



**The Municipal Corporation of the Town of Fort Erie
Committee of Adjustment
Agenda**

**Thursday, December 19, 2024, 5:00 p.m.
Council Chambers**

	Pages
1. Call to Order	
2. Roll Call	
Terry Moore - Chair	
Geena Gambin - Member	
Marie Alexander - Member	
Michael Reles - Member	
Pamela Bunnin - Member	
Jayne Nahachewsky - Secretary Treasurer	
Devon Morton - Supervisor, Development Approvals	
3. Declarations of Pecuniary Interest	
4. Adoption of the Agenda	
5. Request for Withdrawal or Adjournment	
6. Public Hearings	
6.1 Minor Variance File A16/24	4 - 5
Address: 11 Lewis Street, Fort Erie	
Applicant/Owner: 2414920 Ontario Limited	
Agent: Hayat Latif	
6.2 Minor Variance File A50/24	6 - 8
Address: 2491 Windmill Point East Lane	

Committee of Adjustment Meeting - DATE

- Applicant/Owner: Fouad Abdel Malik
- 6.3 Minor Variance File A79/24 9 - 11
Address: 1716 Rebecca Street
Applicant/Owner: Brad Brewster
- 6.4 Consent File B50/24
Address: 3613 and 3607 East Main Street, Fort Erie
Applicant/Owner: Eric Duerksen
Agent: Jeremy Brown
- 6.5 Minor Variance File A75/24 12 - 14
Address: 2034 Jewson, Fort Erie
Applicant: Jacob Broughton
Owners: Jacob Broughton and Morgan Tartaglia
- 6.6 Consent File B48/24 15 - 17
Address: 4924 Sherkston Road, Fort Erie
Applicant: John and Barbara Day
Agent: Carol Moroziuk
- 6.7 Minor Variance File A80/24 18 - 20
Address: 2826 Nigh Road, Fort Erie
Applicant: Tony Aiello
Owners: Steve and Sarah James
- 6.8 Consent File B49/24 21 - 23
Address: 131 and 135 Gilmore Road, Fort Erie
Applicant: Kyle Mallysh and Kyle Mallysh Personal Real Estate Corporation

Consent File B49/24 is an application for a perpetual easement required to satisfy a condition of a Zoning By-law Amendment application. If the application is uncontested, the Decision will be made by the Director of Planning in accordance with Delegation By-Law No. 10-2016 and will not be heard by the Committee of Adjustment on December 19, 2024.

7. Adoption of Minutes

November 21, 2024

8. New Business

Nil

9. Next Meeting Date

January 16, 2025

10. Adjournment



Town of Fort Erie Committee of Adjustment Notice of Public Hearing and Applications for Consent & Minor Variance

Minor Variance File A16/24 11 Lewis Street, Fort Erie

Legal Description: Lot 4 Plan 887 NP 364

Roll No.: 2703 010 046 123800 0000

Applicant/Owner: 2414920 Ontario Limited

Agent: Hayat Latif

Notice is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider the matter of a minor variance application, pursuant to the provisions of Sections 45, 50, and 53 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, December 19, 2024 at 5:00 pm**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of this application is to reduce the Minimum Side Yard, Parking Stall Length and Planting Strip Width and to vary the location of the Parking Area to facilitate construction of a 6 unit, 2- story apartment building.

Details of Minor Variance Application:

The Applicant is requesting the following variances to Sections 15.3, 6.20 and 6.21 of the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit a reduced Minimum Side Yard of 3.6 metres whereas 5.0 metres is required.
2. To permit a reduced Parking Stall Length of 5.3 metres whereas 6.0 metres is required.
3. To permit the Parking Area, other than the driveway, to be located 1.0 metre from the street line or lot line whereas 3.0 metres is required.
4. To permit a reduced Planting Strip Width of 1.0 metre whereas 3.0 metres is required.

Current Zoning:

The subject lands are zoned RM2-422 Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Medium to High Density Residential and OPA#5 – Bridgeburg Secondary Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the applications as you are either a property owner located within the 60 metres radius of the subject lands, or an agency deemed to have an interest in the proceedings. Any person/agency may attend this Hearing and/or make written or verbal representation either in support of, or in opposition to the proposed applications. Please be advised that all written and oral comments received will become part of the applications' record and will be available to the public and Applicant.

If you wish to make a written submission, you may do so by providing your reasons for support or opposition prior to 12:30 PM on **Wednesday, December 18, 2024** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Jayne Nahachewsky (JNahachewsky@forterie.ca) who will provide them to the Committee of Adjustment.

If you wish to be notified of the Committee of Adjustment's decision with respect to the proposed applications, you must make a **Written** submission to the Secretary-Treasurer of the Committee of Adjustment at the address noted below either **prior to, or at the Hearing**.

Applicants or their Agents are required to attend the Hearing. If the Applicant or Agent does not attend this Hearing, the Committee may proceed in their absence without further notice.

Further information on the Consent and Minor Variance processes is available at:
<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:
Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

Posted on Town's Website – November 27, 2024. Not mailed due to ongoing Canada Post strike.



Town of Fort Erie Committee of Adjustment Notice of Public Hearing And Applications for Consent & Minor Variance

Minor Variance File A50/24 2491 Windmill Point East Lane, Fort Erie

Legal Description: Lot 11 PL 67 NP407
Roll No.: 2703 020 010 03200 0000
Applicant/Owner: Fouad Abdel Malik

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Date: The Public Hearing has been scheduled for **Thursday, December 19, 2024 at 5:00 pm**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of this application is to increase the Maximum Building Height to facilitate construction of a detached garage.

Details of Minor Variance Application:

The Applicant is requesting the following variances to Sections 6 and 16 and of the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit an increase to Maximum Lot Coverage of 11% whereas 10% is required.
2. To permit a decrease to the 1 in 100-year flood elevation setback of 22 meters whereas 30 metres is required.

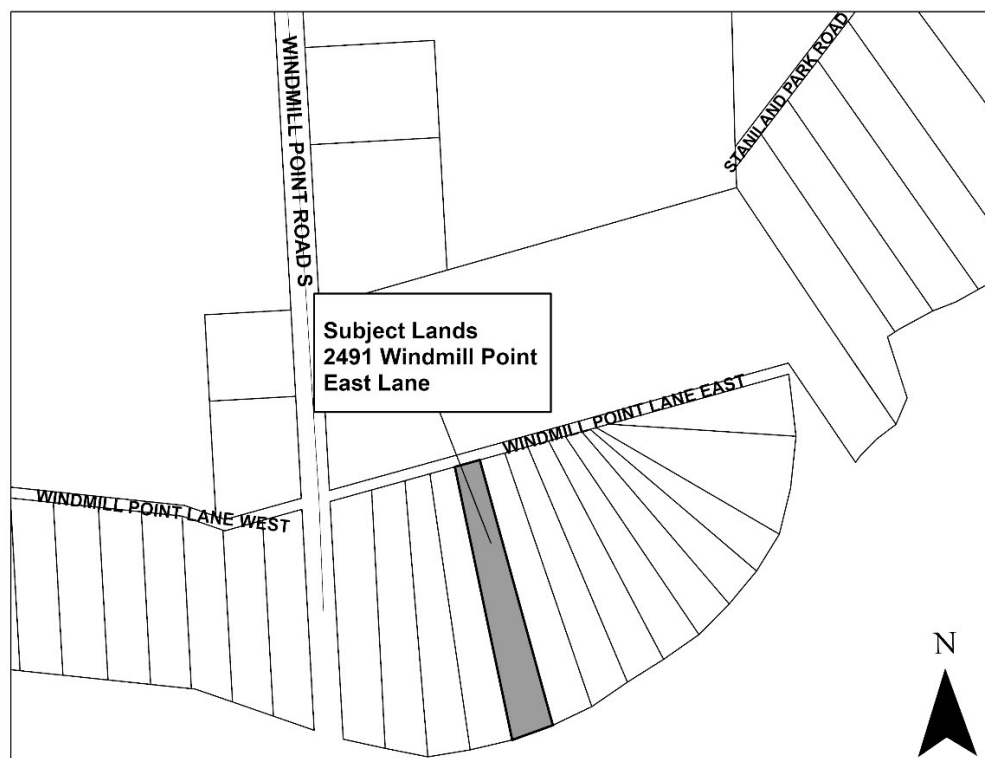
Current Zoning:

The subject lands are zoned WRR Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated "Rural Residential" in the Town of Fort Erie Official Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the applications as you are either a property owner located within the 60 metres radius of the subject lands, or an agency deemed to have an interest in the proceedings. Any person/agency may attend this Hearing and/or make written or verbal representation either in support of, or in opposition to the proposed applications. Please be advised that all written and oral comments received will become part of the applications' record and will be available to the public and Applicant.

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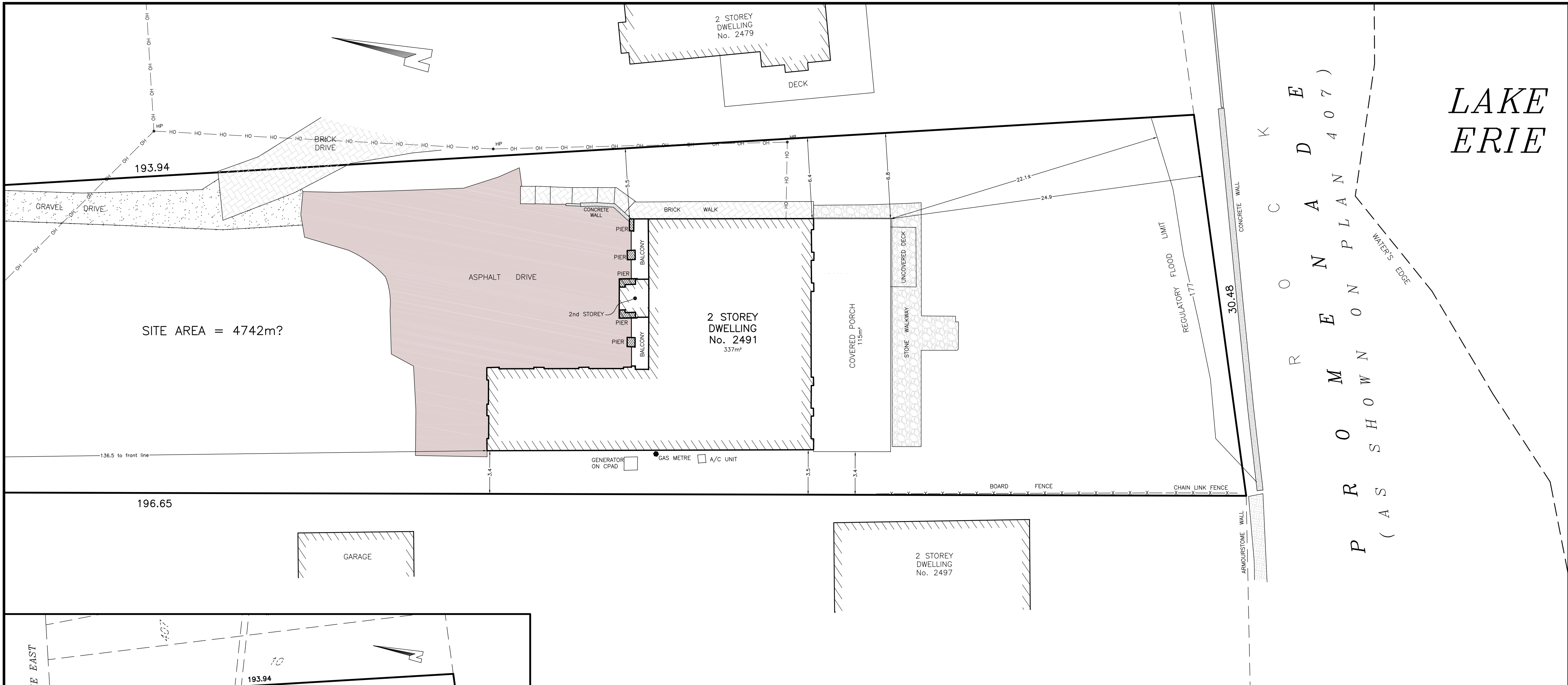
If you wish to be notified of the Committee of Adjustment's decision with respect to the proposed applications, you must make a **Written** submission to the Secretary-Treasurer of the Committee of Adjustment at the address noted below either **prior to, or at the Hearing**.

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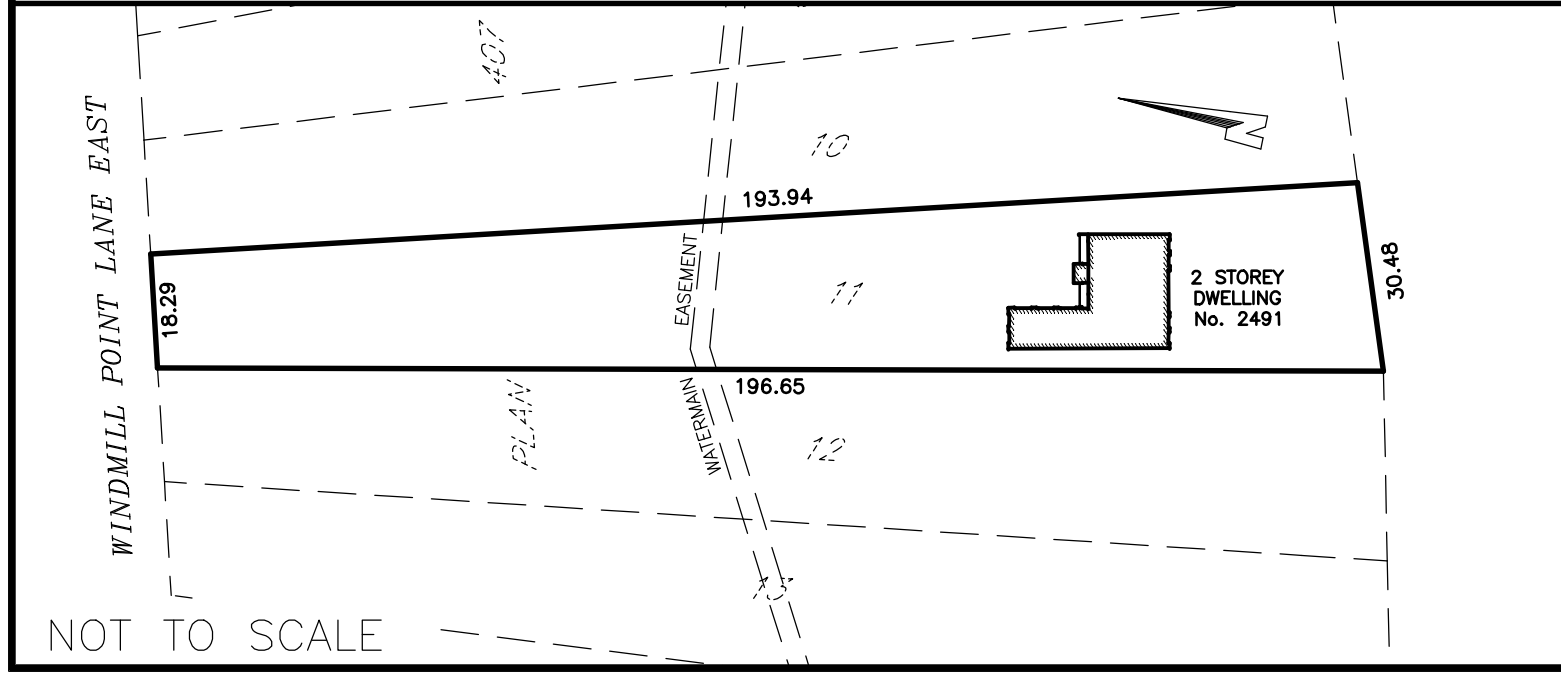
For Additional Information Regarding This Application Contact:
Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

Posted on Town's Website – November 27, 2024. Not mailed due to ongoing Canada Post strike.



LAKE
ERIE

R O M E N O N P L A N 4 0 7
 P R O M E N O N P L A N 4 0 7
 (P A S S H O W N O N P L A N 4 0 7)



NOT TO SCALE

SKETCH
 PREPARED FOR MINOR VARIANCE APPLICATION
 LOT 11
 REGISTERED PLAN 407
 IN THE
TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 = 200

© COPYRIGHT 2024
 THE REPRODUCTION, ALTERATION OR USE OF THIS SKETCH, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAMBERS AND ASSOCIATES SURVEYING LTD., IS STRICTLY PROHIBITED.
 NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.
 ALL MEASUREMENTS ARE +/- MEASUREMENTS.
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 CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 "THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

Don Chambers
 DONALD G. CHAMBERS, B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES
SURVEYING LTD

12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
 WELLAND ONTARIO FAX (905) 735-7333
 L3C 3T2 www.casl-surveying.com

DATE: AUG. 29, 2024 FILE No: 98-54-12(98054-12_MV.DWG)



Town of Fort Erie Committee of Adjustment Notice of Public Hearing and Applications for Consent & Minor Variance

Minor Variance File A79/24 1716 Rebecca Street, Fort Erie

Legal Description: Lot 104, Lot 105, Lot 106, Part Lot 107 Plan 456 and
Part of Lot 8 Concession 2 Lake Erie designated as
Part 3 on 59R16419; Fort Erie
Roll No.: 2703 020 010 80400 0000
Applicant/Owner: Brad Brewster

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Date: The Public Hearing has been scheduled for **Thursday, December 19, 2024 at 5:00 pm**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of this application is to increase the height of a building or structure accessory to a residential use to facilitate a new pool shed.

Details of Minor Variance Applications:

The Applicant is requesting the following variance to Section 6 of the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit a Residential Accessory Structure (Pool Shed) with a Maximum Height of 8.5 metres whereas 4.5 metres is required.

Current Zoning:

The subject lands are zoned Rural Residential (RR) Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Rural Residential.

Key Map:



How to Participate:

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For Additional Information Regarding This Application Contact:
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Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

Posted on Town's Website – November 27, 2024. Not mailed due to ongoing Canada Post strike.



Town of Fort Erie Committee of Adjustment Notice of Public Hearing And Applications for Consent & Minor Variance

Minor Variance File A75/24

2034 Jewson Road, Fort Erie

Legal Description: Lot 130 PL 74 NP414

Roll No.: 2703 020 012 11200 0000

Applicant: Jacob Broughton

Owner: Jacob Broughton and Morgan Tartaglia

Notice is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider the matter of a minor variance application, pursuant to the provisions of Sections 45, 50, and 53 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, December 19, 2024 @ 5pm**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of this application is to increase the Maximum Building Height to facilitate construction of a detached garage.

Details of Minor Variance Applications:

The Applicant is requesting the following variances to the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit a Maximum (Accessory Structure) Building Height of 7.5 metres whereas 4.5 metres is permitted.
2. To permit a 2-story Maximum (Accessory Structure) Building Height whereas 1 story is permitted.
3. To permit a front yard setback of 6.5 metres whereas 7.5 metres is permitted.

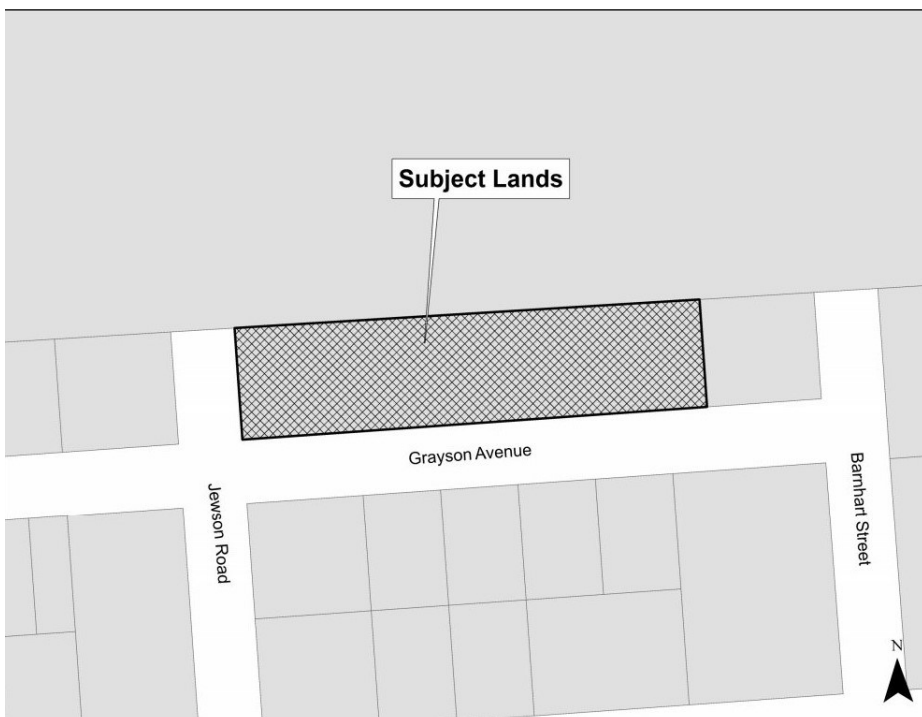
Current Zoning:

The subject lands are zoned RR Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated "Rural Residential" in the Town of Fort Erie Official Plan.

Key Map:



How to Participate:

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Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

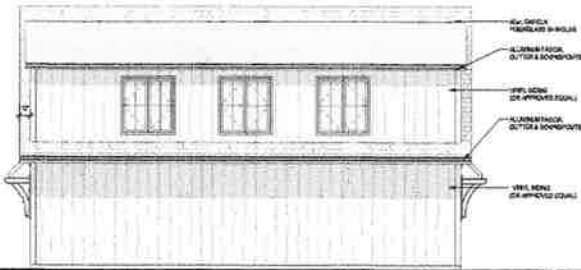
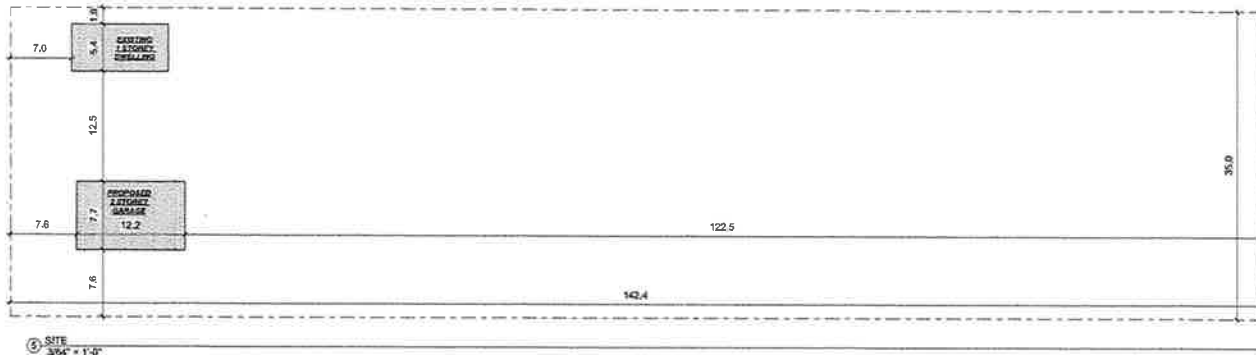
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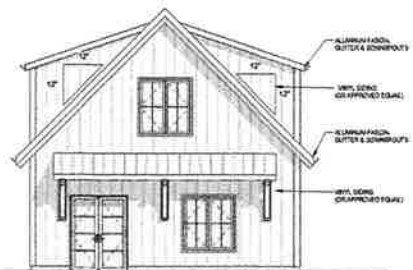
6 3D View (NORTH)



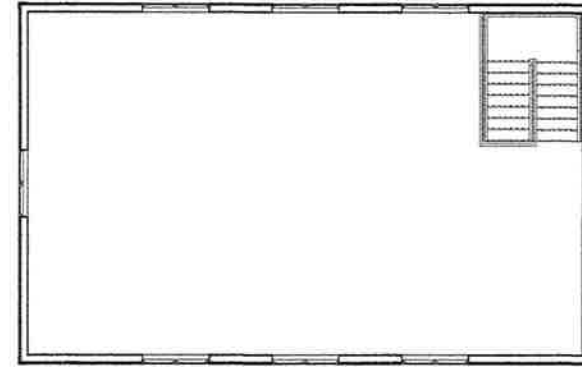
7 3D View (SOUTH)



① NORTH ELEVATION
3/16" = 1'-0"



② EAST ELEVATION
3/16" = 1'-0"



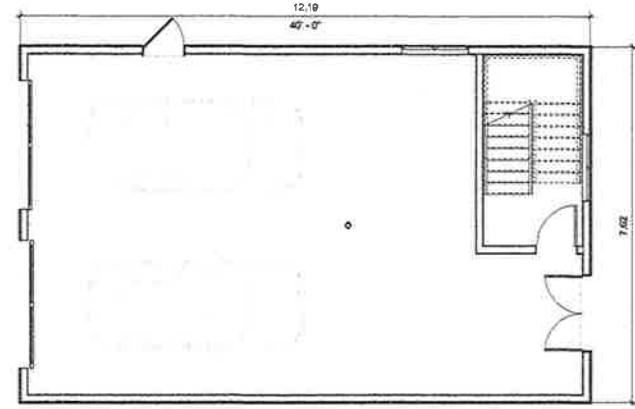
⑥ CONCEPT - SECOND FLOOR PLAN
1/4" = 1'-0"



③ SOUTH ELEVATION
3/16" = 1'-0"



④ WEST ELEVATION 1
3/16" = 1'-0"



⑦ CONCEPT - MAIN FLOOR PLAN
1/4" = 1'-0"



JASON PIZZICAROLA GERRON - ARCHITECTS INC
705 RIDGE ROAD N
REDSEAWAY, ONTARIO, L0S 1A0
T: 505-84-0000
e: j.pizzicarola@design.ca
ESTABLISHED IN PRACTICE: # 4887

2024 JEWISON STREET, FORT ERIE, ON

No.	Description	Date

PRELIMINARY DRAWINGS

SHEET TITLE:
GARAGE PLANS

DRAWN BY: J.P. DATE: 13/06/24
SCALE: As Indicated JOB #: 10045
SHEET NO: **A01**



Town of Fort Erie Committee of Adjustment Notice of Public Hearing and Applications for Consent & Minor Variance

**Consent File No. B48/24
4924 Sherkston Road, Fort Erie**

Legal Description: Part Lot 32 Concession 1 Lake Erie, designated as Parts 1 & 2 on Reference Plan 59R7034; Fort Erie
Roll No. 2703 020 018 03000 0000
Applicant: John and Barbara Day
Agent: Carol Moroziuk

NOTICE is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider the matter of a consent application, pursuant to the provisions of Sections 45, 50, and 53 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, December 19, 2024 at 5:00 PM**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of the application is to sever and convey a surplus farm dwelling.

The Applicant seeks to convey Parcel 1 from Parcel 2 as shown on the Consent Sketch. Parcel 2 will be retained.

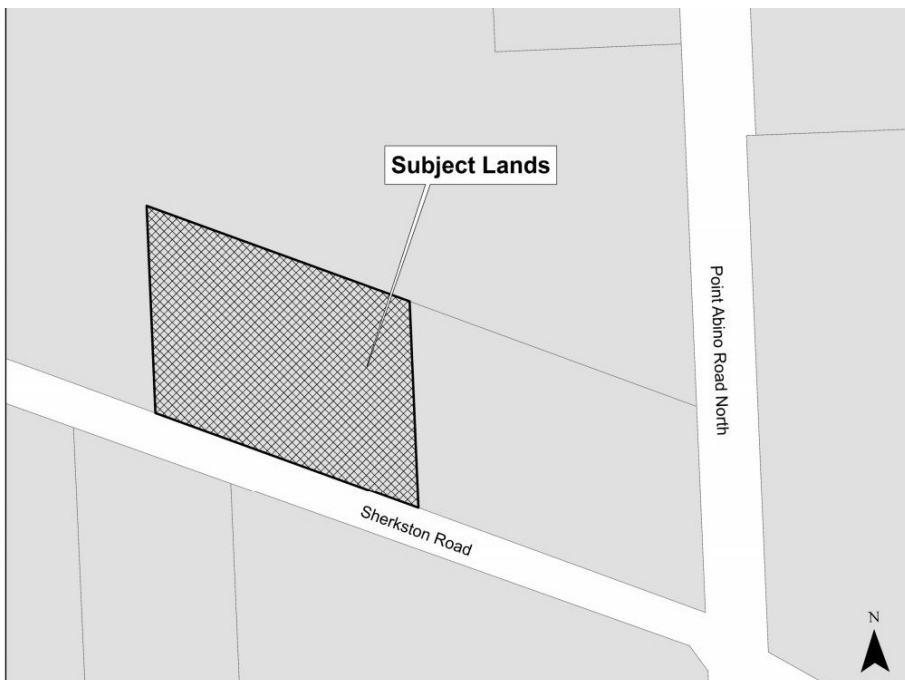
Current Zoning:

The subject lands are zoned Agricultural (A) Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Agricultural in the Town's Official Plan.

Key Map:



How to Participate:

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905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

Posted on Town's Website – November 27, 2024. Not mailed due to ongoing Canada Post strike.

SKETCH PREPARED FOR SEVERANCE APPLICATION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN
 CURRENT SEVERANCE APPLICATION. © THIS SKETCH IS PROTECTED BY COPYRIGHT.

UNOPNED ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2 LE
 ±406.85



33

32

±546.04

PART 2
 PLAN 59R-7034
 SUBJECT TO AN EASEMENT
 IN FAVOUR OF THE PROVINCIAL
 GAS COMPANY

PART 1
 PLAN 59R-7034

PART 2
 ±28.09 ha.

±701.31

POINT ABINO ROAD
 ROAD ALLOWANCE BETWEEN LOTS 31 & 32

LOT

±198.12

±19.52

±143.23

LOT

DETAIL
 SCALE 1:1500

PART 2
 ±28.09 ha.

PART 1
 ±6208.5 sq.m.

PART 1
 ±6208.5 sq.m.

±59.74

±53.30

±120.07

±66.77

BUILDING
 (±50.1sq.m.)

±13.9

±27.5

±27.4

±48.5

±26.6

±100.46

TWO STOREY
 DWELLING
 #4924
 (±172.8sq.m.)

±28.1

±24.1

±28.4

±12.3

±32.2

±67.07

EDGE OF FIELD

EDGE OF FIELD

EDGE OF CUT GRASS

POND

WELL

SEPTIC BED

±120.07

±53.30

±66.77

±99.99

±100.46

SHERKSTON ROAD
 (TRAVELLED ROAD)

±50.29

±60.35

±60.35

±90.63

±99.00

±117.34

PART 1
 PLAN 59R-8310

PART 2

SHERKSTON ROAD
 (TRAVELLED ROAD)

LOT COVERAGE
 DWELLING: ±2.8%
 ACCESSORY USE: ±2.3%

VOID

IF USED FOR ANY OTHER
 PURPOSE THAN THIS
 CURRENT SEVERANCE
 APPLICATION

PRELIMINARY
 ONLY

SEPT. 25, 2024
 DATE

[Signature]
 MARK GILMORE
 Ontario Land Surveyor

LANTHIER & GILMORE SURVEYING LTD.
 173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SKETCH OF PROPOSED SEVERANCE
 PART OF LOT 32
 CONCESSION 1 LAKE ERIE
 GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN THE
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM
 SCALE: 1:3000

CHECKED BY: MG
 SURVEY 22-939



Town of Fort Erie Committee of Adjustment Notice of Public Hearing and Applications for Consent & Minor Variance

Minor Variance File No. A80/24 2826 Nigh Road, Fort Erie

Legal Description: Lot 819 to Lot 823, Lots 831 to Lot 837 Plan 475; Fort Erie
Roll No.: 2703 020 023 18700 0000
Applicant: Tony Aiello
Owners: Steve and Sarah James

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Date: The Public Hearing has been scheduled for **Thursday, December 19, 2024 at 5:00 pm**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of this application is to reduce the Minimum Interior Side Yard to facilitate enclosure of the existing garage for additional living space.

Details of Minor Variance Application:

The Applicant is requesting the following variance to Section 9.3 of the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

File A80/24:

1. To permit a Minimum Interior Side Yard of 1.8 metres whereas 3.0 metres is required.

Current Zoning:

The subject lands are zoned Rural Residential (RR) Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Rural Residential.

Key Map:



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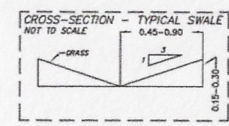
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For Additional Information Regarding This Application Contact:
Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

Posted on Town's Website – November 27, 2024. Not mailed due to ongoing Canada Post strike.

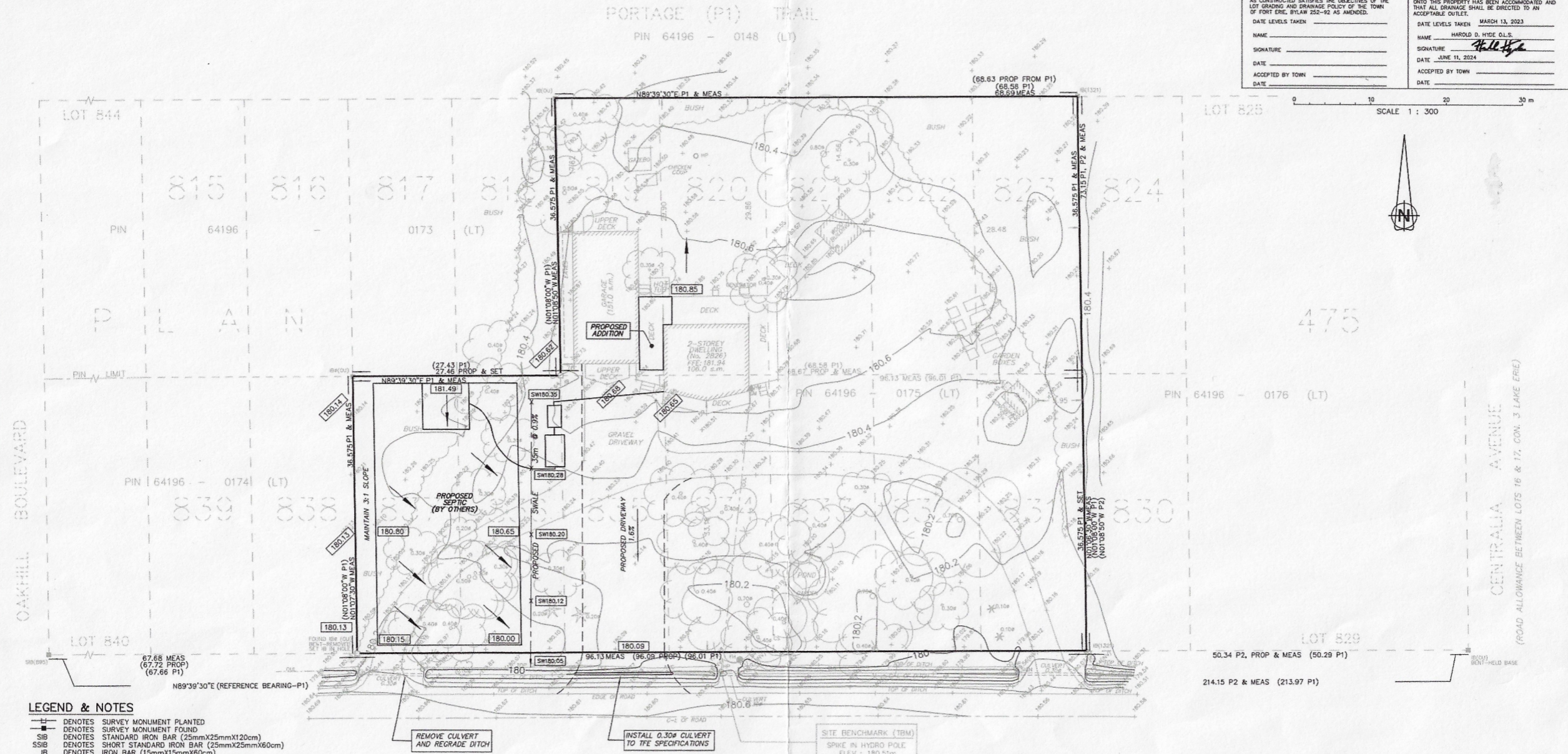


PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION
AND
TOWN OF FORT ERIE
INDIVIDUAL LOT GRADING CERTIFICATE

LOCATION LOTS B19 TO B23 AND LOTS B31-B37, PLAN 475
TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA

OWNER SARAH & STEVE JAMES ADDRESS 2826 HIGH ROAD

AS CONSTRUCTED GRADING	PROPOSED GRADING
I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED ELEVATIONS SHOWN () WITH RESPECT TO THE GRADING OF THIS LOT. FURTHER, I HEREBY CERTIFY THAT THE LOT GRADING AS CONSTRUCTED SATISFIES THE OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY OF THE TOWN OF FORT ERIE, BY-LAW 252-92 AS AMENDED.	I HEREBY CERTIFY THAT THE PROPOSED BUILDING WILL BE COMPATIBLE WITH THE PROPOSED GRADING AND THE OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY. FURTHER, I CERTIFY THAT THE EXISTING DRAINAGE ONTO THIS PROPERTY HAS BEEN ACCOMMODATED AND THAT ALL DRAINAGE SHALL BE DICTATED TO AN ACCEPTABLE OUTLET.
DATE LEVELS TAKEN _____	DATE LEVELS TAKEN MARCH 13, 2023
NAME _____	NAME HAROLD D. HYDE O.L.S.
SIGNATURE _____	SIGNATURE <i>Harold Hyde</i>
DATE _____	DATE JUNE 11, 2024
ACCEPTED BY TOWN _____	ACCEPTED BY TOWN _____
DATE _____	DATE _____



- LEGEND & NOTES**
- +— DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
 - SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
 - IB DENOTES IRON BAR (15mmX15mmX60cm)
 - IB# DENOTES ROUND IRON BAR (20mm DIA X 60cm)
 - CP DENOTES CONCRETE PIN & WASHER
 - CC DENOTES CUT CROSS
 - PB DENOTES PLASTIC BAR
 - WT DENOTES WITNESS
 - OJ DENOTES ORIGIN UNKNOWN
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - (895) DENOTES O. A. LANE, O.L.S.
 - (JEL) DENOTES J. E. LANTHIER, O.L.S.
 - P1 DENOTES PLAN 475
 - P2 DENOTES PLAN OF SURVEY BY R. D. RASCH, O.L.S., DATED JULY 24, 1984 (FILE: 64-151; H-352)
 - PROP DENOTES PROPORTION
 - C-L DENOTES CENTRELINE
 - HP DENOTES HYDRO/UTILITY POLE
 - OUL DENOTES OVERHEAD UTILITY/HYDRO LINE
 - ANC DENOTES CUY ANCHOR
 - PED DENOTES COMMUNICATION PEDESTAL
 - CS DENOTES CURB STOP
 - HM DENOTES HYDRO METER
 - GM DENOTES GAS METER
 - FH DENOTES FIRE HYDRANT
 - TFE DENOTES TOWN OF FORT ERIE
 - Ø DENOTES DIAMETER
 - (INV) DENOTES INVERT OF CURVE
 - ⊗ DENOTES CONIFEROUS TREE (TREE CANOPY NOT TO SCALE)
 - ⊘ DENOTES DECIDUOUS TREE (TREE CANOPY NOT TO SCALE)
 - +100.00 DENOTES EXISTING GROUND ELEVATION
 - 100.00 DENOTES FINISHED FLOOR ELEVATION
 - 100.00 DENOTES PROPOSED FINISHED GRADE
 - SW180.00 DENOTES PROPOSED SWALE GRADE
 - — — DENOTES PROPOSED SURFACE RUN-OFF
- CONTOUR INTERVAL: 0.20m
N-NORTH; S-SOUTH; W-WEST; E-EAST

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 00119710037 (AKA 71U037) HAVING AN ELEVATION OF 200.338m (CGVD-1928-1978)

LOCATION : RIDGWAY WATER TOWER (BERTIE TOWNSHIP) AT INTERSECTION OF GORHAM AND FAN STREETS, IMMEDIATELY NORTHEAST OF A CEMETERY, 1.2 KM SOUTHWEST OF POST OFFICE, TABLET IN TOP OF CONCRETE BASE, 30.5 m SOUTHWEST OF ENTRANCE GATE TO CEMETERY, 19.5 m FROM CENTRE LINE OF GORHAM STREET, 4.87 m FROM EAST EDGE OF BASE 1.82 m NORTH OF LADDER TO TOP OF TOWER.

ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK. ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF HIGH ROAD AS SHOWN ON P1 AND HAVING A BEARING OF N89°39'30"E.

METRIC NOTE

DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LOT COVERAGE

TOTAL LOT AREA: 6028.7 s.m. (100%)
EXISTING DWELLING: 106.0 s.m. (1.8%)
EXISTING GARAGE: 151.0 s.m. (2.5%)
WOOD BUILDING: 19.2 s.m. (0.3%)
SHED: 11.0 s.m. (0.2%)
PROPOSED ADDITION: 35.2 s.m. (0.6%)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 13th DAY OF MARCH, 2023.

NOVEMBER 15, 2023
DATE

Harold Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNVILLE, ONT, M1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5T1
905-671-9757
(FAX 905-671-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 300 SURVEY : 23F016 DRWN BY : J.H.



Town of Fort Erie Committee of Adjustment Notice of Public Hearing And Applications for Consent & Minor Variance

Consent File B49/24

131 & 135 Gilmore Road, Fort Erie

Legal Description: Lot 51, Lot 52 and Part of Lot 53 Plan 17 NP511; Fort Erie
and Lot 54 and Part Lot 53 Plan 17 NP511; Fort Erie

Roll No. 2703 010 043 11600 0000

Roll No. 2703 010 043 11500 0000

Applicant: Kyle Mallysh and Kyle Mallysh Personal Real Estate Corporation

Notice is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider the matter of a consent application for a perpetual easement, pursuant to the provisions of Sections 45, 50, and 53 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, December 19, 2024 at 5:00 PM**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of this application is to obtain an easement to facilitate access to shared parking.

The Applicant seeks a mutual easement in perpetuity over Part 1 and Part 2 in favour of the Owners from time to time of Part 3 and Part 4 for ingress and egress for pedestrian and vehicular traffic to facilitate the shared parking at the rear of the properties shown as Part 3 and Part 4.

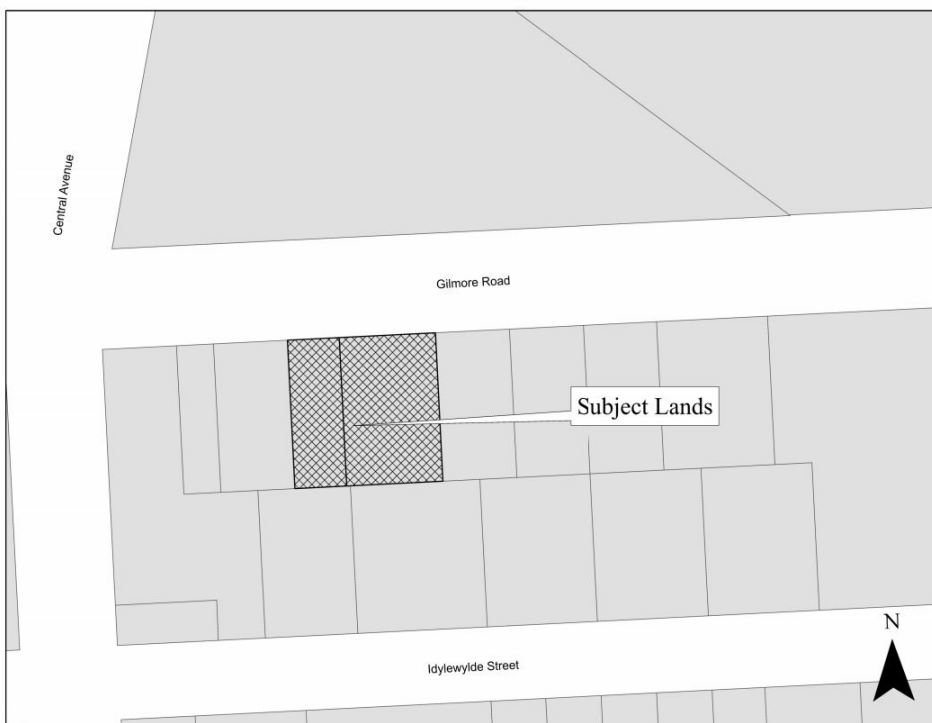
Current Zoning:

The subject lands are zoned RM1-752 Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Commercial in the Town’s Official Plan and Part of OPA#37 – Southend Secondary Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the applications as you are either a property owner located within the 60 m radius of the subject lands, or an agency deemed to have an interest in the proceedings. Any person/agency may attend this Hearing and/or make written or verbal representation either in support of, or in opposition to the proposed applications. Please be advised that all written and oral comments received will become part of the applications' record and will be available to the public and Applicant.

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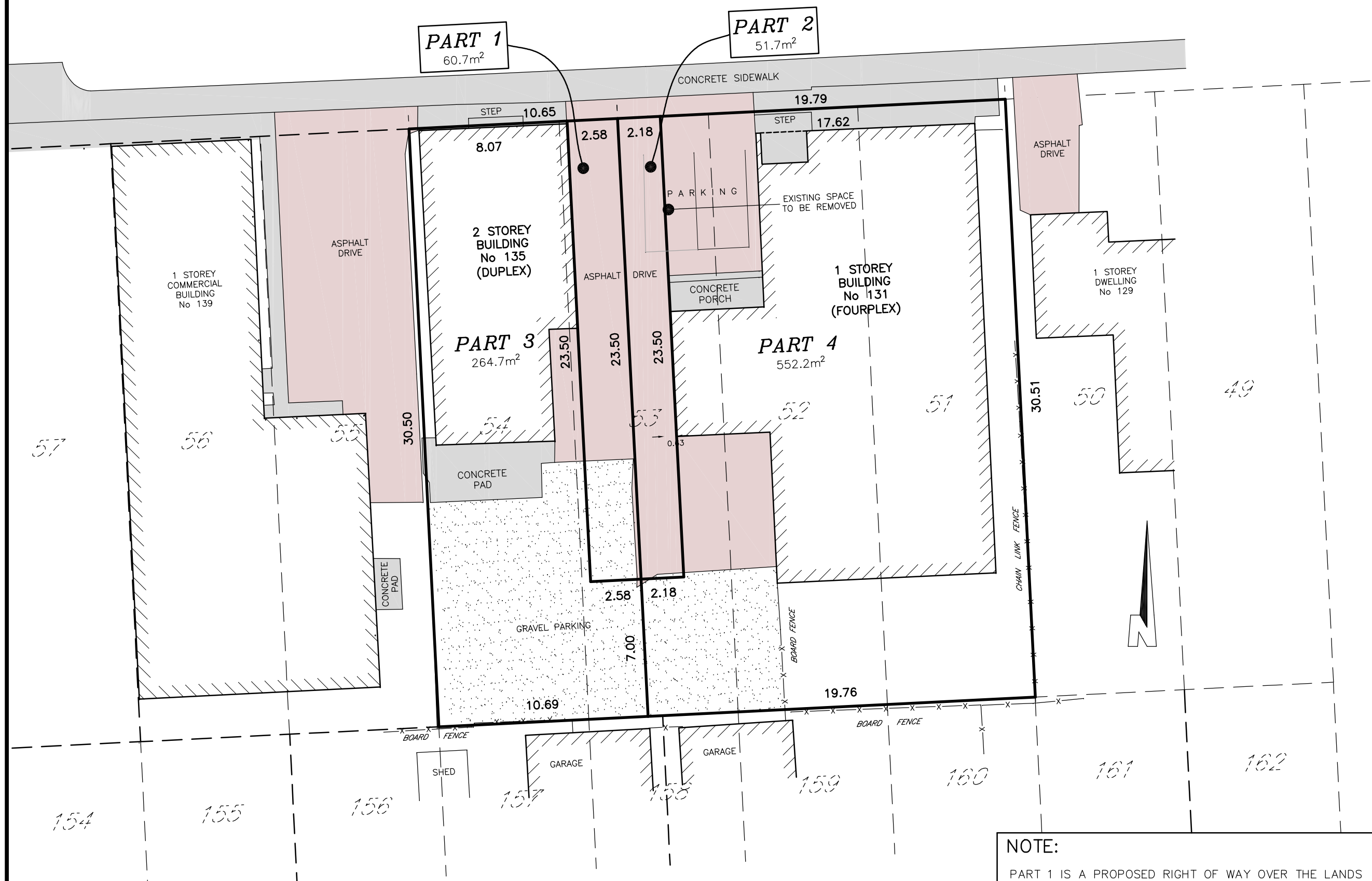
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GILMORE ROAD



SKETCH
 PREPARED FOR EASEMENT APPLICATION
LOTS 51, 52, 53 & 54
PLAN 511
 IN THE
TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 200 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. DO NOT SCALE FROM THIS DRAWING. ALL MEASUREMENTS ARE +/- MEASUREMENTS.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

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OCTOBER 25, 2024
 DATE

Donald G. Chambers
 DONALD G. CHAMBERS, B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES SURVEYING LTD

12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
 WELLAND ONTARIO L3C 3T2 FAX (905) 735-7333
 www.cas-surveying.com

DWG 10020-6_SK FILE 10020-6-23 Page 23 of 23

NOTE:
 PART 1 IS A PROPOSED RIGHT OF WAY OVER THE LANDS OF 135 GILMORE IN FAVOUR OF 131 GILMORE.
 PART 2 IS A PROPOSED RIGHT OF WAY OVER THE LANDS OF 131 GILMORE IN FAVOUR OF 135 GILMORE.