



# PROPERTY STANDARDS ORDER

## REQUIRING COMPLIANCE WITH THE CITY OF ST. CATHARINES PROPERTY STANDARDS BY-LAW NO. 2014-248, AS AMENDED

Issued pursuant to Section 15.1 through 15.8 of the Building Code Act Statutes of Ontario 1992, as Amended

Date of Issue: MAY 22, 2026 Property Standards Order No.: 2026 106611 MB

TO:  
2390541 Ontario Inc

Municipal Address: 282 Ontario Street. St. Catharines

Legal Description: Part Rd Allowance Btn Lots 20 & 21, Concession 5 (closed by by-law 5174); Part Lots 20 & 21, Concession 5 as in RO282524, RO226982 (firstly) & Part 2 on 30R-2069 except 30R-5687; except the easement therein

WHEREAS the Council of the Corporation of the City of St. Catharines deems it necessary to pass a by-law for prescribing standards for the maintenance and occupancy of property within the City of St. Catharines and for prohibiting the occupancy or use of such property that does not conform to the standards and for requiring property that does not conform to the standards to be repaired and maintained to conform to the standards, or for the site to be cleared of all buildings, structures, debris or refuse, and left in a graded and levelled condition, and for prohibiting the removal from any premises of any sign, notice or placard placed thereon pursuant to this by-law.

**AN INSPECTION OF THE ABOVE NOTED PROPERTY ON May 22, 2026 REVEALED VIOLATION(S) OF PROPERTY STANDARDS BY-LAW NO. 2014-248, AS AMENDED. IT IS HEREBY ORDERED THAT THE REPAIRS DESCRIBED IN SCHEDULE "A" BE EFFECTED AT THE PROPERTY DESCRIBED HEREIN ON OR BEFORE 4:30 P.M. (LOCAL TIME) ON June 12, 2026.**

If you have any further questions regarding the Property Standards Order or for a follow-up inspection, please contact the By-law Enforcement Officer below at 905-680-6981 or via email at [rdavis@stcatharines.ca](mailto:rdavis@stcatharines.ca).

**SCHEDULE "A"**

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
1	6.3.1	Building	<p>Exterior walls of every Non-Residential Building and Accessory Building and their components, including soffits and fascia, not maintained in good repair and free from cracked or peeling paint, cracked, broken or loose masonry units, stucco, and other defective cladding, or trim. Untreated wood exterior surfaces not painted, preserved or coated so as to prevent deterioration due to weather conditions, insects or other damage.</p> <p>Including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Exterior wall assemblies and cladding systems are damaged, missing, or partially removed, leaving portions of the structure unsecured.</li> <li>• Multiple openings within the building envelope remain unsecured and accessible to unauthorized entry.</li> <li>• Exterior surfaces and protective finishes exhibit advanced deterioration, corrosion, and material failure.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Repair or replace all damaged and missing exterior wall assemblies and cladding systems and maintain the building envelope in a secure and weather-resistant condition;</li> <li>2. Repair, replace, or board all openings within the building envelope to prevent unauthorized entry and exposure to the elements; and</li> <li>3. Repair and maintain all exterior surfaces, coatings, and protective finishes to prevent further deterioration and corrosion.</li> </ol> <p><b>OR</b></p> <p>Alternative to items 1-3</p> <ol style="list-style-type: none"> <li>4. Obtain Demolition Permit and demolish structure and any related components in its entirety and leave land in a graded and levelled condition.</li> </ol>

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
			<p>Owner shall apply for and obtain a Demolition Permit from the City's Chief Building Official by contacting 905-688.5601 x 1660 or apply online at <a href="https://www.stcatharines.ca/en/building-and-renovating/building-permits.aspx">https://www.stcatharines.ca/en/building-and-renovating/building-permits.aspx</a></p>
2	6.5.2	Building	<p>Every floor, wall, ceiling, furnishing, fixture, appliance and equipment in a Non-Residential Building and Accessory Building not maintained in a clean and sanitary condition and not kept free from rubbish and debris as is appropriate to the use which is being made of the building.</p> <p>Including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Significant accumulations of demolition debris, construction waste, and loose materials are present throughout the building.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Remove and properly dispose of all demolition debris, construction waste, loose materials, and waste from the building and maintain the site in a clean and safe condition.</li> </ol> <p><b>OR</b></p> <p>Alternative to item 1</p> <ol style="list-style-type: none"> <li>2. Obtain Demolition Permit and demolish structure and any related components in its entirety and leave land in a graded and levelled condition.</li> </ol> <p>Owner shall apply for and obtain a Demolition Permit from the City's Chief Building Official by contacting 905-688.5601 x 1660 or apply online at <a href="https://www.stcatharines.ca/en/building-and-renovating/building-permits.aspx">https://www.stcatharines.ca/en/building-and-renovating/building-permits.aspx</a></p>
3	6.1.1	Building	<p>Every part of a Non-Residential Building or Accessory Building not 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 required by the Ontario Building Code. Structural members or materials that have been damaged or indicate evidence of deterioration not Repaired or replaced.</p>

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
			<p>Including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Large sections of the roof structure appear collapsed, missing, or severely deteriorated, exposing the interior of the building to the elements.</li> <li>• Structural steel framing, roof trusses, and support members exhibit extensive corrosion, rusting, and deterioration.</li> <li>• Portions of the exterior masonry and block walls exhibit cracking, displacement, and visible structural damage.</li> <li>• Interior structural components appear partially collapsed and unstable in several areas of the building.</li> <li>• Roof decking and overhead structural assemblies exhibit visible failure and collapse hazards.</li> <li>• Portions of the building appear unsafe and may pose a risk of structural collapse or injury to persons entering the site.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Repair or replace all collapsed, missing, or deteriorated roof structures and maintain the building in a weather-tight condition;</li> <li>2. Repair or replace all corroded and deteriorated structural steel framing, roof trusses, and support members and maintain the structure in a safe and structurally sound condition;</li> <li>3. Repair or replace all damaged masonry and block wall sections and restore the structural integrity of the affected wall assemblies;</li> <li>4. Repair or replace all partially collapsed or unstable structural components and maintain the building in a structurally sound condition;</li> <li>5. Repair or replace all failed roof decking and overhead structural assemblies and maintain all overhead components free from collapse hazards; and</li> </ol>

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
			<p>6. Repair or replace all unsafe structural conditions and maintain the property in a safe condition to prevent risk of injury to the public.</p> <p><b>OR</b></p> <p>Alternative to items 1-6</p> <p>7. Obtain Demolition Permit and demolish structure and any related components in its entirety and leave land in a graded and levelled condition.</p> <p>Owner shall apply for and obtain a Demolition Permit from the City's Chief Building Official by contacting 905-688.5601 x 1660 or apply online at <a href="https://www.stcatharines.ca/en/building-and-renovating/building-permits.aspx">https://www.stcatharines.ca/en/building-and-renovating/building-permits.aspx</a></p>

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY REGISTER THE ORDER ON TITLE WITH THE LAND REGISTRY OFFICE. THERE IS A FEE OF **\$318.10 TO REGISTER/DISCHARGE THE ORDER** IN ACCORDANCE WITH THE SCHEDULE OF RATES AND FEES BY-LAW. UPON REGISTRATION, THE PROPERTY OWNER WILL BE RESPONSIBLE TO PAY THE FEE IN PLANNING AND BUILDING SERVICES. FAILURE TO OBTAIN PAYMENT WILL RESULT IN THE FEE BEING ADDED TO MUNICIPAL PROPERTY TAXES.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY CARRY OUT THE REPAIRS OR DEMOLITION AT THE EXPENSE OF THE OWNER **WITHOUT FURTHER NOTICE TO YOU**, IN ADDITION TO RECOVERING ANY COSTS THE CITY HAS INCURRED IN TAKING ACTION TO BRING THE PROPERTY INTO COMPLIANCE, AN ENFORCEMENT ADMIN FEE SHALL BE CHARGED WHICH SHALL BE THE **GREATER OF \$250 OR 15% OF THE INCURRED COSTS**, EXCLUDING ANY APPLICABLE TAXES. THE CITY SHALL RECOVER THE COSTS IN DOING SO BY ACTION, OR IN LIKE MANNER AS MUNICIPAL TAXES FROM THE PERSON(S) NAMED IN THE ORDER AND THE MATTER MAY BE SUBJECT TO FURTHER ENFORCEMENT AND LEGAL MEASURES INCLUDING ADMINISTRATIVE MONETARY PENALTIES PER OWNER PER DAY AND PROSECUTION.

**BE FURTHER ADVISED THAT IF TWO (2) ADDITIONAL PROPERTY INSPECTIONS**

**OCCUR** WHERE COMPLIANCE HAS NOT BEEN ACHIEVED, **A REINSPECTION FEE OF \$286.15** SHALL BE CHARGED IN ADDITION TO ANY OTHER CHARGES AND FEES. ANIMAL CONTROL STAFF MAY BE CONTACTED TO RESTRAIN ANY DOG(S) ON YOUR PROPERTY AT THE TIME OF INSPECTION(S) REPAIR OR DEMOLITION. NIAGARA REGIONAL POLICE MAY BE CONTACTED TO ASSIST IF REQUIRED. ALL ADDITIONAL EXPENSES ASSOCIATED WITH THESE SERVICES MAY BE ADDED TO THE TAX ROLL AT THE PROPERTY OWNER'S EXPENSE.

NOTE: A Building Permit, Demolition Permit, or both, may be required before the commencement of construction, demolition or any material alteration to a building or structure. A Plumbing Permit may be required before the commencement of installation, alteration or removal of plumbing. For further information respecting such permits, telephone 905-688-5600 or visit the Planning and Building Services Department at the City Hall, 50 Church Street, St. Catharines Ontario, between 8:30 a.m. and 4:30 p.m. (Local time), Monday through Friday (except holidays).



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Robert Davis, CPSO  
Property Standards Officer  
Planning and Building Services  
By-law Enforcement Division  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

**APPEAL**

Where an owner or occupant of the property described herein upon whom this Order has been served is not satisfied with the terms or conditions of this Order, he or she may appeal within fourteen (14) days after service of this Order by sending Notice of Appeal **by prepaid registered mail**, together with the Notice of Appeal fee of \$454.40 by money order or certified cheque to:

The Secretary of the Property Standards Committee  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

**PLEASE BE ADVISED THAT THE NOTICE OF APPEAL MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:**

- **File Reference No.**
- **Owner(s) information**
- **Owner(s) contact details (including email and telephone number)**
- **Reason for Appeal.**

The final date for giving Notice of Appeal from this Order is June 10, 2026.

There is a fee to file a Notice of Appeal in accordance with the Schedule of Rates and Fees By-law. If no appeal is taken, this Order shall be deemed to have been confirmed and shall be final and binding. An owner who 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 \$50,000.00 for the first offence (\$500,000.00 if a corporation) and not more than \$100,000.00 for any subsequent offence (\$1,500,000.00 if a corporation).