



Legal and Legislative Services

PROPERTY STANDARDS APPEAL HEARING NOTICE

January 6, 2026
Sent via Registered Mail

Rolland Stiller
4713 Garrison Road,
Ridgeway, ON
L0S 1N0

Re: Appeal Hearing - Property Standards Order for 4713 Garrison Road, Ridgeway

WHEREAS the Secretary of the Property Standards Committee of the Town of Fort Erie has been duly served with a Notice of Appeal in accordance with the provisions of the Town of Fort Erie Property Standards By-law No. 186-08.

TAKE NOTICE that in accordance with the provisions of the said by-law, the Property Standards Committee will convene and hear your appeal at **2:00 p.m. on Monday the 9th day of February, 2026 in Council Chambers**. The Committee has all the powers and functions of the Officer who made the Order and the Committee may do any of the following things, if in the Committee's opinion, doing so would maintain the general intent and purpose of the by-law and the official plan or policy statement:

1. Confirm, modify or rescind the Order to demolish or repair.
2. Extend the time for complying with the Order.

AND FURTHER TAKE NOTICE that if a party notified does not attend the hearing, the Committee may proceed in absentia and the party will not be entitled to any further notice in the proceeding. The hearing may be an oral or written presentation. Full disclosure of documents, witness statements, reports of expert witnesses and oral testimony and any other particulars related to the Appeal shall be disclosed by all parties at the time of the hearing.

In closing, the Committee shall only hear the matter(s) related to the terms of the Order to which you are appealing as recorded in your Appeal dated and received with payment on December 18, 2025.

Margarete Taddeo
Secretary, Property Standards Committee
mt

cc: P. Todd, Manager Legislative Services/Clerk
J. McCaffery, Co-ordinator, By-Law Enforcement
J. Bridgeman, Sr. Municipal Law Enforcement Officer
Property Standards Committee

Mailing Address:

The Corporation of the Town of Fort Erie
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 4:30 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: www.forterie.on.ca



Planning and Development Services

ORDER

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

December 3, 2025

████████████████████
4713 Garrison Rd
RR 1
Ridgeway, On
L0S 1N0

To Whom It May Concern:

Re: 4713 Garrison Road, Town of Fort Erie, Ontario

WHEREAS it has been found upon inspection of the property municipally known as **4713 Garrison Road, 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. The large barn structure that has partially collapsed and is exhibiting structural defects in other areas (see attached Schedule 1 -yellow) shall be repaired under a Building Permit issued by the Town of Fort Erie Building Department. ALTERNATIVELY, the entire barn structure shall be demolished under a Demolition Permit issued by the Town of Fort Erie Building Department and all parts, components and contents, removed from the property and the area left in a clean and level condition.**
- 2. All derelict vehicles on the property shall be removed from the property or wholly enclosed within a building.**
- 3. All refuse and debris including but not limited to all scrap metal, wood, plastic containers, buckets of oil and other substances, dentist sink,**

discarded toolboxes, vehicle parts, tires, abandoned boat on trailer, bathtub, metal racks, derelict trailer and all loose litter and debris shall be removed from the property.

- 4. All long grass and weeds on the property shall be cut to a maximum height of six (6) inches.**

RELEVANT SECTIONS OF BY-LAW 186-08:

3.0 STANDARDS FOR LOT MAINTENANCE AND ACCESSORY BUILDINGS AND STRUCTURES – ALL PROPERTIES

3.1 Every yard, including vacant lots shall be kept clean and free from:

- (i) refuse or derelict vehicles unless it is necessarily incidental to the normal operation of an industrial or commercial enterprise lawfully operating on the property;
- (ii) long grass, brush, undergrowth and weeds greater than 20 centimetres (6 inches) in height;
- (iii) dilapidated, collapsed or partially constructed structures which are not currently under construction;
- (iv) injurious insects, termites, rodents, vermin or other pests; and
- (v) dead, decayed or damaged trees or other natural growth.

IT IS ALSO ORDERED THAT:

ALL repairs and remedies ordered above shall be completed as described. Please contact the Town of Fort Erie Building Department at (905) 871-1600 Extension 5510 for further information.

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.

TAKE NOTICE THAT

If an Order is not complied with in accordance with the Order as deemed confirmed or as confirmed or as modified by the Property Standards Committee or a Judge, the Town of Fort Erie may cause the property to be repaired or demolished accordingly, and shall be entitled to recover the expense incurred in any demolition or repair as municipal real property taxes, in addition to any administrative fees and administrative monetary penalty system penalty notices.

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.

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 **January 7, 2026.**

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. If you require a Notice of Appeal form, please contact 905-871-1600 x 5215 or the Property Standards Officer on the Order. You may appeal this Order to the Property Standards Committee not later than **December 22, 2025, AND TAKE FURTHER NOTICE THAT** in the event that no appeal is taken, this Order shall have been deemed to have been confirmed.



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

Schedule 1 - 4713
Garrison Rd, Fort
Erle, Dec. 3, 2025





Tues, 28 Oct 2025 12:26

4713 Garrison Rd, Fort Erie, ON L0S 1N0

Timemark App
Authentic time, GPS

John Bridgeman
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Planning and Development Services

ORDER

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

December 3, 2025

4713 Garrison Rd
RR 1
Ridgeway, On
L0S 1N0

To Whom It May Concern:

Re: 4713 Garrison Road, Town of Fort Erie, Ontario

WHEREAS it has been found upon inspection of the property municipally known as **4713 Garrison Road, 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. The large barn structure that has partially collapsed and is exhibiting structural defects in other areas (see attached Schedule 1 -yellow) shall be repaired under a Building Permit issued by the Town of Fort Erie Building Department. **ALTERNATIVELY**, the entire barn structure shall be demolished under a Demolition Permit issued by the Town of Fort Erie Building Department and all parts, components and contents, removed from the property and the area left in a clean and level condition.
2. All derelict vehicles on the property shall be removed from the property or wholly enclosed within a building.
3. All refuse and debris including but not limited to all scrap metal, wood, plastic containers, buckets of oil and other substances, dentist sink,

Page 1 of 3

Wed, 03 Dec 2025 14:47

4713 Garrison Rd, Fort Erie, ON L0S 1N0

Photo by

Timemark

John Bridgeman

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Wed, 03 Dec 2025 14:47

4713 Garrison Rd, Fort Erie, ON L0S 1N0

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John Bridgeman
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Wed, 03 Dec 2025 14:48

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Photo by

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John Bridgeman
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Tues, 28 Oct 2025 12:26

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John Bridgeman
MLEO





Outlook

Property Standards Order- 4713 Garrison Rd, Fort Erie, On- APPS-DMNFZS

From John Bridgeman <JBridgeman@forterie.ca>

Date Wed 2025-12-03 1:11 PM

To [REDACTED]

 1 attachment (267 KB)

20251203130554.pdf;

Good Afternoon

Please see the attached Order to Comply.

Should you have any questions please feel free to contact me.

John Bridgeman

John Bridgeman, C.P.S.O.

Municipal Law Enforcement Officer

The Corporation of the Town of Fort Erie

1 Municipal Centre Drive | Fort Erie, ON | L2A 2S6

jbridgeman@forterie.ca | 905.871.1600 Ext 2215

Our Focus: Your Future

RE: 4713 Garrison Rd- Property Standards Complaint

From [REDACTED] >

Date Thu 2025-10-16 2:52 PM

To 'John Bridgeman' <JBridgeman@forterie.ca>


 5 attachments (13 KB)

image001.jpg; image002.jpg; image003.jpg; image004.jpg; image005.jpg;

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John

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██████████
Simplicity Car Care - St. Catharines

Tel: 905 682 5560
Fax: 905 682 3162

113 Cushman Road #51
St. Catharines, ON L2M 6S9
www.simplicitycarcare.ca



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From: John Bridgeman <JBridgeman@forterie.ca>
Sent: Thursday, October 16, 2025 2:18 PM
To: ██████████
Subject: 4713 Garrison Rd- Property Standards Complaint

Hello ██████████
It was a pleasure speaking with you.
Feel free to contact me here at any time.
John

John Bridgeman

Municipal Law Enforcement Officer

Town of Fort Erie

1 Municipal Centre Drive, Fort Erie, ON L2A 2S6

Tel: 905-871-1600 -Ext 2215

jbridgeman@forterie.ca

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Re:Property Standards Order- 4713 Garrison Rd, Town of Fort Erie, On.

From [REDACTED] <[REDACTED]>
Date Tue 2026-01-06 5:00 PM
To John Bridgeman <JBridgeman@forterie.ca>

⚠ External Email Warning:

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Hi John 🙋, just letting you know that I just received the email.

[REDACTED]

Sent from HUAWEI Y9a

----- Original message -----

From: John Bridgeman <JBridgeman@forterie.ca>
Date: Tue., Jan. 6, 2026, 4:23 p.m.
To: [REDACTED]
Cc: Margarete Taddeo <MTaddeo@forterie.ca>
Subject: Property Standards Order- 4713 Garrison Rd, Town of Fort Erie, On.

Good Afternoon [REDACTED]

It was a pleasure speaking with you earlier today regarding the Order issued for your property.

As discussed, the Order has been appealed and the date for the hearing has just been established for Monday February 9, 2026, 2pm at Town Hall.

Please see the attached Order and Hearing Notice for your reference.

I look forward to hearing from you. Please inform us if you will be attending the hearing.

John Bridgeman

John Bridgeman, C.P.S.O.

Municipal Law Enforcement Officer

The Corporation of the Town of Fort Erie

1 Municipal Centre Drive | Fort Erie, ON | L2A 2S6

jbridgeman@forterie.ca | 905.871.1600 Ext 2215

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TRESPASSING



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WARNING TO THE
PASTORAL & OTHER
HELP USE



