



**NOTICE OF APPEAL TO
PROPERTY STANDARDS COMMITTEE
To: Secretary of the Property Standards Committee
The Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6**

APPELLANT

Name Filippo and Antonietta Figliola		<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Occupant
Address [REDACTED]			
City/Town	[REDACTED]	Postal/Zip Code	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Municipal Address subject to Appeal 4222 Garrison Road, Fort Erie, ON L0S 1N0	
Name of Property Standards Officer John Bridgeman	Date of Order March 30, 2026

What terms of the Order are you appealing (Attach separate sheet if necessary)

We are appealing the time mandate given by the city.
To correct all infractions by May 4th, 2026 is not possible and we are asking for a considerable extension to make all changes

Will you be attending the Hearing? Yes No

Will you be represented by a Solicitor or Agent at the hearing? Yes No

Name of Solicitor or agent if any	Phone number.

If you are unable to attend or be represented at the hearing, what remedy are you seeking?

A considerable compliance date extension.

Will you be relying upon on any additional information at the hearing YES NO

Please attach any additional information you wish to rely upon. (Receipts, Invoices, Work Orders, Contracts etc.)

We have arranged contractors to access and quote as we reside in Toronto.

Please note applicable \$250 appeal fee (2021 Consolidated Schedule of Fees & Charges) by cheque payable to the Corporation of the Town of Fort Erie

APR/10/2026

DATE

Filippo Zighia

SIGNATURE



Planning and Development Services

ORDER

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

March 30, 2026

Filippo FIGLIOLA
Antoinietta FIGLIOLA



To Whom It May Concern:

Re: 4222 Garrison Road, Town of Fort Erie, Ontario

WHEREAS it has been found upon inspection of the property municipally known as **4222 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. **Due to concerns regarding the structural integrity of the dwelling in particular the shifting, cracking and sporadic missing stone foundation 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. Particular attention should be made to the foundation. 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.
2. **All refuse and debris including but not limited to all plastic containers, scrap wood, abandoned lumber, shingles, scrap metal, discarded windows, wood skids, discarded vinyl siding, concrete blocks, bricks, all broken, rusted and abandoned lawnmowers both push and riding style, buckets, glass, discarded lawn furniture, abandoned farm tractor, abandoned farm equipment, household goods, vehicle tires and vehicle parts, fallen trees and parts thereof and all other refuse shall be removed from the property.**
 3. **The collapsed rear structure directly behind the dwelling shall be completely removed including all parts, components, and contents.**
 4. **All dead, dying and decayed trees shall be removed from the property.**

RELEVANT SECTIONS OF BY-LAW 186-08:

5.3 Structural Soundness

- (1) Every part of a dwelling shall be maintained in a structurally 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 as required by the Ontario Building Code.
- (2) Walls, roofs, and other exterior parts of a building shall be free from loose or improperly secured objects or materials.

5.4 Foundations

Foundation walls of a dwelling shall be maintained so as to prevent the entrance of insects, rodents and excessive moisture. Maintenance includes the shoring of the walls to prevent settling, installing sub soil drains, where necessary, at the footings, grouting masonry cracks, damp proofing and waterproofing walls, joints, and floors.

5.5 Exterior Walls

- (1) Exterior walls of a dwelling and their components, including soffits, fascia, 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.

5.7 Roofs

- (1) Roofs of dwellings and their components shall be maintained in a weather tight condition, free from loose or unsecured objects or materials.
- (2) Where eavestroughing, roof gutters, are provided they shall be kept in good repair, free from obstructions and properly secured to the building.

5.9 Stairs, Porches and Balconies

Inside and outside stairs, porches, balconies and landings shall be maintained so as to be free of holes, cracks, and other defects, which may constitute accident hazards. Existing stair treads or risers that show excessive wear or are broken, warped or loose and any supporting structural members that are rotted or deteriorated shall be repaired or replaced.

3.6 Accessory Buildings, Fences, and other Structures

(1) Accessory buildings, fences and other structures appurtenant to the property shall be maintained in structurally sound condition and in good repair.

(2) Accessory buildings, fences, and other structures shall be protected from deterioration by the application of appropriate weather resistant materials including paint or other suitable preservative and shall be of uniform colour unless the aesthetic characteristics of said structure are enhanced by the lack of such material

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. The dwelling shall be repaired to standard as described and conform to the Town of Fort Erie Property Standards Bylaw No. 186-08 OR ALTERNATIVELY demolished entirely and all pieces, parts and all contents of the structures are to be removed from the property and the ground left in a clean, level and graded condition. A BUILDING PERMIT MAY BE REQUIRED FOR A PORTION OF THIS WORK. 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 20% administrative fee (\$250 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 **May 4, 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 **April 20, 2026, AND TAKE FURTHER NOTICE THAT** in the event that no appeal is taken, this Order shall have been deemed to have been confirmed.



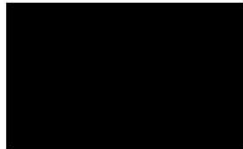
John Bridgeman, CPSO, MLEO
Municipal Law Enforcement Officer
Telephone 905-871-1600 Ext 2215
jbridgeman@forterie.ca

Roll 020025055000000

Ownership Information

FIGLIOLA FILIPPO
FIGLIOLA ANTOINETTA

Mailing



MPAC

Frontage 0
Site Area 17
Measure A
Depth / Acreage 0
Property Code 301

Single family detached (not on water)

Legal Description

CON 13 NR PT LOT 1
IRREG
17.41AC FR D

Account Flags

NONE

Assessments

Current Value

Class	Assessment
Residential Taxable: Full	300,000

Taxable

Year	Class	Assessment	Taxes
2026	Residential taxable full English separate school support	300,000	\$0
2025	Residential taxable full English separate school support	300,000	\$5,455.57
2024	Residential taxable full English separate school support	300,000	\$5,104.55
2023	Residential taxable full English separate school support	300,000	\$4,856.38
2022	Residential taxable full English separate school support	300,000	\$4,576.52
2021	Residential taxable full English separate school support	300,000	\$4,478.07
2020	Residential taxable full English separate school support	300,000	\$4,438.25
2019	Residential taxable full English separate school support	292,250	\$4,314.04
2018	Residential taxable full English separate school support	284,500	\$4,238.05
2017	Residential taxable full English separate school support	276,750	\$4,167.02
2016	Residential taxable full English separate school support	269,000	\$4,012.14
2015	Residential taxable full English separate school support	257,500	\$3,822.81
2014	Residential taxable full English separate school support	246,000	\$3,593.26
2013	Residential taxable full English separate school support	234,500	\$3,437.28
2012	Residential taxable full English separate school support	223,000	\$3,206.75
2011	Residential taxable full English separate school support	215,000	\$3,151.01
2010	Residential taxable full English separate school support	207,000	\$3,108.00
2009	Residential taxable full English separate school support	199,000	\$3,091.48
2008	Residential taxable full English separate school support	191,000	\$3,028.29
2007	Residential taxable full English separate school support	191,000	\$2,915.90
2006	Residential taxable full English separate school support	191,000	\$2,801.99
2005	Residential taxable full English separate school support	154,000	\$2,523.84



Notice of Appeal- 4222 Garrison Road, Town of Fort Erie

From John Bridgeman <JBridgeman@forterie.ca>

Date Tue 4/7/2026 12:00 PM

To [REDACTED]

 1 attachment (74 KB)

Property Standards Appeal Form.pdf;

Hel [REDACTED]

Thank you for speaking with me regarding this property.

I have attached the requested notice of appeal.

If you have any questions please feel free to reach out to 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



Property Standards - 4222 Garrison Rd, Town of Fort Erie

From John Bridgeman <JBridgeman@forterie.ca>

Date Thu 4/9/2026 12:47 PM

To [REDACTED]

📎 1 attachment (87 KB)

Registered List.pdf;

Hello [REDACTED]

Thank you for speaking with me regarding the property.

Attached is a list of Engineers as well as other professionals.

Although we are unable to recommend anyone specifically I can tell you that our department has success with Quist Engineering, Mark Shoalts Engineering or Al Antonio from ACA Engineering (905) 357-2030.

This is link for the Welland Landfill <https://niagararegion.ca/waste/landfills/humberstone-landfill.aspx>

Fort Erie Landfill <https://niagararegion.ca/waste/landfills/bridge-street-landfill.aspx>

Here is a link regarding the construction of Accessory Structures <https://www.forterie.ca/build-and-invest/building-and-renovating/accessory-buildings/>

Also, this link will explain some of the Agricultural guidelines for new construction.

You may wish to call and speak to a Building Inspector at any time at 905-871-1600 x 5510

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

Select Option  

Open Property

Ownership Information

Show Ownership Information

Origin Instant Message **Severity** Normal **Assigned To** John Bridgeman
Created Mar 19, 2026, 12:52 PM **Created By** John Bridgeman

Contact

Name **Phone**

Assignment

Department Planning and Development Services **Division** Bylaw Enforcement

Reporting

Category Property Standards By-law **Cause**

Description

Complaint of a partial collapse of the rear of this home.

Actions History Related

PREVIOUS 1 NEXT

Date	Creator	Details
Apr 13, 2026	John Bridgeman	☞ Copy of Appeal received
Apr 9, 2026	John Bridgeman	☞ Spoke with [REDACTED] [REDACTED] who is the Son of the property owners. He is requesting some information regarding local Engineers. Their family will commence the cleaning of the property so that the Engineer may have a better view of the structure. Email sent to Dan with further information.
Apr 7, 2026	John Bridgeman	☞ Received a call from [REDACTED] the son-in-law of the Owners who was asking for a Notice of Appeal as the home has been in the family for many years and they will be seeking an Engineer's Report to show the Owners. He feels it may be the best way to go as there is a sentimental attachment to the property and the report would be proof to show the Owners the amount of work required on the structure. I emailed him the notice at [REDACTED]
Mar 31, 2026	Kristy Lee L Walsh	Mailed Regular & Registered RN 939 237 149 CA
Mar 30, 2026	John Bridgeman	☞ Order to Comply issued and due May 4, 2026
Mar 26, 2026	John Bridgeman	☞ Attended this property this afternoon with Officer DeGooyer. This home has appeared vacant for many years and recently has had a major collapse of the rear portion of the dwelling. Today, upon inspection for Property Standards concerns, the front wrap around porch was seen to be failing structurally with a severely slanted roof. A temporary support beam has been installed by someone at the front of the porch where other supports have failed. The porch floor is rotted, broken in areas and unsafe. Loose plywood has been placed over top of the rotted wood. The stone work foundation of this home is cracked, separated and crumbling in many areas surrounding the home. The dwelling's foundation appears to have failed and is not proper. A rear addition to the home has completely collapsed. The lower west side wall of the home is bowing outwards. Refuse and debris on the property is significant with a blue derelict van in the bushes, spare windows, scrap wood, discarded lumber, vehicle tires, several rusted and abandoned riding and push lawnmowers, scrap metal, derelict utility trailer, old ruined farm tractor, abandoned vinyl siding stacked, bricks, blocks, vehicle parts, among other loose litter and debris. Several photos taken today of my observations.
Mar 23, 2026	John Bridgeman	☞ Email from Planning confirming that this property is not registered as Heritage protected



Thurs, 26 Mar 2026 13:19

4222 ON-3, Ridgeway, ON L0S 1N0

Photo by

Timemark

John Bridgeman
MLEO



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