



Planning and Development Services

ORDER

Issued pursuant to Section 15.2(2) of *The Building Code Act*,
1992, S.O. 1992, c.23

May 13, 2025

2615107 Ontario Inc
3181 Grassie Rd
Grassie, ON
L0R 1M0

To Whom It May Concern:

Re: 1051 Ridge Road North, Town of Fort Erie, Ontario

WHEREAS it has been found upon inspection of the property municipally known as **1051 Ridge Road North, Town of Fort Erie, Ontario** that the said property does not conform to the standards prescribed in Town of Fort Erie Property Standards By-law No. 186-08.

NOW THEREFORE the Property Standards Officer hereby makes an Order, as set below:

IT IS ORDERED THAT:

1. Due to concerns regarding the structural integrity of parts of the commercial building particularly the open foundation area on the South wall, water penetration in the basement as well as modifications to structural supports, and possible underlying structural concerns, and to ascertain what repairs are needed to bring this building into a safe condition, a written inspection report by a Professional Engineer, licensed to practice in Ontario is required. The inspection report shall address all walls and structural components of the entire building.
 - A. The building requires a professional engineer's report, which examines loads that may be improperly distributed and causing underlying structural damage. The Engineers report shall be submitted to this office.
 - B. Any repair work outlined in the professional engineer's report is to be carried out following application and issuance of a Building Permit by the Town of Fort Erie Building Department. Please contact the Town of Fort Erie Building Department at 905-871-1600 x 5510 and obtain the Permit prior to commencing repairs. All necessary inspections by the Building Department shall be completed.

2. Inspection of the structure's roof system shows worn, loose and missing shingles. Water penetration is evident on the second-floor interior. All roof slopes shall be repaired or replaced so that there are no loose shingles. The entire roof shall be repaired so it is weather tight.
3. Exterior walls on the west and north sides of the building show significant cracks. All walls shall be repaired so they are sound and weather tight.
4. All eavestrough and downspouts shall be repaired or replaced so that they are affixed to the building and perform their intended function.
5. The basement of the building shows water penetration and evidence of leaks. The entire foundation of the building shall be suitably repaired so there are no structural defects or water penetration.
6. The concrete brick walkway on the north side of the building is severely deteriorated and shall be repaired or replaced. All iron railings and guards shall be repaired or replaced.

Relevant Sections of the By-Law

4.1 1) Every part of a building structure shall be maintained in a sound condition so as to be capable of safely sustaining its own weight load and any additional load to which it may be subjected through normal use, having a level of safety required by the Ontario Building Code. Structural members or materials that have been damaged or indicate evidence of deterioration shall be repaired or replaced.

(2) Walls, roofs, and other exterior parts of a building or structure shall be free from loose or improperly secured objects or materials.

Exterior Walls

(1) Exterior walls of a building or a structure and their components, including soffits, fascia, windows and doors, shall be maintained in good repair free from cracked, broken or loose masonry units, stucco, and other defective cladding, or trim. Paint or some other suitable preservative or coating must be applied and maintained so as to prevent deterioration due to weather conditions, insects or other damage.

4.3 Guardrails

A guard shall be installed and maintained in good repair on the open side of any stairway or ramp containing three (3) or more risers including the landing or a height of 600 mm (24") between adjacent levels. A handrail shall be installed and maintained good repair in all stairwells. Guardrails shall be installed and

maintained good repair around all landings, porches, balconies. Guardrails, balustrades and handrails shall be constructed and maintained rigid in nature

IT IS ALSO ORDERED THAT:

ALL repairs and remedies ordered above shall be completed as described. The structure shall be compliant with the Town of Fort Erie Property Standards Bylaw No. 186-08 OR ALTERNATIVELY demolished entirely and all pieces, parts, components and contents are to be removed from the property and the ground left in a clean, level and graded condition.

2.0 GENERAL OBLIGATIONS

- 2.1** No owner or occupant shall use or occupy or permit to be used or occupied any property that does not conform to the standards for maintenance and occupancy prescribed for property in this By-law.
- 2.2** The owner of any property which does not conform to the standards as set out in this By-law shall repair and /or maintain said property to comply with the standards or the property shall be cleared of all buildings, structures, debris or refuse and left in a levelled and graded condition.
- 2.3** 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. All new construction or repairs shall conform to the Ontario Building Code, Ontario Fire Code and the Electrical Safety Code where applicable.

IT IS FURTHER ORDERED that the removal of the above noted deficiencies on the property shall conform to the standards established by these By-laws and **THAT COMPLIANCE IS MAINTAINED.** Complying with the terms and conditions of this Order must be fully completed by **June 3, 2025.**

The Corporation of the Town of Fort Erie, may at any time register this Order on title pursuant to Section 15.2(4) of the *Building Code Act, 1992*, S.O. 1992, c.23, and if the Order is not complied with, may take court action, issue an Administrative Monetary Penalty Notice with a minimum monetary penalty of \$200, carry out the said work at the expense of the owner and all costs including a 15% administrative fee (\$150 minimum) of the total cost to bring the property into compliance added to the tax roll, or any combination thereof, and collected in the same manner as municipal real property taxes.

You may appeal this Order to the Property Standards Committee by sending a Notice of Appeal stating the reason for appeal by registered mail to: Secretary, Property Standards Committee, 1 Municipal Centre Drive, Fort Erie, Ontario L2A 2S6, with the applicable \$250 appeal fee by cheque payable to the Corporation of the Town of Fort Erie not later than **June 3, 2025**. In the event that no appeal is taken by the aforementioned final date for appeal, this Order shall have been deemed to have been confirmed and **final and binding**. If you require a Notice of Appeal form, please contact 905-871-1600 x 5215 or the Property Standards Officer on the Order.

John Bridgeman, CPSO, MLEO
Municipal Law Enforcement Officer
Telephone 905-871-1600 Ext 2215
jbridgeman@forterie.ca



Planning and Development Services

ORDER

Issued pursuant to Section 15.2(2) of The Building Code Act,
1992, S.O. 1992, c.23

May 13, 2025

2615107 Ontario Inc

To Whom It May Concern

Re: 1051 Ridge Road North, Town of Fort Erie, Ontario

WHEREAS it has been found upon inspection of the property municipally known as **1051 Ridge Road North, Town of Fort Erie, Ontario** that the said property does not conform to the standards prescribed in Town of Fort Erie Property Standards By-law No. 186-08,

NOW THEREFORE the Property Standards Officer hereby makes an Order, as set below:

IT IS ORDERED THAT:

1. Due to concerns regarding the structural integrity of parts of the commercial building particularly the open foundation area on the South wall, water penetration in the basement as well as modifications to structural supports, and possible underlying structural concerns, and to ascertain what repairs are needed to bring this building into a safe condition, a written inspection report by a Professional Engineer, licensed to practice in Ontario is required. The inspection report shall address all walls and structural components of the entire building.
- A. The building requires a professional engineer's report, which examines loads that may be improperly distributed and causing underlying structural damage. The Engineers report shall be submitted to this office.
- B. Any repair work outlined in the professional engineer's report is to be carried out following application and issuance of a Building Permit by the Town of Fort Erie Building Department. Please contact the Town of Fort Erie Building Department at 905-871-1600 x 5510 and obtain the Permit prior to commencing repairs. All necessary inspections by the Building Department shall be completed.

Page 1 of 4

© NWN6DBWAT9ACTE Timemark Verified

Thurs, 15 May 2025 12:19

1051 Ridge Rd N, Fort Erie, ON L0S 1N0

Timemark App
Authentic time, GPS

John Bridgeman
MLEO





Thurs, 15 May 2025 12:19

1051 Ridge Rd N, Fort Erie, ON L0S 1N0

TimeMark App
Authentic time, GPS

John Bridgeman
MLEO

