



# 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   2026 106552 MB  
No.:

TO:  
2390541 Ontario Inc

Municipal Address:   285 Ontario Street. St. Catharines

Legal Description:   GRANTHAM CON 4 PT LOTS 21 AND 22 CON 5 PT LOTS 20  
AND 21 PT RD ALLOW AND RP 30R2197 PART 1 RP  
30R2336 PARTS 1 AND 2 RP 30R3724 PART 1 RP 30R4586  
PARTS 1 TO 3 AND 5

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	6.5.2	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>• Interior ceiling systems are collapsed, hanging, or otherwise damaged, creating a falling debris hazard.</li> <li>• Loose and hanging electrical conduits, fixtures, and mechanical components were observed throughout the building.</li> <li>• Debris, rubble, loose bricks, and construction waste are scattered throughout the interior.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Remove, repair, or replace all damaged and unstable ceiling materials and maintain ceilings in a safe condition;</li> <li>2. Properly secure, repair, or remove all loose, hanging, or damaged electrical and mechanical components and maintain all systems in a safe condition; and</li> <li>3. Remove and properly dispose of all debris, rubble, loose materials, and waste.</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> <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>

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
2	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> <p>Including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Exterior structural supports and steel members exhibit advanced corrosion and visible deterioration.</li> <li>• Concrete beams, slabs, and columns show signs of spalling, cracking, and surface deterioration.</li> <li>• Sections of the upper masonry parapet and wall assemblies appear partially collapsed.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Repair, or replace all corroded and deteriorated structural steel members and maintain all structural supports in a safe and structurally sound condition;</li> <li>2. Shall repair or replace all deteriorated concrete components and restore the structural integrity of the affected beams, slabs, and columns; and</li> <li>3. Repair or replace all partially collapsed parapet and wall sections and maintain the structure in a safe condition to prevent further collapse;</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> <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</p>

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
3	6.11.1 (i)	Building	<p><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> <p>Every surface in or on a Non-Residential Building or Accessory Building to which an access is provided for other than maintenance purposes, including but not limited to flights of steps and ramps, exterior landings, porches, balconies and mezzanines, galleries and raised walkways, not protected by a Guard on each side that is not protected by a wall for the length, where there is a difference in elevation of more than 600 millimetres between the walking surface and the adjacent surface.</p> <p>Including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Handrails and guard components on stairways appear damaged, incomplete, or structurally unsound.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Repair, replace, and securely install all required handrails and guard components in accordance with the Ontario Building Code;</li> </ol> <p><b>OR</b></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>
4	6.10.1	Building	<p>Every inside or outside stair, porch, balcony or landing actually in use or available for use in or on every Non-Residential Building and Accessory Building not maintained in good repair so as to be free of holes, cracks or other defects constituting possible accident hazards. All treads or risers that show excessive wear or are broken, warped or loose, and all supporting structural members that are rotted or deteriorated, not Repaired or replaced.</p> <p>Including but not limited to the following:</p>

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
			<ul style="list-style-type: none"> <li>• Stair assemblies exhibit extensive rusting, deterioration, and unsafe walking surfaces.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Repair or replace all deteriorated stair assemblies, treads, and walking surfaces to ensure safe use and structural stability;</li> </ol> <p><b>OR</b></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>
5	9.2.1	All Yards	<p>Steps, walkways, and similar areas of the Land not maintained so as to afford safe passage under normal use and weather conditions.</p> <p>Including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Debris, rubble, loose bricks, broken glass, and construction waste are scattered throughout the property.</li> <li>• Holes in the ground with varying degrees of depth.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Remove and properly dispose of all debris, rubble, loose materials, and waste from the property and maintain the lands and structure in a clean and properly graded condition; and</li> <li>2. Fill in all holes to a graded condition free from trip/fall hazards</li> </ol>
6	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.</p>

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
			<p>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 masonry walls exhibit severe deterioration, including missing, displaced, and crumbling bricks and mortar joints.</li> <li>• Portions of the building appear open to the elements due to missing wall sections and roof deterioration.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Repair or replace all deteriorated masonry, brickwork, and mortar joints and maintain the exterior walls in a structurally sound and weather-resistant condition; and</li> <li>2. Repair or replace the building envelope, including walls and roof systems, to prevent exposure to the elements and further deterioration.</li> </ol> <p><b>OR</b></p> <p>Alternative to items 1-2</p> <ol style="list-style-type: none"> <li>3. 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>
7	6.12.1	Building	<p>Windows, exterior doors and hatchways of Non-Residential Buildings and Accessory Buildings not maintained in good repair so as to prevent the entrance of wind, rain or snow into the building.</p> <p>Including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Multiple large openings in the exterior walls and building envelope remain unsecured and exposed to unauthorized entry, weather, and pest infestation.</li> </ul>

Item:	By-Law Section:	Location:	PARTICULARS OF THE REPAIRS TO BE EFFECTED:
			<ul style="list-style-type: none"> <li>• Numerous windows are broken, missing, or improperly boarded, resulting in unsecured openings throughout the structure.</li> </ul> <p>Owner Shall:</p> <ol style="list-style-type: none"> <li>1. Properly secure, board, repair, or enclose all openings in the building envelope to prevent unauthorized entry, weather penetration, pest access, and paint to match building exterior; and</li> <li>2. Repair, replace, or properly secure all broken, missing, or improperly boarded windows and openings;</li> </ol> <p><b>OR</b></p> <p>Alternative to items 1-2</p> <ol style="list-style-type: none"> <li>3. 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>

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).