



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

Thursday, February 20, 2025, 5:00 p.m.

Council Chambers

	Pages
1. Call to Order	
2. Roll Call	
Terry Moore, Chair	
David Gianfrancesco, Member	
Michael Reles, Member	
Pamela Bunnin, Member	
Marie Alexander, Member	
3. Declarations of Pecuniary Interest	
4. Adoption of the Agenda	
5. Adoption of Minutes	
6. Request for Withdrawal or Adjournment	
7. Public Hearings	
7.1 Minor Variance File A01/25	3 - 5
Address: 562 Central Avenue, Fort Erie	
Applicant: Bea Gonfa (Niagara Samosa Factory)	
7.2 Minor Variance A25/24	6 - 8
Address: 264 Ridge Road South	
Applicant: Jihad Malak (1844945 Ontario Inc.)	

- | | | |
|-----|------------------------------------------------------------------------------------------------------------------------------------|---------|
| 7.3 | Minor Variance File A51/24
Address: 65 Pleasant Avenue N
Applicant: Eric Millen (Millen Custom Homes - 2259110 Ontario Inc.) | 9 - 11 |
| 7.4 | Minor Variance File A81/24
Address: 2369 Staniland Park Road, Fort Erie
Applicant: Slava Shemet
Owner: Yulia Sokol | 12 - 14 |
| 7.5 | Consent File B57/24, Minor Variance File A02/25
Address: 847 and 827 Ridge Road N
Applicant: Henry and Jane van der Sluis | 15 - 18 |

- 8. **New Business**
- 9. **Next Meeting Date**
- 10. **Adjournment**



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

**Minor Variance File A01/25
562 Central Avenue, Fort Erie**

Legal Description: Part Lot 237 and Part Lot 238 NP348
Roll No.: 2703 010 049 12700 0000
Applicant / Owner: Bea Gonfa

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 and 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, February 20, 2025 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 required distance between buildings on the same lot and side yard setbacks to permit an accessory structure (freezer) in the rear yard.

Details of Minor Variance Applications:

The Applicant is requesting the following variances to Section 18.4 of the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit a reduced Minimum Distance from Any Other Building on the Lot of 2.3 metres whereas 3.0 metres is required.
2. To permit a reduced Minimum Exterior Side Yard setback of 1.25 metres whereas 7.5 metres is required.
3. To permit a reduced Minimum Interior Side Yard setback of 0.07 metres whereas 0.5 metres is required.

Current Zoning:

The subject lands are zoned Central Business District Commercial (C2A-419) Zone in accordance with the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Commercial within the Town of Fort Erie’s Official Plan and further designated Commercial, Policy Area 5 – Bridgeburg Central Business District, in the 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, February 19, 2025** 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.

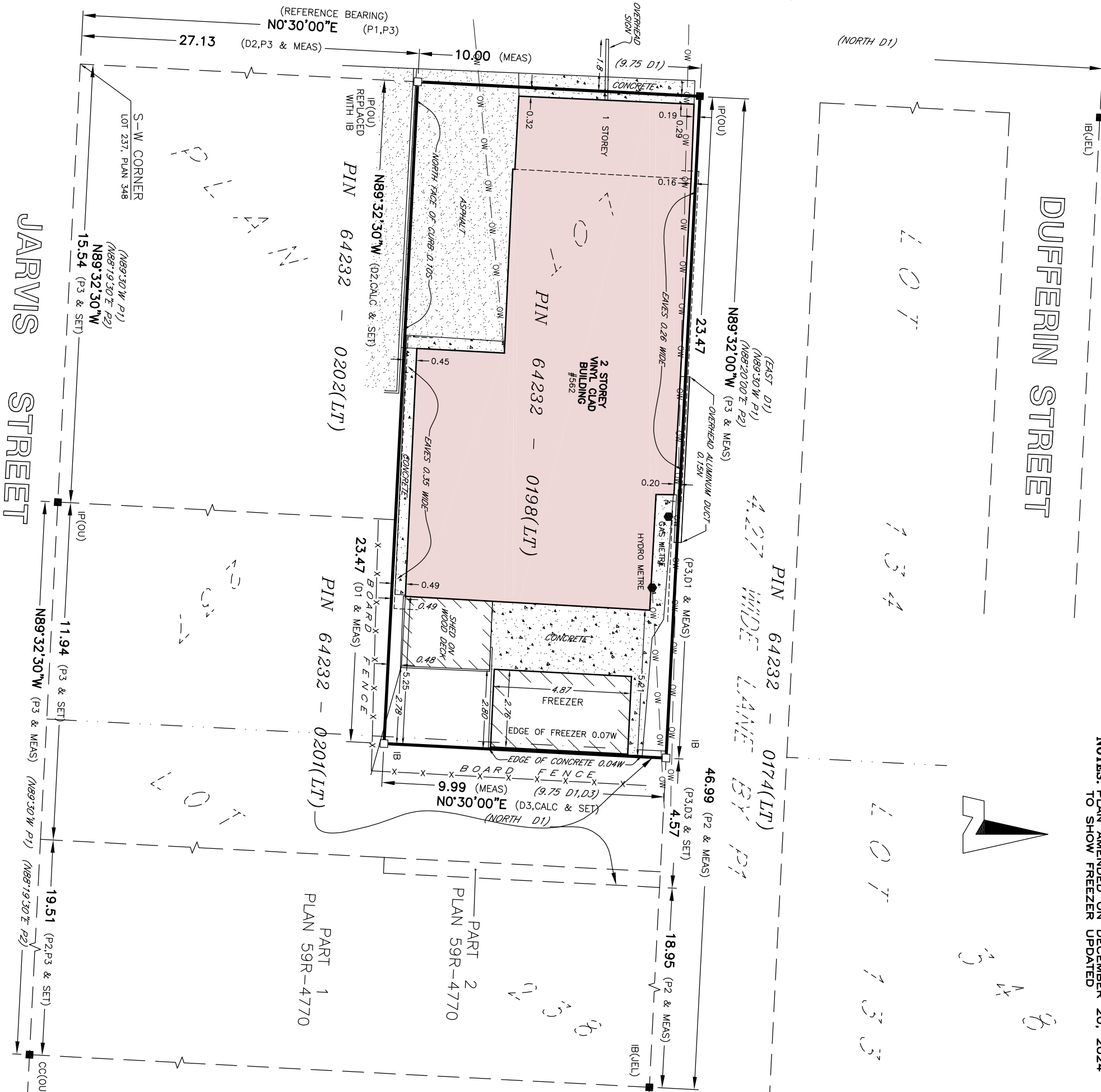
Further information on the Consent and Minor Variance processes is available at:
<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For additional information regarding this application contact:

Robin Shugan, Intermediate Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2527 or rshugan@forterie.ca

Mailed – January 23, 2025

PIN 64232 - 0008(LT)
CENTRAL AVENUE
(FORMERLY GZOWSKI STREET BY PLAN 348)



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF
PART OF LOTS 237 AND 238
PLAN 348

IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 150

DONALD G. CHAMBERS - ONTARIO LAND SURVEYOR

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THE REPRODUCTION OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAMBERS AND ASSOCIATES SURVEYING LTD., IS STRICTLY PROHIBITED.

PART 2 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED OCTOBER 1, 2021

NOTES
ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS SHOWN OTHERWISE. ALL TIES ARE TO SIDING UNLESS OTHERWISE NOTED.
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CENTRAL AVENUE (FORMERLY GZOWSKI STREET) AS SHOWN ON PLAN 348 ON A COURSE OF N0°30'00"E.

LEGEND

—	DENOTES SURVEY MONUMENT FOUND
—	SURVEY MONUMENT SET
—	STANDARD IRON BAR
—	IRON BAR
—	CC
—	CUT CROSS
—	IRON PIPE
—	MEASURED
—	ORIGIN UNKNOWN
—	NORTH/SOUTH/EAST/WEST
—	PROPERTY IDENTIFICATION NUMBER
—	PLAN 348
—	DEPOSITED BY J. E. LANTHIERS, OLS
—	PLAN 59R-4770
—	DATED NOV. 20, 1973; 0-8107
—	INSTRUMENT NO. R0490372
—	PIN 64232-0198(LT)
—	INSTRUMENT NO. R07224520
—	PIN 64232-0202(LT)
—	INSTRUMENT NO. R07633302
—	PIN 64232-0201(LT)
—	J. E. LANTHIER, O.L.S.
—	OVERHEAD UTILITY LINE

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-15812

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with 29(3), Regulation 1026, Section 29(3).

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

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

THIS REPORT WAS PREPARED FOR BEA GONZA FOR USE IN A CURRENT TRANSACTION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM;
2) THE SURVEY WAS COMPLETED ON THE 23rd DAY OF SEPTEMBER, 2021.

DATE OCT. 1, 2021
DONALD G. CHAMBERS, B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES
SURVEYING LTD

12 THOROLD ROAD EAST
WELLAND ONTARIO
L3C 3T2

(905) 735-7841 / 735-7844
FAX (905) 735-7333
www.casl-surveying.com



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

Minor Variance File A25/24
264 Ridge Road South, Fort Erie
Legal Description: PT LT 23 CONC BF LE
Roll No.: 2703 020 012 17900 0000
Applicant / Owner: Jihad Malak

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

Date: The Public Hearing has been scheduled for **Thursday, February 20, 2025 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 minimum setback and landscaped open space requirements to accommodate a pool shed and concrete patios.

Details of Application:

The Applicant is requesting the following variances to Sections 6.21, 6.35 and 6.40 of the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended:

1. To permit a reduced Minimum Landscaped Open Space Area of 20% whereas 40% is required.
2. To permit a reduced Accessory Structure (Shed) Setback of 0.49 metres whereas 1.0 metre is required.
3. To permit a reduced Minimum Setback of the hard surface associated with the swimming pool at the southerly interior side yard measuring 60.21 metres in length, per the survey sketch dated April 4, 2024, of 0.21 metres whereas 0.5 metres is required.
4. To permit a reduced Minimum Setback of the hard surface associated with the swimming pool at the northerly interior side yard measuring 23.93 metres in length, per the survey sketch dated April 4, 2024, of 0.08 metres whereas 0.5 metres is required.
5. To permit a reduced Minimum Setback of the hard surface at the easterly rear yard measuring 13.70 metres in length, per the survey sketch dated April 4, 2024, of 0.0 metres whereas 3.0 metres is required.

Current Zoning:

The subject lands are zoned Residential 1 (R1) Zone in accordance with the Town of Fort Erie's Comprehensive Zoning By-law No. 129-90, as amended.

Current Official Plan Designation:

The subject lands are designated Urban Residential in the Town of Fort Erie's Official Plan and further designated Low Density in the Crystal Beach Secondary Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the application as you are either a property owner located within the 60 m radius of the subject land, 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 application. Please be advised that all written and oral comments received will become part of the application's 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, February 19, 2025**, 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 application, 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.

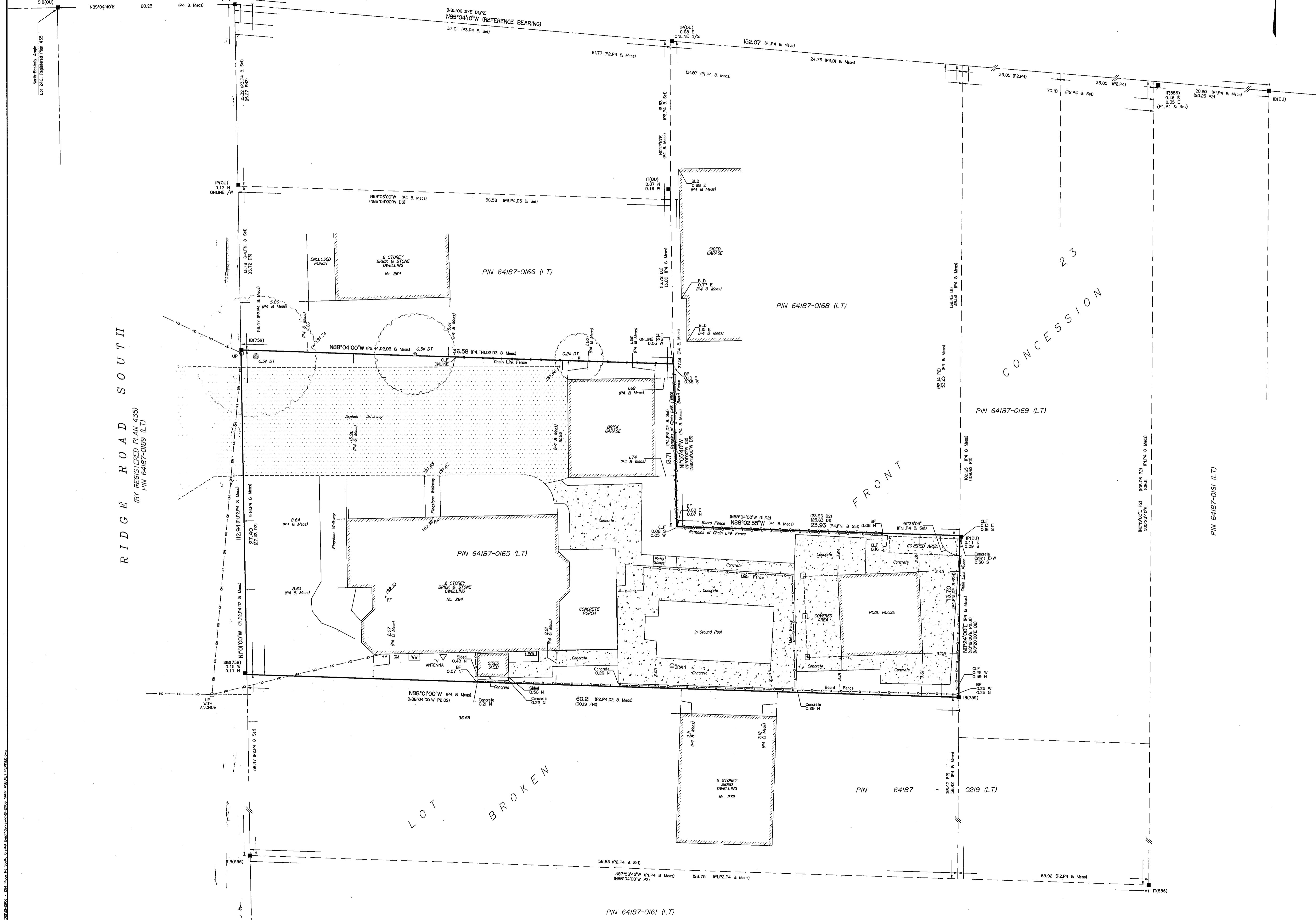
Further information on the Minor Variance process is available at <https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:

**Daryl Vander Veen, Intermediate Development Planner,
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
905-871-1600 ext. 2509 or dvanderveen@forterie.ca**

Mailed – January 23, 2025

BRUNSWICK AVENUE



SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF SURVEY OF
PART OF LOT 23
BROKEN FRONT CONCESSION
 -LAKE ERIE
 GEOGRAPHIC TOWNSHIP OF BERTIE
 IN THE
TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE & NOTES
 Scale 1:150
BARICH GRENKIE SURVEYING LTD.
 A DIVISION OF GEOMAPLE
 © COPYRIGHT 2024

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

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF BRUNSWICK AVENUE AS SHOWN ON P1 HAVING A BEARING OF N85°04'10\"/>

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
IT	DENOTES IRON TUBE
IP	DENOTES IRON PIPE
RIB	DENOTES ROUND IRON BAR
OU	DENOTES ORIGIN UNKNOWN
S56	DENOTES M. T. GRAY, O.L.S.
J59	DENOTES C. J. CLARKE, O.L.S.
P1	DENOTES PLAN BY RASCH & HYDE LTD. DATED AUGUST 6, 2010
P2	DENOTES PLAN BY M. T. GRAY, O.L.S. DATED JUNE 12, 1940
P3	DENOTES PLAN BY C. R. HAGEY ENGINEERING AND ASSOCIATES LTD. DATED FEBRUARY 25, 1954
P4	DENOTES PLAN BY BARICH GRENKIE SURVEYING LTD. DATED JANUARY 31, 2002
FN1	DENOTES FIELD NOTES BY LANTHIER & GILMORE SURVEYING LTD. DATED MAY 29, 2006
O1	DENOTES INSTRUMENT NO. R0761788
O2	DENOTES INSTRUMENT NO. R0578734
O3	DENOTES INSTRUMENT NO. R0103462
MH	DENOTES MANHOLE
CB	DENOTES CATCHBASIN
UP	DENOTES UTILITY POLE
OH	DENOTES OVERHEAD UTILITY CABLES
OT	DENOTES DECIDUOUS TREE
CT	DENOTES CONIFEROUS TREE
BF	DENOTES BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
FF	DENOTES FINISHED FLOOR ELEVATION
GF	DENOTES GARAGE FLOOR ELEVATION
WRW	DENOTES WOOD RETAINING WALL
CRW	DENOTES CONCRETE RETAINING WALL
GM	DENOTES GAS METER
HM	DENOTES HYDRO METER
WW	DENOTES WINDOW WELL



THIS PLAN WAS PREPARED FOR FEATECH INC. AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
 PART 2
DESCRIPTION SUMMARY - LANDS DESCRIBED IN PIN 64187-0165 (LT), PART OF LOT 23, BROKEN FRONT CONCESSION

REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND RETAINING WALLS AS SHOWN ON THE FACE OF THE PLAN.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS - THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BYLAWS

ADD CONCRETE WALKWAY SOUTH OF EXISTING DWELLING

MARCH 14, 2024
 ERIC G. SALZER
 O.L.S., O.L.I.P.

ANTENNA WAS SHOWN IN THE WRONG LOCATION

MARCH 11, 2024
 ERIC G. SALZER
 O.L.S., O.L.I.P.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON FEBRUARY 20, 2024.

MARCH 5, 2024
 ERIC G. SALZER
 O.L.S., O.L.I.P.

Barich Grenkie Surveying Ltd.
 301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON
 L6G 1E6 (905) 662-6787
 A DIVISION OF GEOMAPLE

DWN BY: EWA
 CHK BY: EGS
 JOB No. 21-2906



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

Minor Variance File A51/24 Unassigned Parcel 0-7646, Fort Erie

Legal Description: LT 173 and Part Lot 174 Plan 436 designated as Part 4 on 59R16750; Town of Fort Erie
Roll No.: 2703 020 012 25600 0000
Applicant / Owner: 2259110 Ontario Inc. (Millen Custom Homes)

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

Date: The Public Hearing has been scheduled for Thursday, February 20, 2025 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 lot coverage and reduce the minimum rear yard setback to permit construction of a single detached dwelling.

Details of Application:

The Applicant is requesting the following variances to Section 10.3 of the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-90, as amended:

1. To permit a Maximum Lot Coverage of 43% whereas 25% is required.
2. To permit a Minimum Rear Yard setback of 9.91 metres whereas 10 metres is required.

Zoning:

The subject lands are zoned Residential 1 (R1) Zone in accordance with the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-90, as amended.

Official Plan Designation:

The subject lands are designated Low Density Residential in the Town of Fort Erie’s Official Plan and further designated Residential – Low Density in the Ridgeway-Thunder Bay Secondary Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the application as you are either a property owner located within the 60 m radius of the subject land 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 application. Please be advised that all written and oral comments received will become part of the application's 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, February 19, 2025** 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 application, 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 Minor Variance process is available at <https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:

Robin Shugan, Intermediate Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
905-871-1600 ext. 2527 or rshugan@forterie.ca

Mailed – January 23, 2025

PLAN OF SURVEY OF
 LOTS 173, 174 175 & 176
 REGISTERED PLAN No. 436
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA

5m 0 5 10 15m
 SCALE 1 : 300

KIRKUP MASCOE URE SURVEYING LTD.
 ONTARIO LAND SURVEYORS



PLAN No. 436

PLEASANT AVENUE NORTH
 BY BY-LAW No. 2250-88, REGISTERED AS INSTRUMENT No. B078466
 PIN 64189 - 0049 (LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JULY 20, 2020
 DATE

William A. Mascoe
 WILLIAM A. MASCOE
 ONTARIO LAND SURVEYOR

PLAN 59R-16750

RECEIVED AND DEPOSITED

July 27, 2020
 DATE

R. Lane
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)

SCHEDULE

PART	PART/ALL OF	PLAN	P.I.N.	AREA
1	LOT 176 AND PART OF LOT 175	REGISTERED PLAN 436	ALL OF 64189-0199(LT)	559 m ²
2	PART OF LOT 175			279 m ²
3	PART OF LOT 174		ALL OF 64189-0199(LT)	280 m ²
4	LOT 173 AND PART OF LOT 174			560 m ²

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP_s) : UTM ZONE 17, NAD83 (CSRS) (2010).

COORDINATE VALUES ARE TO URBAN ACCURACY PER SEC. 14 (2) OF ONTARIO REGULATION 216/10.

ORP	NORTHING	EASTING
Ⓐ	4749107.93	660045.36
Ⓑ	4748895.44	660055.15

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND & NOTES

- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- ⊙ DENOTES ROUND
- IT DENOTES IRON TUBE
- ⊕ DENOTES SURVEY MONUMENT FOUND
- ⊙ DENOTES SURVEY MONUMENT SET
- OU DENOTES ORIGIN UNKNOWN
- 1339 DENOTES W. A. MASCOE, O.L.S.
- 539 DENOTES D. G. URE, O.L.S.
- WIT DENOTES WITNESS
- JEL DENOTES J. EDWARD LANTHIER O.L.S.

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.999992.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 11TH DAY OF JUNE, 2020.

JULY 20, 2020
 DATE

William A. Mascoe
 WILLIAM A. MASCOE
 ONTARIO LAND SURVEYOR

KIRKUP MASCOE URE

SURVEYING LTD.

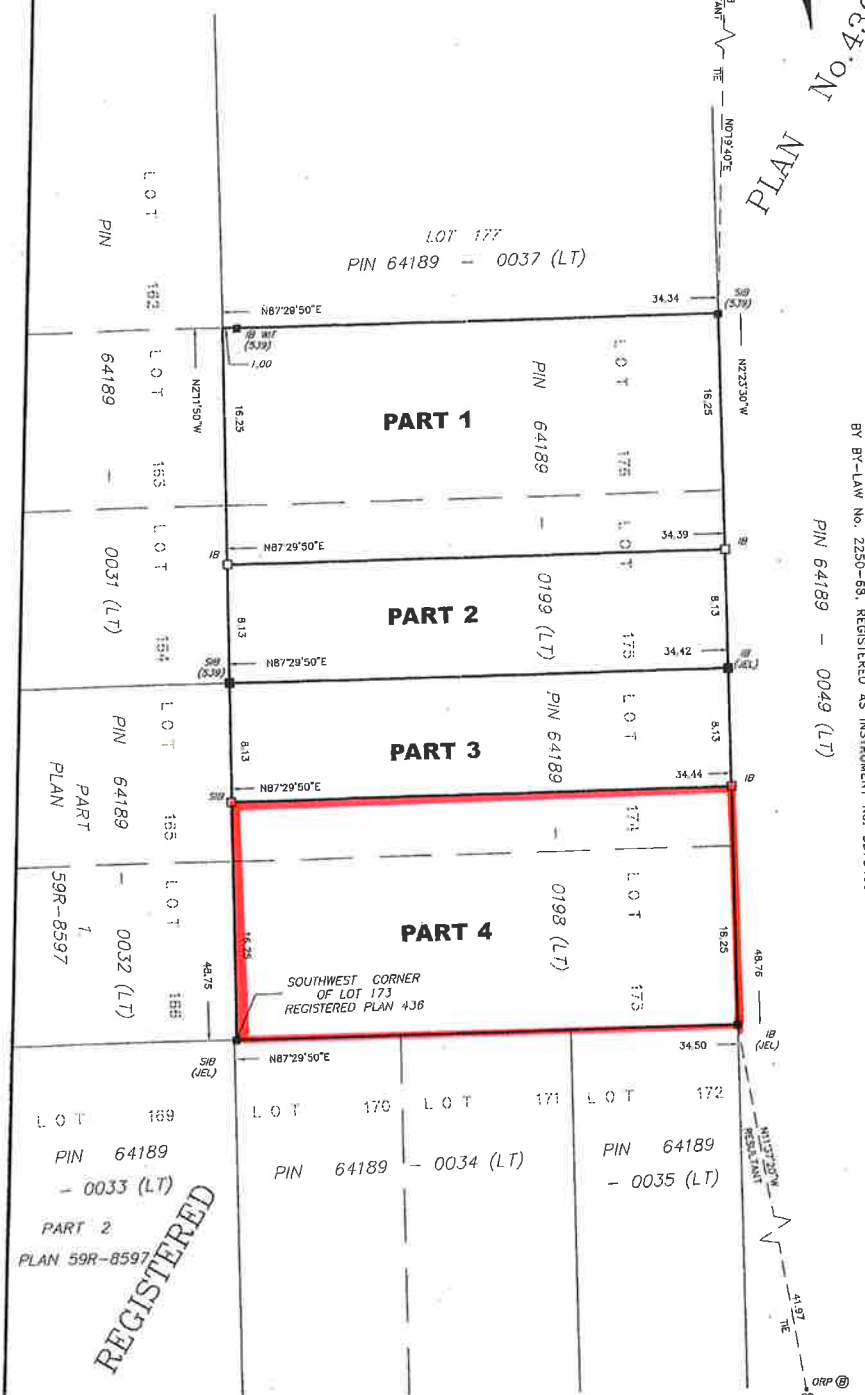
49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6
 TELEPHONE (905) 641-1007, FAX (905) 641-4424
 E-MAIL bill@niagasurveyors.com

JOB No. : 2018-0059

DWG FILE : 18-0059CSRS-RPLAN

METRIC NOTE

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





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

Minor Variance File A81/24

2369 Staniland Park Road, Fort Erie

Legal Description: Lot 6 and Part lot 5 Plan 139 NP479

Roll No.: 2703 020 010 01700 0000

Applicant: Slava Shemet

Owner: Yulia Sokol

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 and 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, February 20, 2025 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 allow the expansion of the Legal Non-conforming use and to reduce the minimum setback of 30m from the dwelling to the 1-100-year flood elevation to facilitate construction of a one-story addition to an existing residential dwelling.

Details of the Minor Variance Application:

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

1. To allow the expansion of Legal Non-conforming use (Section 45(2) of the Planning Act).
2. To allow a reduced minimum setback of 15.8 m from the dwelling to the 1-100-year flood elevation determined by the Niagara Peninsula Conservation Authority (NPCA) whereas 30 metres is required.

Current Zoning:

The subject lands are zoned Waterfront Rural Residential (WRR) Zone and Hazard (H) Zone in accordance with the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Rural Residential and Environmental Protection within the Town of Fort Erie's 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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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:

Daryl Vander Veen, Intermediate Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2509 or dvanderveen@forterie.ca

Mailed – January 23, 2025



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

Consent File B57/24 and Minor Variance File A02/25 847 & 827 Ridge Road North, Fort Erie

Legal Description: Part Lot 22 Concession 3 LE

Roll No.: 2703 020 024 29500 0000 (**847 Ridge Rd N**)

Applicant: Henry Van Der Sluis

Owner: Henry Van Der Suis and Jane Grace, Van Der Sluis

Legal Description: Part Lot 22 and Part Lot 23 Concession 3 LE and
Part of the Road Allowance

Roll No.: 2703 020 024 29400 0000 (**827 Ridge Rd N**)

Applicant: Henry Van Der Sluis

Owner: Peter Van Der Suis

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, 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, February 20, 2025 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 facilitate a Boundary Adjustment between two residential properties to correct the irregular configuration of the shared lot line. Part 3 is proposed to be severed from Part 1 and added to Part 4 and Part 2 is proposed to be severed from Part 4 and added to Part 1 as shown on the Consent Sketch. Further to this, unopened Road Allowances have been conveyed from the Town to the Owners of 847 and 827 Ridge Road North which now form part of the subject lands as per Plan 59R-17897. The proposed lot dimensions are as follows:

	Frontage	Area
Retained Lands (Part 1)	37.52 metres	2689.2 square metres
Severed Lands (Part 2)	N/A	352.0 square metres
Parts 1 & 2 Combined	No change	3041.2 square metres
Road Allowance	No change	892.89 square metres
Total		3934.09 square metres
Severed Lands (Part 3)	N/A	99.1 square metres
Retained Lands (Part 4)	52.43 metres	3683.5 square metres
Parts 3 & 4 Combined	No change	3782.6 square metres
Road Allowance	No change	966.5 square metres
Total		4749.1 square metres

Minor Variance File A02/25

Purpose and Effect:

The purpose and effect of this application is to recognize a reduced Minimum Lot Area to facilitate a Boundary Adjustment between two residential properties to correct the irregular configuration of the shared lot line.

Details of Minor Variance Applications:

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

1. To permit a reduced Minimum Lot Area of 3,934.09 square metres whereas 6 hectares is required.
2. To permit a reduced Minimum Lot Area of 4749.1 square metres whereas 6 hectares is required.

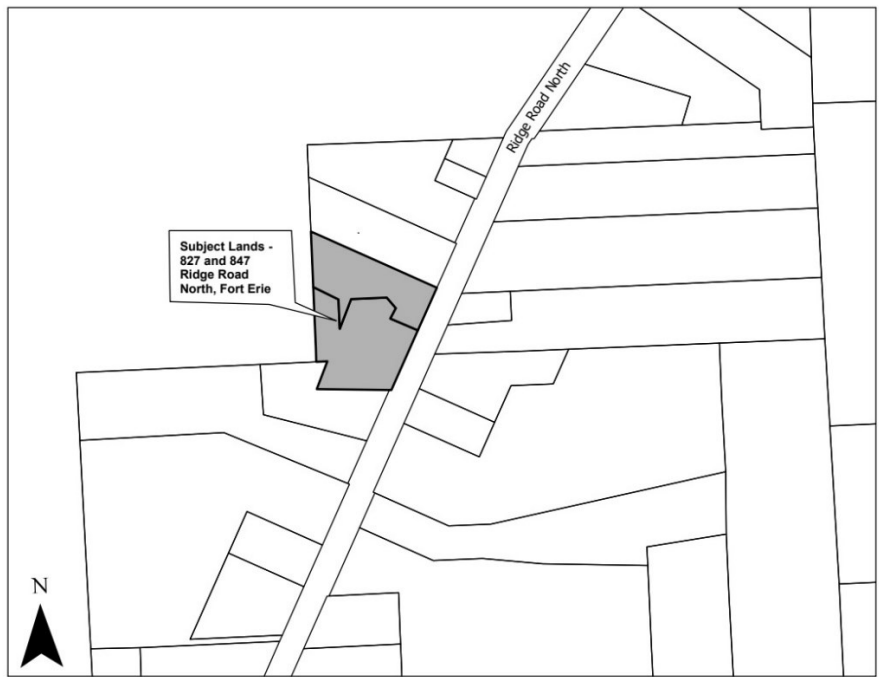
Current Zoning:

The subject lands are zoned Environmental Conservation (EC) Overlay Zone, Rural Residential (RR) Zone and Rural (RU) Zone in accordance with the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Rural and Rural Residential in the Town of Fort Erie's 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 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.

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, February 19, 2025** 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>

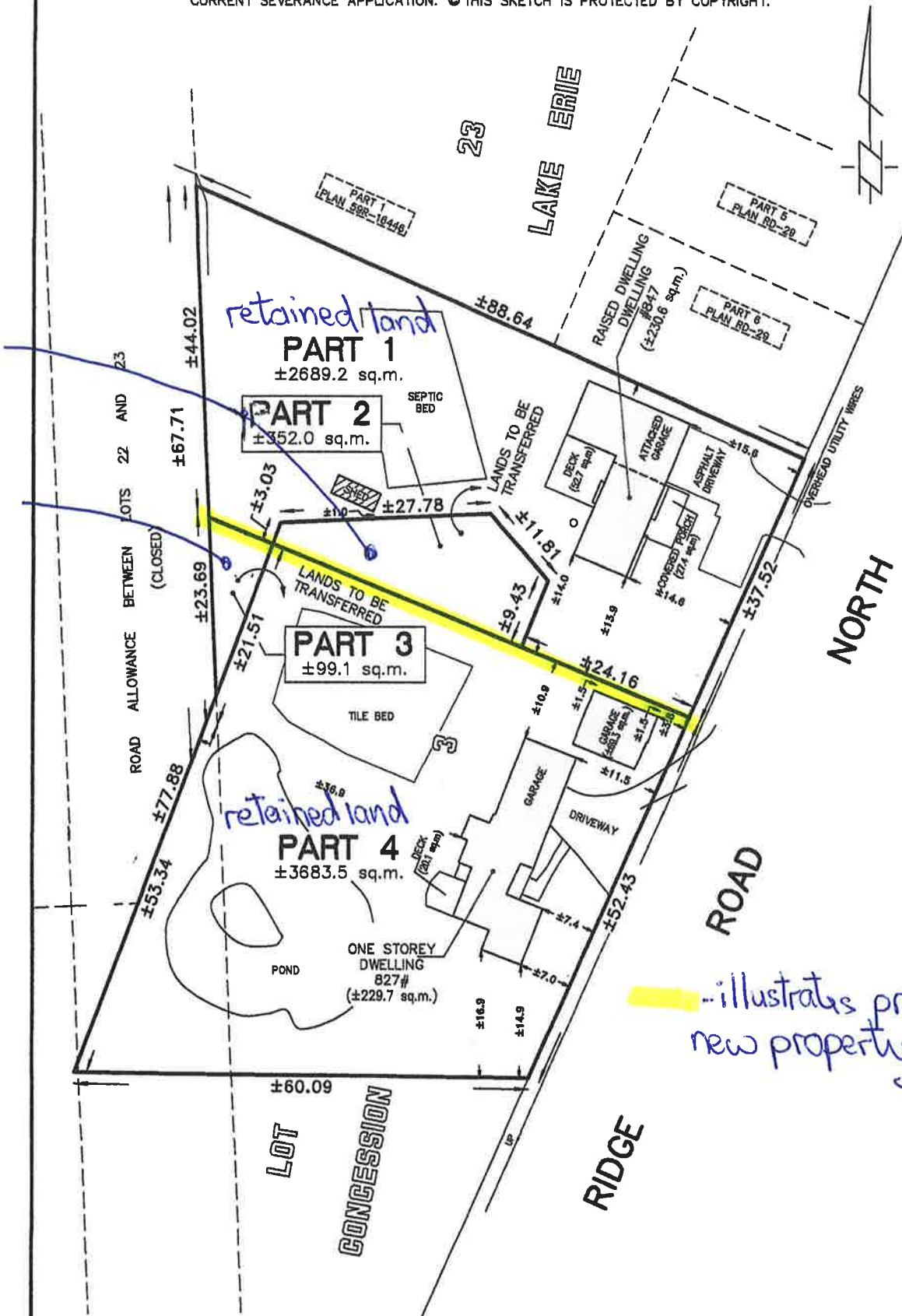
For Additional Information Regarding This Application Contact:

**Robin Shugan, Intermediate Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2527 or rshugan@forterie.ca**

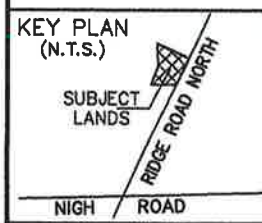
Mailed – January 23, 2025

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.

severed land
 severed land



illustrates proposed new property line



VOID
 IF USED FOR ANY OTHER PURPOSE THAN THIS CURRENT SEVERANCE APPLICATION

PRELIMINARY ONLY
 DATE: JUNE 6, 2022
 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 23
 CONCESSION 3 LAKE ERIE
 PART OF THE ROAD ALLOWANCE
 BETWEEN LOTS 22 & 23
 GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN THE
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 DRAWN BY: CM
 CHECKED BY: MG
 SCALE: 1:800
 SURVEY: 21-413

