto or conducted an inspection of your property. The issues noted above can be observed from the road.
A full inspection will only be completed by the Township's by-law enforcement officers if the issues are advanced to an enforcement stage.

As I mentioned with Alex, the Township would like to work cooperatively with you. Please let me know how much time you require to address the concerns listed above.

Thank you again. I look forward to hearing from you.

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Register to Vote in the 2026 Municipal Election <https://vreg.registertovoteon.ca/en/home>

Receive our Newsletter <https://mulmur.ca/live/newsletter/join-our-mailing-list> | Survey: How are we doing? <https://www.surveymonkey.com/r/6GLN6MT> | Donate to the Honeywood Arena Renovation Fund <https://www.myhoneywood.ca/>

Re: 527416 5 Sideroad Mulmur - Request for Details and Disclosure – Property Standards Complaint

From: sinal@use.startmail.com
Date: May 26, 2026, 4:07:16 p.m. EDT | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, SINIPOSTOLOV <sinal2000@rogers.com>

Dear Ms. Knechtel,

Attached please find three documents that were hand-delivered to the Township office today, May 26, 2026:

1. Our joint response to your correspondence of May 19, 2026 concerning the property standards complaint at 527416 5 Sideroad Mulmur.

2. A formal MFIPPA access request for records relating to the current complaint file.

3. A formal MFIPPA access request for historical complaint records concerning the property from January 1, 2011 onward.

The originals, signed by both of us, are with the Township. The statutory $5 MFIPPA fees were paid in person by cash at the time of delivery. Date-stamped acknowledgements are in our records. The PDFs attached are reference copies for the recipients' files.

The contact for this matter is Alexandre Sinipostolov at 226-558-9998 / sinal@use.startmail.com. All formal responses should be addressed to both of us.

Yours truly,

Alexandre Sinipostolov[on behalf of Svetlana Sinipostolova and Alexandre Sinipostolov

Attachments: 01_Reply_to_Roseann.pdf; 02_MFIPPA_Current_File.pdf; 03_MFIPPA_Historical_Records.pdf

May 26, 2026 joint response (excerpt)

Attachment to the May 26, 2026 email | 01_Reply_to_Roseann.pdf | Two dots mark omitted text.

..

3. The specific items raised in your letter.

By way of context for what follows: the property is a working rural property in Mulmur, zoned Countryside Area under the Township's Zoning By-law. It carries an active Farm Business Registration with Agricorp and a Farmlands (FT) tax class component on the 2026 assessment alongside a Residential (RT) component. The property includes a 26-acre hayfield producing hay sold to a neighbouring farmer, a vegetable garden of approximately 1-2 acres, an approximately 1-2 acre fenced area used for poultry, and an ongoing residential construction project. The Township's own published guidance recognizes that contractor's vehicles, equipment, and materials may be stored on Countryside Area properties greater than 2 hectares in connection with permitted Home Industry uses — confirming that storage of equipment of this general kind has a recognized place on Countryside-zoned property of this size. The trailer, tractor, shed, and other items raised in the complaint must be assessed in that context, not in isolation.

Without prejudice to our right to respond fully once we have received the records and particulars requested above:

(a) Transport-truck cargo trailer. The trailer is used on the property for the storage of tools, materials and equipment used in the ongoing maintenance and operation of the property — including, among other things, fencing materials, lumber, fasteners, hand tools, chainsaws and small mechanical equipment used in connection with the hayfield, the garden, the poultry enclosure, the maintenance of farm equipment, and the residential construction project. The trailer is therefore "necessary for and ancillary to the operation of a … farm use lawfully established on the property" within the meaning of the express exemption in section 4.01(d), and the prohibition in section 4.01(d) accordingly does not apply.

In any event, section 4.01(d) applies only to "any lot that is not otherwise exempt from the requirements of this by-law, as identified in Schedule 'A'." We have requested a copy of Schedule "A" as currently in force so that the application of section 4.01(d) to the property can be assessed. We also note that the descriptor list in section 4.01(d) is set out conjunctively, joined by "and," and we reserve the right to make submissions on the proper construction of that phrase if and when the matter is advanced.

(b) Backhoe tractor. The first of the two items referenced in the letter as "construction machinery and equipment" is a backhoe tractor used on the property. It is used in connection with the farm and garden operations on the property — including maintenance of the vegetable garden, the poultry area, and the hayfield perimeter and access — as well as for driveway maintenance (including winter snow clearance) and other on-property tasks. The tractor is operated on the property and is not driven on the public highway. The exemption in section 4.01(d) for items "necessary for and ancillary to the operation of a … farm use lawfully established on the property" applies.

We further note that the "unlicensed" and "unplated" descriptors in section 4.01(d) are properly read in context as referring to vehicles that ought to be licensed or plated for their use but are not; they cannot reasonably be read to apply to an off-road farm implement of the kind that is not required to be licensed or plated under the Highway Traffic Act for the use to which it is put. We invite the Township to confirm its interpretation of section 4.01(d) in this respect.

(c) Boom truck. The second item is a boom truck that was acquired in connection with the residential construction project on the property. Once we have received the records and particulars requested in paragraph 1, we are prepared to discuss the boom truck specifically. In the meantime, we invite the Township to identify, on the record, which descriptor in section 4.01(d) the boom truck is alleged to meet, and on what evidence.

(d) Screening — section 4.07. Section 4.07 applies where storage or parking "may detract from the good appearance of or from an abutting or neighbouring residential property." This is not a blanket screening requirement applicable to all rural properties. Please identify, with particularity, the specific abutting or neighbouring residential property from which the items are alleged to detract, and the evidence relied upon for that conclusion.

(e) Metal-frame building. We do not accept the characterization that any building on the property is "falling over." Section 4.04(a) requires accessory buildings to be "kept in good repair and free from health, fire and accident hazards"; section 5.02(b) requires structures to be "capable of sustaining safely [their] own weight." Please identify, with particularity, which standard the Township alleges is breached, and the evidence relied upon.

(f) Wooden shed. We do not accept the characterization that the shed is "deteriorating." The shed was inspected previously by the Dufferin County Building Department and was determined to be a proper structure. The applicable by-law standard is "good repair" and "free from health, fire and accident hazards" — not aesthetic judgment. Please identify, with particularity, which specific defect is alleged.

4. Observation from the road — and the suggestion of unauthorized access.

Your letter states that "the issues noted above can be observed from the road." The shed and the metal-frame building are not visible from the public road and cannot be examined without entering onto private property. This raises two distinct concerns:

First, if the complaint is based on observations made other than from the public road, the complainant has either entered the property without authority, or has had to look across an intervening property. Either possibility bears directly on the section 2.6 analysis of motive and on whether the complaint is, in section 3.17(b)'s words, "result[ing] from a vendetta or retribution."

Second, we note section 6.02 of By-law 07-2006 and the policy's reference to the same: the Property Standards Officer may enter only at a reasonable time and upon producing proper identification. Your letter confirms that no inspection has occurred, and we expect to be notified in advance of any proposed inspection, with reasonable opportunity to be present.

..

6. Time to respond and the conduct of this file going forward.

Your letter asks how much time we require to address the listed concerns. We cannot meaningfully answer that question until we have the information requested above, because we do not yet know the full scope of the allegations or whether any of them are properly maintainable under the by-law and the Policy.

..

May 26, 2026 joint response (full version)

01_Reply_to_Roseann.pdf | Original page 1 of 5 | Excerpt: Appendix A pages 6-7

Property Standards Complaint

To: Roseann Knechtel, BA | Clerk / Planning Coordinator, Township of Mulmur
cc: The Clerk, Township of Mulmur (info@mulmur.ca)
cc: Mayor and Members of Council, Township of Mulmur
From: Svetlana Sinipostolova and Alexandre Sinipostolov, 527416 5 SIDEROAD, MULMUR, ON L9V0R3 / Roll # 2216000002025500000
Re: Property Standards complaint — your correspondence of May 19, 2026
Date: May 26, 2026

Dear Ms. Knechtel,

Thank you for your message of May 19, 2026, which was addressed to both of us. We are writing jointly to respond formally and on the record. Svetlana Sinipostolova holds title to the property; Alexandre Sinipostolov is an Owner within the meaning of section 2.15 of By-law 07-2006 by virtue of paying the municipal taxes on the property and managing it. Correspondence on this matter may be directed in the first instance to Alexandre Sinipostolov at the contact details set out below, but all formal responses should be addressed to both of us. We are copying the Clerk and Council, because the matters raised in your correspondence engage the Township's By-law Enforcement Policy approved by Council on January 12, 2022, and require attention beyond the Municipal Law Enforcement function.

1. The complaint and access to information.

Your statement that you are "unable to release any information surrounding the complaint" because of the *Municipal Freedom of Information and Protection of Privacy Act* is, with respect, an overstatement of what the Act provides. MFIPPA section 4(2) **requires** the institution to sever exempt information and disclose the balance. The complainant's identity is generally personal information under section 14 and may properly be withheld. The substantive content of the complaint, photographs and other evidence, inspection notes, and internal correspondence are records of the institution to which we have a right of access under section 4(1), subject to severance.

We are filing a separate formal MFIPPA access request with the Clerk. In addition, on a "business as usual" basis, please provide us with the following before any further enforcement step is taken:

- the date the complaint was received and the form in which it was received;
- confirmation that the complaint complies with section 3.4 of the By-law Enforcement Policy (i.e., in writing, with the complainant's full name, address, phone number, and details of the alleged contravention);
- the specific text of the allegations made against the property;
- a complete and definitive list of every concern raised — your letter's "include, but are not limited to" formulation is unacceptable, because we cannot respond to allegations that have not been disclosed;
- any photographs, sketches or other evidence relied upon (with the complainant's identifying information severed); and

No. 1 / 5

- a copy of Schedule "A" to By-law 07-2006, referenced in section 4.01(d).

2. Prior complaint history — application of s. 2.6 of the By-law Enforcement Policy.

We draw your attention, and the Clerk's, to two prior complaints concerning the property:

- a complaint, in or around 2012-2014, concerning the same shed now referenced in your letter, which was inspected by the Dufferin County Building Department and determined to be a proper structure; and
- a complaint, in or around 2012-2014, concerning alleged noxious weeds on the 26-acre hayfield portion of the property, which on inspection was determined to have no substance.

Your present letter raises, among other things, the same shed. That is the third occasion on which the Township or its officers have engaged with allegations concerning structures on, or the condition of, the property. Section 2.6 of the By-law Enforcement Policy defines a "Spite Complaint / Frivolous and Vexatious Complaint" to include "a complaint that is part of a pattern of conduct by the complainant that amounts to an abuse of the complaint process," and provides that "[s]uch a pattern occurs when on three (3) or more occasions a complaint comes forward on a matter a MLEO has already dealt with."

We formally request that the Clerk exercise the discretion conferred by section 2.6 and determine that the current complaint is a Spite / Frivolous and Vexatious Complaint, and that the matter be referred to Council pursuant to section 3.17 of the Policy for the exercise of discretion against enforcement on the grounds set out in section 3.17(b) ("Complaints that appear to result from a vendetta or retribution, or are otherwise deemed to be spiteful, frivolous and vexatious"). We will be making the same request in writing directly to the Clerk.

3. The specific items raised in your letter.

By way of context for what follows: the property is a working rural property in Mulmur, zoned Countryside Area under the Township's Zoning By-law. It carries an active Farm Business Registration with Agricorp and a Farmlands (FT) tax class component on the 2026 assessment alongside a Residential (RT) component. The property includes a 26-acre hayfield producing hay sold to a neighbouring farmer, a vegetable garden of approximately 1-2 acres, an approximately 1-2 acre fenced area used for poultry, and an ongoing residential construction project. The Township's own published guidance recognizes that contractor's vehicles, equipment, and materials may be stored on Countryside Area properties greater than 2 hectares in connection with permitted Home Industry uses — confirming that storage of equipment of this general kind has a recognized place on Countryside-zoned property of this size. The trailer, tractor, shed, and other items raised in the complaint must be assessed in that context, not in isolation.

Without prejudice to our right to respond fully once we have received the records and particulars requested above:

(a) Transport-truck cargo trailer. The trailer is used on the property for the storage of tools, materials and equipment used in the ongoing maintenance and operation of the property — including, among other things, fencing materials, lumber, fasteners, hand tools, chainsaws and small mechanical equipment used in connection with the hayfield, the garden, the poultry enclosure, the maintenance of farm equipment, and the residential construction project. The trailer is therefore "necessary for and ancillary to the operation of a ... farm use lawfully established on the property" within the meaning of the express exemption in section 4.01(d), and the prohibition in section 4.01(d) accordingly does not apply.

In any event, section 4.01(d) applies only to "any lot that is not otherwise exempt from the requirements of this by-law, as identified in Schedule 'A'." We have requested a copy of Schedule "A" as currently in force so that the application of section 4.01(d) to the property can be assessed. We also note that the descriptor list in section 4.01(d) is set out conjunctively, joined by "and," and we reserve the right to make submissions on the proper construction of that phrase if and when the matter is advanced.

(b) Backhoe tractor. The first of the two items referenced in the letter as "construction machinery and equipment" is a backhoe tractor used on the property. It is used in connection with the farm and garden operations on the property — including maintenance of the vegetable garden, the poultry area, and the hayfield perimeter and access — as well as for driveway maintenance (including winter snow clearance) and other on-property tasks. The tractor is operated on the property and is not driven on the public highway. The exemption in section 4.01(d) for items "necessary for and ancillary to the operation of a … farm use lawfully established on the property" applies. We further note that the "unlicensed" and "unplated" descriptors in section 4.01(d) are properly read in context as referring to vehicles that ought to be licensed or plated for their use but are not; they cannot reasonably be read to apply to an off-road farm implement of the kind that is not required to be licensed or plated under the Highway Traffic Act for the use to which it is put. We invite the Township to confirm its interpretation of section 4.01(d) in this respect.

(c) Boom truck. The second item is a boom truck that was acquired in connection with the residential construction project on the property. Once we have received the records and particulars requested in paragraph 1, we are prepared to discuss the boom truck specifically. In the meantime, we invite the Township to identify, on the record, which descriptor in section 4.01(d) the boom truck is alleged to meet, and on what evidence.

(d) Screening — section 4.07. Section 4.07 applies where storage or parking "may detract from the good appearance of or from an abutting or neighbouring residential property." This is not a blanket screening requirement applicable to all rural properties. Please identify, with particularity, the specific abutting or neighbouring residential property from which the items are alleged to detract, and the evidence relied upon for that conclusion.

(e) Metal-frame building. We do not accept the characterization that any building on the property is "falling over." Section 4.04(a) requires accessory buildings to be "kept in good repair and free from health, fire and accident hazards"; section 5.02(b) requires structures to be "capable of sustaining safely [their] own weight." Please identify, with particularity, which standard the Township alleges is breached, and the evidence relied upon.

(f) Wooden shed. We do not accept the characterization that the shed is "deteriorating." The shed was inspected previously by the Dufferin County Building Department and was determined to be a proper structure. The applicable by-law standard is "good repair" and "free from health, fire and accident hazards" — not aesthetic judgment. Please identify, with particularity, which specific defect is alleged.

4. Observation from the road — and the suggestion of unauthorized access.

Your letter states that "the issues noted above can be observed from the road." The shed and the metal-frame building are not visible from the public road and cannot be examined without entering onto private property. This raises two distinct concerns:

First, if the complaint is based on observations made other than from the public road, the complainant has either entered the property without authority, or has had to look across an intervening property. Either possibility bears directly on the section 2.6 analysis of motive and on whether the complaint is, in section 3.17(b)'s words, "result[ing] from a vendetta or retribution."

Second, we note section 6.02 of By-law 07-2006 and the policy's reference to the same: the Property Standards Officer may enter only at a reasonable time and upon producing proper identification. Your letter confirms that no inspection has occurred, and we expect to be notified in advance of any proposed inspection, with reasonable opportunity to be present.

5. Zoning and Schedule "A".

We understand the property is zoned Countryside Area under the Township's Zoning By-law. Please confirm in writing that this is the zoning designation the Township is applying for the purpose of this matter, and provide a copy of Schedule "A" to By-law 07-2006 as currently in force so that the application of section 4.01(d) of that by-law to the property can be assessed.

6. Time to respond and the conduct of this file going forward.

Your letter asks how much time we require to address the listed concerns. We cannot meaningfully answer that question until we have the information requested above, because we do not yet know the full scope of the allegations or whether any of them are properly maintainable under the by-law and the Policy. We respectfully suggest:

- that any time for compliance be calculated from the date the Township provides the requested information, not from the date of your letter;
- that no further enforcement step be taken until (i) the records and particulars requested above have been provided, (ii) the request under section 2.6 and section 3.17 has been determined by the Clerk and, if applicable, by Council, and (iii) we have had a reasonable opportunity to respond in light of those determinations; and
- that any inspection of the property, if pursued, be conducted in compliance with section 6.02 of By-law 07-2006 and with reasonable advance notice to us.

We are open to resolving this matter cooperatively. Cooperation requires the Township to identify, on the record and with particularity, what it alleges and on what evidence; to apply its own Enforcement Policy, including section 2.6 and section 3.17(b); and to confirm in writing the enforcement decision under section 3.23 once that determination is made. We look forward to your response.

Yours truly,

Svetlana Sinipostolova
Owner (title holder), Roll # 2216000002025500000

Alexandre Sinipostolov
Owner per s. 2.15 of By-law 07-2006 (manages property and pays municipal taxes); primary correspondent for this file

Contact for this file: Alexandre Sinipostolov
527416 5 SIDEROAD MULMUR, ON L9V0R3 · 226-558-9998 · sinal@use.startmail.com

cc: Clerk, Township of Mulmur — by separate cover (MFIPPA access requests and request under s. 2.6 of the By-law Enforcement Policy)
cc: Mayor and Members of Council, Township of Mulmur

re: Property Standards Complaint 527416 5 Sideroad, Mulmur, ON L9V0R3 / Roll #221600000202550000O

From: sinal@use.startmail.com
Date: June 4, 2026, 4:16:37 p.m. EDT | Source email
To: rknechtel@mulmur.ca

Dear Ms. Knechtel,

We write regarding the current property standards complaint concerning 527416 5 Sideroad, Mulmur, ON L9V0R3 (Roll #2216000002025500000), received by the Township on or about May 4, 2026.

We are providing the following information to be placed on the complaint file.

On May 29, 2026 — approximately three weeks after the Township's property standards complaint was received — a building inspector from the Dufferin County Building Department attended the property in response to a separate complaint alleging "building activities without a building permit." Following inspection, that complaint was closed; the inspector found the complaint was without grounds.

The May 29, 2026 complaint is the third complaint concerning the property to be investigated and found to have no grounds. The first two occurred in approximately 2012–2014. After several years without such complaints, they have now resumed.

We ask that this information be recorded on the complaint file.

Yours truly,

Svetlana Sinipostolova — Owner, title holder, Roll #2216000002025500000

Alexandre Sinipostolov — Owner per s. 2.15 of By-law 07-2006; primary correspondent

527416 5 Sideroad, Mulmur, ON L9V0R3

226-558-9998 · sinal@use.startmail.com

RE: Property Standards Complaint 527416 5 Sideroad, Mulmur, ON L9V0R3 / Roll #221600000202550000

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: June 11, 2026, 11:42:50 a.m. EDT | Source email
To: "sinal@use.startmail.com" <sinal@use.startmail.com>

Good morning,

Please accept this email as confirmation of receipt.

Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Register to Vote in the 2026 Municipal Election <https://vreg.registertovoteon.ca/en/home>

Receive our Newsletter <https://mulmur.ca/live/newsletter/join-our-mailing-list> | Survey: How are we doing? <https://www.surveymonkey.com/r/6GLN6MT> | Donate to the Honeywood Arena Renovation Fund <https://www.myhoneywood.ca/>

RE: 527416 5 SIDEROAD, MULMUR

From: Alex <sinal@use.startmail.com>
Date: August 10, 2026, 11:21 a.m. EDT | Source email
To: ccunningham@orangeville.ca

Hi Carrie,

Please provide copies of all documentation produced in connection with the recent property standards inspection at 527416 5 Sideroad, Mulmur, including:

- the original and final inspection reports;
- inspection notes, checklists, photographs, videos, measurements, and test results;
- identified deficiencies and the standards or by-law provisions applied;
- findings, conclusions, recommendations, and proposed corrective actions;
- notices, orders, compliance deadlines, and follow-up inspection records;
- correspondence concerning the inspection; and
- all attachments, supporting records, revisions, and supplementary reports.

Electronic copies in their original file formats would be appreciated.

Please identify any responsive records that cannot be provided and the reason they are being withheld.

Thank you,
Alex Sinipostolov

RE: [External Email] 527416 5 SIDEROAD, MULMUR

From: Carrie Cunningham <ccunningham@orangeville.ca>
Date: August 12, 2026, 10:46:29 a.m. EDT | Source email
To: "sinal@use.startmail.com" <sinal@use.startmail.com>, "sinal2000@rogers.com" <sinal2000@rogers.com>
Cc: Roseann Knechtel <rknechtel@mulmur.ca>

Hi Alex,

Thank you for your email. My apologies that I have not reached out to you since the property standards inspection on July 9, 2026.

To provide an update, a Property Standards Order and Zoning By-law Notice for Compliance are currently being drafted and will be forwarded to you in the coming days. These documents will list the by-law violations noted during the July inspection, and dates for compliance.

Once you have received the correspondence and have had an opportunity to review, please do not hesitate to contact me should you have any questions.

Thank you,

Carrie Cunningham, MLEO(C) & C.P.S.O | By-law and Property Standards Officer | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 Ext. 2268 | toll free: 1-866-941-0440 ext. 2268
cell: 519-939-0002 | ccunningham@orangeville.ca | orangeville.ca <http://www.orangeville.ca/>

Municipal election | October 26, 2026
Register or check your voter information at orangeville.ca/election
<https://www.orangeville.ca/en/town-hall/elections.aspx>

Connect with the Town of Orangeville online!
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Re: [External Email] 527416 5 SIDEROAD, MULMUR

From: Alex <sinal@use.startmail.com>
Date: August 12, 2026, 10:50 a.m. EDT | Source email
To: Carrie Cunningham <ccunningham@orangeville.ca>, "sinal2000@rogers.com" <sinal2000@rogers.com>
Cc: Roseann Knechtel <rknechtel@mulmur.ca>

Hi Carrie,

Please provide copies of all documentation produced in connection with the recent property standards inspection at

527416 5 Sideroad, Mulmur, including:

- the original and final inspection reports;

- inspection notes, checklists, photographs, videos, measurements, and test results;

- identified deficiencies and the standards or by-law provisions applied;

- findings, conclusions, recommendations, and proposed corrective actions;

- notices, orders, compliance deadlines, and follow-up inspection records;

- correspondence concerning the inspection; and

- all attachments, supporting records, revisions, and supplementary reports.

Electronic copies in their original file formats would be appreciated.

Please identify any responsive records that cannot be provided and the reason they are being withheld.

Thank you,

Alex Sinipostolov

Order Copy - 527416 5 Sideroad Mulmur

From: Alex <sinal@use.startmail.com>
Date: August 19, 2026, 11:39 a.m. EDT | Source email
To: ccunningham@orangeville.ca

Hi Carrie, I have not received the order. I would appreciate a copy by email at sinal@use.startmail.com.

Thanks,
Alexandre Sinipostolov

Owner per s. 2.15 of By-law 07-2006; primary correspondent
email: sinal@use.startmail.com
phone: 226-558-9998

RE: [External Email] Order Copy - 527416 5 Sideroad Mulmur

From: Carrie Cunningham <ccunningham@orangeville.ca>
Date: August 21, 2026, 8:35:50 a.m. EDT | Source email
To: Alex <sinal@use.startmail.com>

Good morning Alex,

Thank you for your patience. Your file requires a review with the municipality prior to issuance. Due to vacation schedules, this coordination has been delayed. We are actively working to finalize this and forward to you in the next week.

In the meantime, please let me know if you have any questions.

Thank you,

Carrie Cunningham, MLEO(C) & C.P.S.O | By-law and Property Standards Officer | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 Ext. 2268 | toll free: 1-866-941-0440 ext. 2268
cell: 519-939-0002 | ccunningham@orangeville.ca | orangeville.ca

Municipal election | October 26, 2026
Register or check your voter information at orangeville.ca/election

Connect with the Town of Orangeville online!

Time-sensitive request for backhoe particulars — August 28, 2026 Order to Remedy Violation

From: Alex <sinal@use.startmail.com>
Date: August 29, 2026, 1:37 p.m. EDT | Source email
To: ccunningham@orangeville.ca
Cc: sinal2000@rogers.com

Subject: Time-sensitive request for backhoe particulars — August 28, 2026 Order to Remedy Violation

Hi Carrie,

During your visit, you stated that I could contact you for clarification of the August 28, 2026 Order to Remedy Violation.

Section 15.2(2)(b) of the Building Code Act, 1992 requires the Order to give reasonable particulars of the repairs to be made. The Order identifies no condition or supporting facts for the backhoe removal requirement under s. 4.01(d).

*I request written identification of each condition under s. 4.01(d) upon which the backhoe removal requirement in the Order was based: “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned”.
*

The backhoe is operational, actively used, and necessary for and ancillary to the operation of the farm use lawfully established on the property. Its on-property uses include lifting hay bales, digging post holes, moving farm produce, and clearing snow and wind-driven drifts to maintain safe driveway passage under the customary use and weather conditions in s. 4.03. Farm Business Registration number 4260535 is issued in my name. Those uses require no Ontario licence plate. The “unplated” condition is inapplicable.

A written response by Monday, August 31, 2026, is requested because the appeal deadline is September 16, 2026, and the compliance deadline is October 5, 2026.

Regards,
Alexandre Sinipostolov

August 29, 2026

Time-sensitive request for inspection photographs — August 28, 2026 Order to Remedy Violation

From: Alex <sinal@use.startmail.com>
Date: August 29, 2026, 3:21 p.m. EDT | Source email
To: ccunningham@orangeville.ca
Cc: sinal2000@rogers.com

Subject: Time-sensitive request for inspection photographs — August 28, 2026 Order to Remedy Violation

Hi Carrie,

When you provided the August 28, 2026 Order to Remedy Violation, you let me know that I could contact you for clarification. During your earlier inspection, you also agreed to share the photographs you took.

Section 15.2(2)(b) of the Building Code Act, 1992 requires an order to give reasonable particulars of the repairs to be made. The Order identifies some items and their locations only generally. Accurate identification of the listed items and their locations is necessary to complete the required remedial work correctly.

I request electronic copies of the photographs you took during the inspection showing the following items identified as "rubbish and other debris" in the Order:

Front of dwelling:
- wood boards
- wood posts and wood logs
- sheets of wood (plywood)
- tires
- scattered logs
- discarded recycling bin
- ladders

West side of dwelling, facing 3rd Line E:
- discarded containers
- pails
- wood underneath and in the yard surrounding the unplated white semi-trailer

Rear of dwelling:
- wood boards
- wood posts and wood logs
- sheets of wood (plywood)
- scattered logs
- yard waste (dead branches/tree)
- yard waste (pile of dead sod)
- accumulation of materials and items around the rear accessory structure (chicken coop), including wire mesh, chain-link fencing, and wooden stakes
- large plastic containers
- wire mesh

Electronic copies by Monday, August 31, 2026, are requested because the appeal deadline is September 16, 2026, and the compliance deadline is October 5, 2026. The photographs may be provided by reply email.

Regards,
Alexandre Sinipostolov

August 29, 2026

RE: [External Email] Time-sensitive request for inspection photographs — August 28, 2026 Order to Remedy Violation

From: Carrie Cunningham <ccunningham@orangeville.ca>
Date: August 31, 2026, 3:43:31 p.m. EDT | Source email
To: Alex <sinal@use.startmail.com>
Cc: "sinal2000@rogers.com" <sinal2000@rogers.com>

Hi Alex,

In response to your email below, attached please find the photos, as requested.

Thank you,

Carrie Cunningham, MLEO(C) & C.P.S.O | By-law and Property Standards Officer | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 Ext. 2268 | toll free: 1-866-941-0440 ext. 2268
cell: 519-939-0002 | ccunningham@orangeville.ca | orangeville.ca <http://www.orangeville.ca/>

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https://www.facebook.com/orangevilleont | https://www.instagram.com/townoforangeville/ | https://twitter.com/orangevilleont | https://www.linkedin.com/company/orangeville

Attachment: 2026 07 09 - 527416 5 Sideroad Mulmur.pdf

Re: [External Email] Time-sensitive request for inspection photographs — August 28, 2026 Order to Remedy Violation

From: Alex <sinal@use.startmail.com>
Date: August 31, 2026, 4:58 p.m. EDT | Source email
To: Carrie Cunningham <ccunningham@orangeville.ca>
Cc: "sinal2000@rogers.com" <sinal2000@rogers.com>

Hi Carrie,

I'm having difficulty matching the items shown on pages 7, 8, and 17 to the items in the order. Could you please help me identify them?

A brief explanation for each page would be helpful.

Thank you,
Alexandre Sinipostolov

Request for semi-trailer particulars — August 28, 2026 Order to Remedy Violation

From: Alex <sinal@use.startmail.com>
Date: August 31, 2026, 10:15 p.m. EDT | Source email
To: Carrie Cunningham <ccunningham@orangeville.ca>
Cc: sinal2000@rogers.com

Subject: Request for semi-trailer particulars — August 28, 2026 Order to Remedy Violation

Hi Carrie,

The Order identifies the semi-trailer as “unplated” and requires its removal under s. 4.01(d).

Section 15.2(2)(b) of the Building Code Act, 1992 requires the Order to give reasonable particulars of the repairs to be made.

I request confirmation of whether, when the Order was issued, “unplated” was the sole condition relied upon under s. 4.01(d) for the semi-trailer removal requirement.

I also request identification of any additional condition relied upon at that time: “wrecked”, “discarded”, “dismantled”, “unlicensed”, “derelict”, or “abandoned”.

A reply email by Wednesday, September 2, 2026, is requested because the Order states September 16, 2026 as the final date for appeal.

Regards,
Alexandre Sinipostolov

August 31, 2026

Follow-Up on Backhoe Request Dated August 29, 2026

From: Alex <sinal@use.startmail.com>
Date: September 1, 2026, 10:29 a.m. EDT | Source email
To: Carrie Cunningham <ccunningham@orangeville.ca>
Cc: sinal2000@rogers.com

Hi Carrie,

I’m following up on my August 29 email about the backhoe. Would you please confirm receipt and let me know when I can expect a response?

Thank you,
Alexandre Sinipostolov

Request for legal authority — Invoice R#2-02550

From: Alex <sinal@use.startmail.com>
Date: September 2, 2026, 6:38 p.m. EDT | Source email
To: hboston@mulmur.ca
Cc: Roseann Knechtel <rknechtel@mulmur.ca>

Dear Ms. Boston:

I request identification of the statutory authority, enacted by-law, exact section, and schedule entry authorizing invoice 0049245 for a property-standards inspection conducted before issuance of the Order. The reference “R#2-02550 — By-law Recovery” does not identify that authority.

Regards,
Alexandre Sinipostolov

Property Standards Committee Date

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: September 25, 2026, 11:56:43 a.m. EDT | Source email
To: Alex <sinal@use.startmail.com>
Cc: Carrie Cunningham <ccunningham@orangeville.ca>, James Bramley <jbramley@orangeville.ca>, Tracey Atkinson <tatkinson@mulmur.ca>

Good Afternoon Alex,

Please be advised that a Property Standards Committee meeting has been scheduled for December 2, 2026 at 8:30 a.m. in response to the appeal of an Order issued at 527416 5 Sideroad Mulmur. The meeting will be held in person at the Township Office located at 758070 2nd Line East Mulmur.

An agenda will be circulated closer to the date. Please forward any materials you would like included as part of the agenda no later than November 24, 2026.
If you have any questions in the meantime, please let me know.

Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Register to Vote in the 2026 Municipal Election <https://vreg.registertovoteon.ca/en/home>

Receive our Newsletter <https://mulmur.ca/live/newsletter/join-our-mailing-list> | Survey: How are we doing? <https://www.surveymonkey.com/r/6GLN6MT> | Donate to the Honeywood Arena Renovation Fund <https://www.myhoneywood.ca/>

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Pre-hearing request to the Property Standards Committee — semi-trailer, August 28, 2026 Order

From: Alex <sinal@use.startmail.com>
Date: September 28, 2026, 12:33 p.m. EDT | Source email
To: clerk@mulmur.ca
Cc: Roseann Knechtel <rknechtel@mulmur.ca>, tatkinson@mulmur.ca

To: Property Standards Committee

I request that the Property Standards Committee modify Item 1 of the August 28, 2026 Order to Remedy Violation for 527416 5 Sideroad, Mulmur, by deleting the requirement to remove the semi-trailer described as “unplated white semi-trailer with wheel assembly attached”.

The trailer currently displays an Ontario licence plate, as shown in the attached photograph. The “unplated” descriptor in s. 4.01(d) no longer describes its present condition.

I request the Committee’s written decision on the modification by October 5, 2026.

Where removal of the semi-trailer continues to be sought, I request the Committee’s written clarification by October 5, 2026 of which of the following s. 4.01(d) descriptors “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned” are currently being relied upon to require removal.

Advance clarification is necessary to understand the basis for continued removal and prepare for the December 2 hearing.

Alexandre Sinipostolov

Attachment: plated trailer.jpg



RE: Pre-hearing request to the Property Standards Committee — semi-trailer, August 28, 2026 Order

From: Clerk <clerk@mulmur.ca>
Date: September 30, 2026, 11:56:09 a.m. EDT | Source email
To: Alex <sinal@use.startmail.com>
Cc: Carrie Cunningham <ccunningham@orangeville.ca>, Tracey Atkinson <tatkinson@mulmur.ca>

Good Morning Alex,

Thank you for your email. The Property Standards Committee is scheduled to meet on December 2nd and will consider your request at that time.

Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
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Re: Pre-hearing request to the Property Standards Committee — semi-trailer, August 28, 2026 Order

From: Alex <sinal@use.startmail.com>
Date: September 30, 2026, 1:43 p.m. EDT | Source email
To: Clerk <clerk@mulmur.ca>
Cc: Carrie Cunningham <ccunningham@orangeville.ca>, Tracey Atkinson <tatkinson@mulmur.ca>

To: Property Standards Committee

I request written clarification of which s. 4.01(d) descriptors “wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned” were relied upon when the Order was issued for the semi-trailer described as “unplated white semi-trailer with wheel assembly attached”.

This clarification is necessary to prepare evidence and submissions for the December 2 hearing. I request a written response by October 5, 2026.

Alexandre Sinipostolov

Property Standards Appeal Package

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: November 10, 2026, 4:00:30 p.m. EST | Source email
To: Alex <sinal@use.startmail.com>

Good Afternoon,

The Property Standards Committee is set to meet on December 2nd at 8:30 AM to hear the appeal of 527416 5 Sideroad.
Please forward any materials you would like included as part of the agenda package no later than November 24, 2026.

Thank you in advance.
Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
Receive our Newsletter <https://mulmur.ca/live/newsletter/join-our-mailing-list> | Survey: How are we doing? <https://www.surveymonkey.com/r/6GLN6MT> | Donate to the Honeywood Arena Renovation Fund <https://www.myhoneywood.ca/>

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Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 16, 2026, 8:44 p.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, info@mulmur.ca

November 16, 2026

Clerk, Township of Mulmur
Secretary, Property Standards Committee

Re: Appeal of Alexandre Sinipostolov
527416 5 Sideroad, Mulmur, ON L9V 0R3
Hearing date: December 2, 2026

I request copies of the following materials by November 24, 2026:

1. any materials the Property Standards Committee (the Committee) will be relying on at the hearing, including photographs, inspector reports and emails;

2. any materials that have been provided to the Committee or its members for consideration in this appeal; and

3. the agenda and meeting package for the hearing.

I request copies of any further materials as they are provided to the Committee or its members.

I request the Committee's current rules of procedure and guidelines governing this appeal, including any disclosure rules (Statutory Powers Procedure Act, section 27).

Alexandre Sinipostolov
226-558-9998

CORRECTED - Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 16, 2026, 10:45 p.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, info@mulmur.ca

November 16, 2026

Clerk, Township of Mulmur
Secretary, Property Standards Committee

Re: Appeal of Alexandre Sinipostolov
527416 5 Sideroad, Mulmur, ON L9V 0R3
Hearing date: December 2, 2026

I request copies of the following materials by **November 20, 2026**:

1. any materials the Property Standards Committee (the Committee) will be relying on at the hearing, including photographs, inspector reports and emails;

2. any materials that have been provided to the Committee or its members for consideration in this appeal; and

3. the agenda and meeting package for the hearing.

I request copies of any further materials as they are provided to the Committee or its members.

I request the Committee's current rules of procedure and guidelines governing this appeal, including any disclosure rules (Statutory Powers Procedure Act, section 27).

Alexandre Sinipostolov
226-558-9998

RE: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: November 17, 2026, 9:43:58 a.m. EST | Source email
To: "sinal@use.startmail.com" <sinal@use.startmail.com>

Good morning Alex,

The agenda package and materials requested below will be made available on November 27th. As requested in a previous email, please forward any materials you would like included as part of the agenda package no later than November 24, 2026.

Thank you,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
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Re: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 17, 2026, 10:44 a.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>

Roseann,

The agenda may be provided on November 27, 2026.

Disclosure of the following materials on November 27, 2026 leaves only two full business days before the December 2 hearing:

1. Any materials the Property Standards Committee (the Committee) will rely on at the hearing, including photographs, inspection reports and emails.
2. Any materials provided to the Committee or its members for consideration in this appeal.

This is insufficient time to retain counsel, review the materials, and prepare responding evidence and submissions.

I request disclosure of these materials by November 20, 2026 or an adjournment allowing reasonable time after receipt of the materials to retain counsel and prepare for the hearing.

Alexandre Sinipostolov

RE: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: November 17, 2026, 11:10:36 a.m. EST | Source email
To: Alex <sinal@use.startmail.com>

Hi Alex,

The Town of Orangeville has been given the same deadline as yourself to provide their reports and materials for inclusion in the agenda. That deadline is November 24th.

As soon as I receive the materials from all parties (Town of Orangeville and yourself) I will work on getting the agenda package put together and have it available for viewing as soon as I can. Our procedural by-law provides that agendas are to be made public a minimum of 48 hours in advance of the meeting. We aim to have to the materials available 5 days prior.

If you require the Town of Orangeville's materials prior to the deadline which has been given please reach out to them directly.

Thank you,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
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Re: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 17, 2026, 11:59 a.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>

Roseann,

My November 24 submission deadline precedes the expected November 27 disclosure of materials. That leaves no time to review the materials and prepare responding evidence by November 24.

Disclosure on November 27 leaves only two full business days before the December 2 hearing, which is insufficient time to retain counsel, review the materials and prepare responding evidence and submissions.

I request adjournment of the hearing allowing reasonable preparation time after disclosure, together with a revised submission timetable.

Alexandre Sinipostolov

Particulars Disclosure - Appeal Hearing Dec 2, 2026

From: Alex <sinal@use.startmail.com>
Date: November 17, 2026, 3:16 p.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, info@mulmur.ca

November 17, 2026

Clerk, Township of Mulmur
Secretary, Property Standards Committee

Re: Appeal of Alexandre Sinipostolov
527416 5 Sideroad, Mulmur, ON L9V 0R3
Hearing date: December 2, 2026

I request advance disclosure of the following particulars if the Committee will consider them at the hearing or in making its decision:

Each s. 4.01(d) descriptor (“wrecked”, “discarded”, “dismantled”, “unlicensed”, “unplated”, “derelict” and “abandoned”) the Property Standards Officer identified for:
(a) the backhoe,
(b) unplated boom truck crane with cement mixer and wood boards/logs stored on the truck bed,
(c) cement mixer,
(d) unplated white semi-trailer with wheel assembly attached, and
(e) red snowblower.

A separate answer is requested for each item.

These particulars are necessary to prepare materials, evidence and submissions for the hearing.

I request the particulars by November 20, 2026, to prepare evidence and submissions addressing each identified descriptor.

Alexandre Sinipostolov

RE: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Roseann Knechtel <rknechtel@mulmur.ca>
Date: November 18, 2026, 8:28:51 a.m. EST | Source email
To: "sinal@use.startmail.com" <sinal@use.startmail.com>
Cc: James Bramley <jbramley@orangeville.ca>, Carrie Cunningham <ccunningham@orangeville.ca>

Good Morning Alex,

Thank you for your email. The Property Standards Committee hearing will proceed as scheduled on December 2, 2026, at 8:30 a.m.

The purpose of the hearing is to consider your appeal of the Property Standards Orders issued for the property. As the appellant, you have been provided with copies of the Orders, supporting photographs, and the applicable Property Standards By-law.

You are not required to submit materials for inclusion in the agenda package in order to participate in the hearing or present your position to the Committee. Any materials submitted by November 24, 2026, will be included in the agenda package, however you may attend and make submissions at the meeting as well.

In an effort to address your concerns, the Town of Orangeville has offered to disclose their materials as soon as possible, and aim to have them available to you on November 20th as requested.

The hearing date will remain scheduled for December 2, 2026. You have the right to request the Committee for an adjournment at the meeting.

At the hearing, the Committee will hear from all parties, at which time they may:

- Confirm your request to adjourn the meeting to a later date;
- Confirm and uphold the Orders;
- Modify or amend the Orders; or
- Rescind the Orders.

I hope this helps.
Have a great day,

Roseann Knechtel, BA | Clerk / Planning Coordinator
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Direct 705-980-1192 | rknechtel@mulmur.ca
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Re: Property Standards Appeal - December 2, 2026 - Disclosure Request

From: Alex <sinal@use.startmail.com>
Date: November 18, 2026, 11:14 a.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>
Cc: James Bramley <jbramley@orangeville.ca>, Carrie Cunningham <ccunningham@orangeville.ca>

Hi Roseann,

I request a copy of the complete Inspector's report, including all report files of the report and the photographs, by November 20, 2026.

This request supplements my previous disclosure requests, which remain in effect.

Alexandre Sinipostolov

Request for Disclosure - rubbish and other debris

From: Alex <sinal@use.startmail.com>
Date: November 18, 2026, 4:33 p.m. EST | Source email
To: Roseann Knechtel <rknechtel@mulmur.ca>, info@mulmur.ca

November 18, 2026
Clerk, Township of Mulmur
Secretary, Property Standards Committee
Re: Appeal of Alexandre Sinipostolov
527416 5 Sideroad, Mulmur, ON L9V 0R3
Hearing date: December 2, 2026

I request advance disclosure of the following particulars if the Committee will consider them at the hearing or in making its decision:

The factual particulars (location, position or arrangement, and any other detail) the Property Standards Officer relied in classifying each of the following items in the order as "rubbish and other debris" under Section 4.01(a):

Front of dwelling:
(a) wood boards,
(b) wood posts and wood logs,
(c) sheets of wood (plywood),
(d) tires,
(e) scattered logs,
(f) discarded recycle bin,
(g) ladders,

Rear of dwelling:
(h) wood boards,
(i) wood posts and wood logs,
(j) sheets of wood (plywood),
(k) scattered logs,
(l) yard waste (dead branches/tree),
(m) yard waste (pile of dead sod),
(n) various piles of patio stones,
(o) "overturned wheel barrels",

materials and items around rear accessory structure (chicken coop):
(p) wire mesh,
(q) orange fencing,
(r) chain link fencing,
(s) gas cans,
(t) wooden stakes,
(u) A-frame sawhorses,

(v) large plastic containers,
(w) "tarps on the grounds in area of rear accessory structure,"
(x) wire mesh,

West side of the dwelling, surrounding the unplated white semi-trailer:
(y) containers,
(z) pales,
(aa) wood underneath,
(ab) wood in the yard.

A separate answer is requested for each item.

These particulars are necessary to prepare materials, evidence and submissions for the hearing.

I request the particulars no later than **November 23, 2026**, to prepare evidence and submissions addressing each identified particular.

This request supplements my previous disclosure requests, which remain in effect.

Alexandre Sinipostolov

Re: [External Email] Property Standards Appeal - December 2, 2026 - Disclosure Request

From: James Bramley <jbramley@orangeville.ca>
Date: November 20, 2026, 9:20:03 a.m. EST | Source email
To: Alex <sinal@use.startmail.com>, Roseann Knechtel <rknechtel@mulmur.ca>
Cc: Carrie Cunningham <ccunningham@orangeville.ca>

Good morning,
Please find attached the full disclosure package containing the documents and evidence that the Town intends to present during the upcoming Property Standards Appeal hearing.
Please note that certain information within the package has been redacted to protect the identities and personal information of potential complainants, in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).
Regards,

James Bramley | Supervisor, Licensing and By-law Enforcement | Corporate Services
Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1
519-941-0440 ext. 2278 | toll-free 1-866-941-0440 ext. 2278
cell 519-942-7194 | jbramley@orangeville.ca | orangeville.ca <http://www.orangeville.ca/>

Connect with the Town of Orangeville online!

Attachment: 2026 12 02 Appeal Package 527416 5 Sideroad (1)_Redacted.pdf