



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

Thursday, May 29, 2025, 5:00 p.m.

Council Chambers

	Pages
1. Call to Order	
2. Roll Call	
Terry Moore, Chair	
Marie Alexander, Member	
Michael Reles, 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 A06/25	3 - 5
Address: 1629 Nigh Road, Fort Erie	
Owner/Applicant: John and Patricia Spencer	
7.2 Minor Variance A19/25	6 - 9
Address: 909 Niagara Boulevard, Fort Erie	
Owner/Applicant: Berwick and Stacy Patterson	
7.3 Minor Variance A20/25	10 - 13
Address: 363 Mather Boulevard, Fort Erie	
Owner: Jamie Grelowski	
Applicant: Jason Pizzicarola	

- | | | |
|-----|---|---------|
| 7.4 | Minor Variance A21/25 | 14 - 16 |
| | Address: 504 Daytona Drive, Fort Erie | |
| | Owner/Applicant: Jamye and Christopher Harasty | |
| 7.5 | Minor Variance A26/25 | 17 - 19 |
| | Address: 4060 Erie Road | |
| | Owner/Applicant: 1956758 Ontario Inc c/o David Bergeron | |
| 7.6 | Minor Variance A27/25 | 20 - 22 |
| | Address: 3882 Terrace Lane, Fort Erie | |
| | Owner/Applicant: Johan Smits | |
| 7.7 | Consent File B03/25 | 23 - 25 |
| | Address: 3045 Riselay Avenue, Fort Erie | |
| | Owner/Applicant: 2655321 Ontario Limited c/o Mark Spadafora | |
| 7.8 | Consent File B04/25 | 26 - 28 |
| | Address: 2861 Westbrook Avenue, Fort Erie | |
| | Owner: Lisa and James Black | |
| | Applicant: Andrew Allen Hellwig | |
| 7.9 | Consent File B14/24 | 29 - 31 |
| | Address: 2778 Dominion Road, Fort Erie | |
| | Owner: Marcia Sexsmith | |
| | Applicant: Debbie Sexsmith | |
| 8. | New Business | |
| 9. | Next Meeting Date | |
| 10. | Adjournment | |



Town of Fort Erie Committee of Adjustment Notice of Public Hearing And Application for Minor Variance

Minor Variance File A06/25 1629 Nigh Road, Fort Erie

Legal Description: CON 2 PT LOT 8 LE CON 3 PT LOT 8 LE PT RD ALLOW
BTWN CON 2 & 3 RP59R 8610 PART 4 REG
Roll No.: 2703 020 010 64702 0000
Applicant / Owner: John and Patricia Spencer

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 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 lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, May 29, 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 the application is to allow an Accessory Structure in the front yard and to increase the Maximum Height (Accessory Structure) to facilitate development of a new Accessory Structure (garage).

Details of Minor Variance Application:

The Applicant is requesting the following variances to section 6.1 in the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended:

File No. A06/25:

1. To permit an Accessory Structure (garage) to be located in the Front Yard whereas Accessory Structures are not permitted in the Front Yard.
2. To increase the Maximum Height to 5.9 metres whereas 4.5 metres is required.

Current Zoning:

The subject lands are zoned Rural Residential (RR-108) Zone and Environmental Conservation (EC) Overlay 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 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, May 28, 2025** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Carleigh Ricci (cricci@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 – May 2, 2025

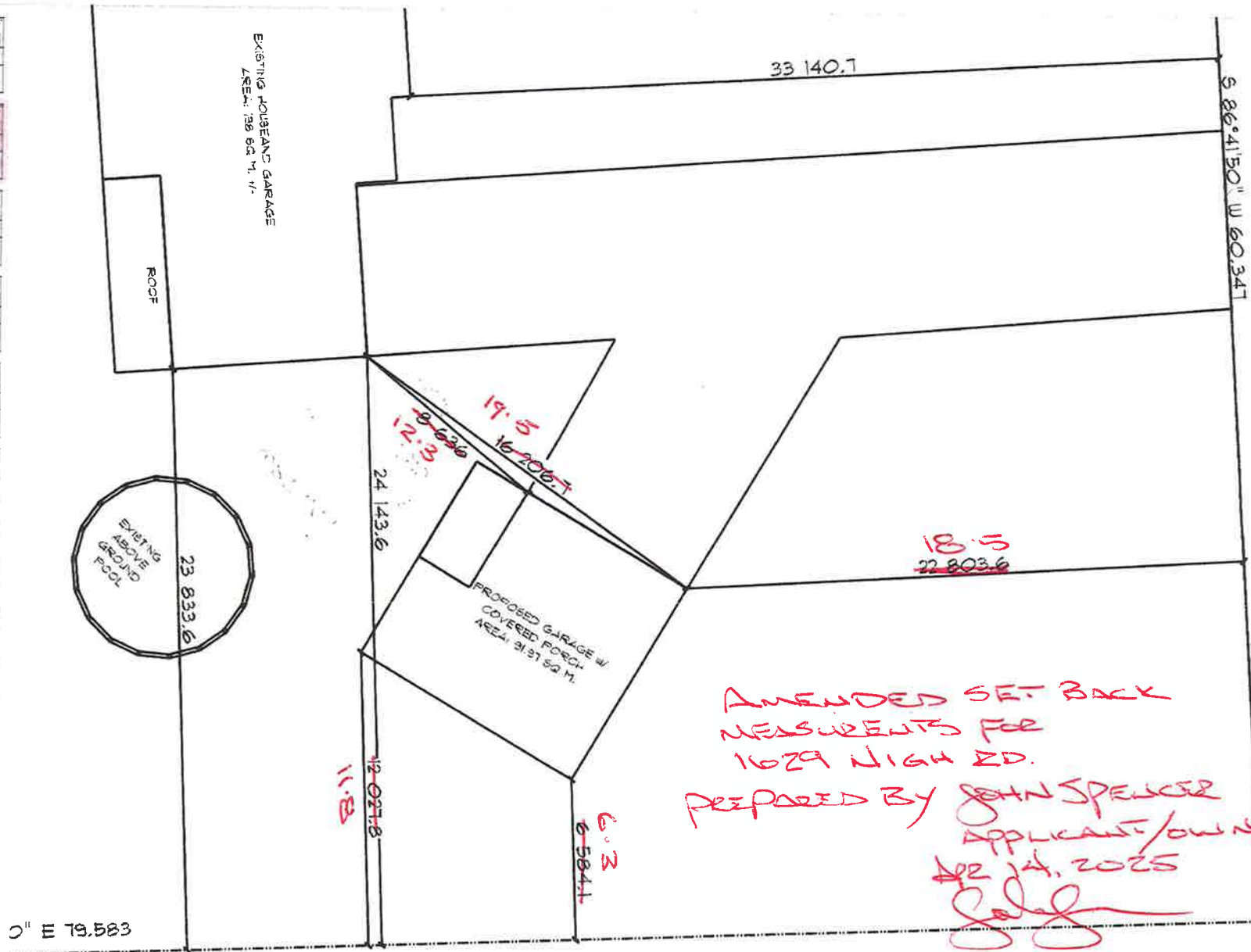
PERMIT SET- 1629 NIGH ROAD

Open in PRINT



Done

GH ROAD





Town of Fort Erie Committee of Adjustment
Notice of Public Hearing And
Application for Minor Variance

Minor Variance File A19/25
909 Niagara River Parkway, Fort Erie
Legal Description: CON 1 NR PT LOT 9 IRREG
Roll No.: 2703 020 026 0160 00000
Applicant / Owner: Berwick and Stacy Patterson

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 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 lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, May 29, 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 setback requirements and to increase lot coverage to facilitate development of an addition to a dwelling and covered porch.

Details of Minor Variance Application:

The Applicant is requesting the following variances to section 16A.3 in the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended:

- 1. To permit increased Maximum Lot Coverage of 12% whereas 10% is required.
- 2. To permit a reduced northerly Minimum Interior Side Yard setback of 4 meters (dwelling) whereas 6 meters is required.
- 3. To permit a reduced northerly Minimum Interior Side Yard setback of 4 meters (covered porch) whereas 6 meters is required.

Current Zoning:

The subject land is zoned Waterfront Rural Residential (WRR) 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 land is designated Low Density Residential in the Town of Fort Erie’s Official Plan and 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 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, May 28, 2025** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Carleigh Ricci (cricci@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**.

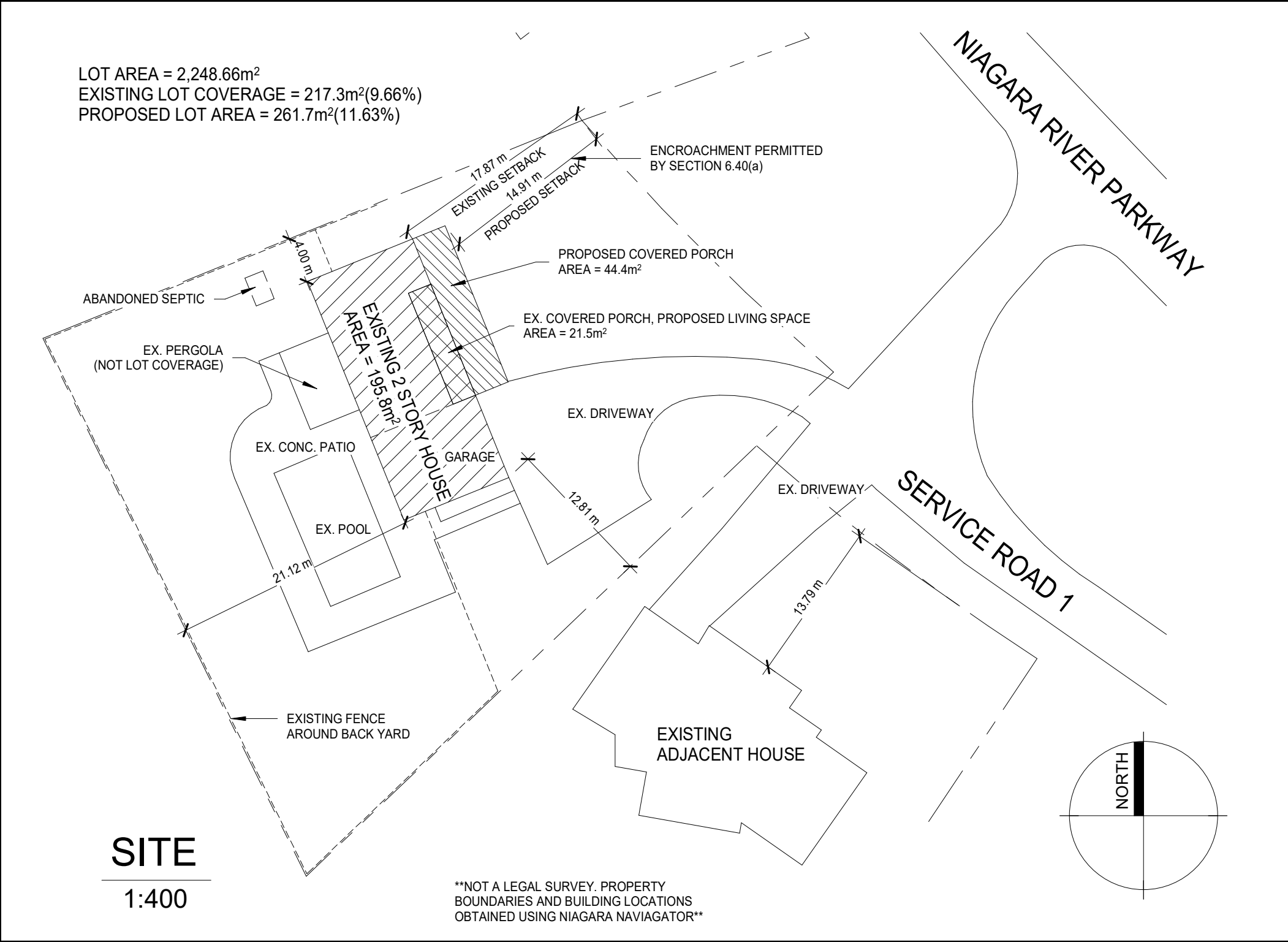
Applicants or their Agents are required to attend the Hearing. If the Applicant or Agent does not attend this Hearing, the Committee may proceed in their absence without further notice.

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 – May 2, 2025



CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE

Joshua Van Muyen

Building Design Services

26 Lakebreeze Cescent
St. Catharines ON, L2M 7C5
email: jvmuyen@gmail.com
phone:905-324-1988

Addition and Renovation
The Pattersons

909 Niagara River Parkway
Fort Erie, ON

Cover Sheet

Scale:	1:400
Drawn By:	J. Van Muyen
Approved:	J. Van Muyen
Date:	March 19, 2025
Project #:	25-21
Paper Size	8.5×14

Drawing #:
A0-1
Page 8 of 31

SECTION 16 - ZONE WATERFRONT RURAL RESIDENTIAL - Town of Fort Erie Comprehensive Zoning By-Law No. 129-90

	BYLAW	EXISTING	PROPOSED	MINOR VARIANCE
MIN. LOT FRONTAGE	50m	30.77m	N/A	EXISTING NONCONFORMING
MIN. LOT AREA	4000m ²	2248.66m ²	N/A	EXISTING NONCONFORMING
MAX. LOT COVERAGE	10%	9.66%	12%	YES
MIN. FRONT YARD	15m	17.87m	N/A	NO
MIN. INTERIOR SIDE YARD	6m	4m	N/A	EXISTING NONCONFORMING
MIN. EXTERIOR SIDE YARD	7.5m	12.81	N/A	NO
MIN. REAR YARD	15m	21.12m	N/A	NO
MAX. HEIGHT	i) 2.5 STOREYS ii) 9m	2 STORYS 7.24m	N/A	NO

CONTRACTOR SHALL VERIFY ALL
DIMENSIONS ON THE JOB SITE

Building Design Services

26 Lakebreeze Cescent
St. Catharines ON, L2M 7C5
email: jvmuyen@gmail.com
phone: 905-324-1988

The Pattersons

909 Niagara River Parkway
Fort Erie, ON

Site Statistics

Scale:	12" = 1'-0"
Drawn By:	J. Van Muyen
Approved:	J. Van Muyen
Date:	March 19, 2025
Project #:	25-21
Paper Size	8.5×14

Drawing #:

A0-2
Page 9 of 31

2025-03-19 2:50:35 PM



Town of Fort Erie Committee of Adjustment
Notice of Public Hearing And
Application for Minor Variance

Minor Variance File A20/25
363 Mather Boulevard, Fort Erie

Legal Description: PLAN 32 PT LOT 29 PT LOT 30 NP524 CORNER
Roll No.: 2703 010 036 1150 00000
Applicant / Owner: Jamie Grelowski
Agent: Jason Pizzicarola

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 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 lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, May 29, 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 setback requirements and to increase density to facilitate development of 5 Street Townhouse Dwellings.

Details of Minor Variance Application:
The Applicant is requesting the following variances to section 26A.3(CMU1-447) in the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended:

- 1. To permit a reduced minimum setback from Garrison Road of 32 meters whereas 65 meters is required.
- 2. To permit increased density of 43 units per hectare whereas 35 units per hectare is required.
- 3. To permit a reduced Minimum Exterior Side Yard of 2 meters whereas 3 meters is required.

Current Zoning:
The subject lands are zoned Core Mixed Use 1 (CMU1-447) 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 Core Mixed Use in the Town of Fort Erie’s Official Plan and the Gateway 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.

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, May 28, 2025** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Carleigh Ricci (cricci@forterie.ca) who will provide them to the Committee of Adjustment.

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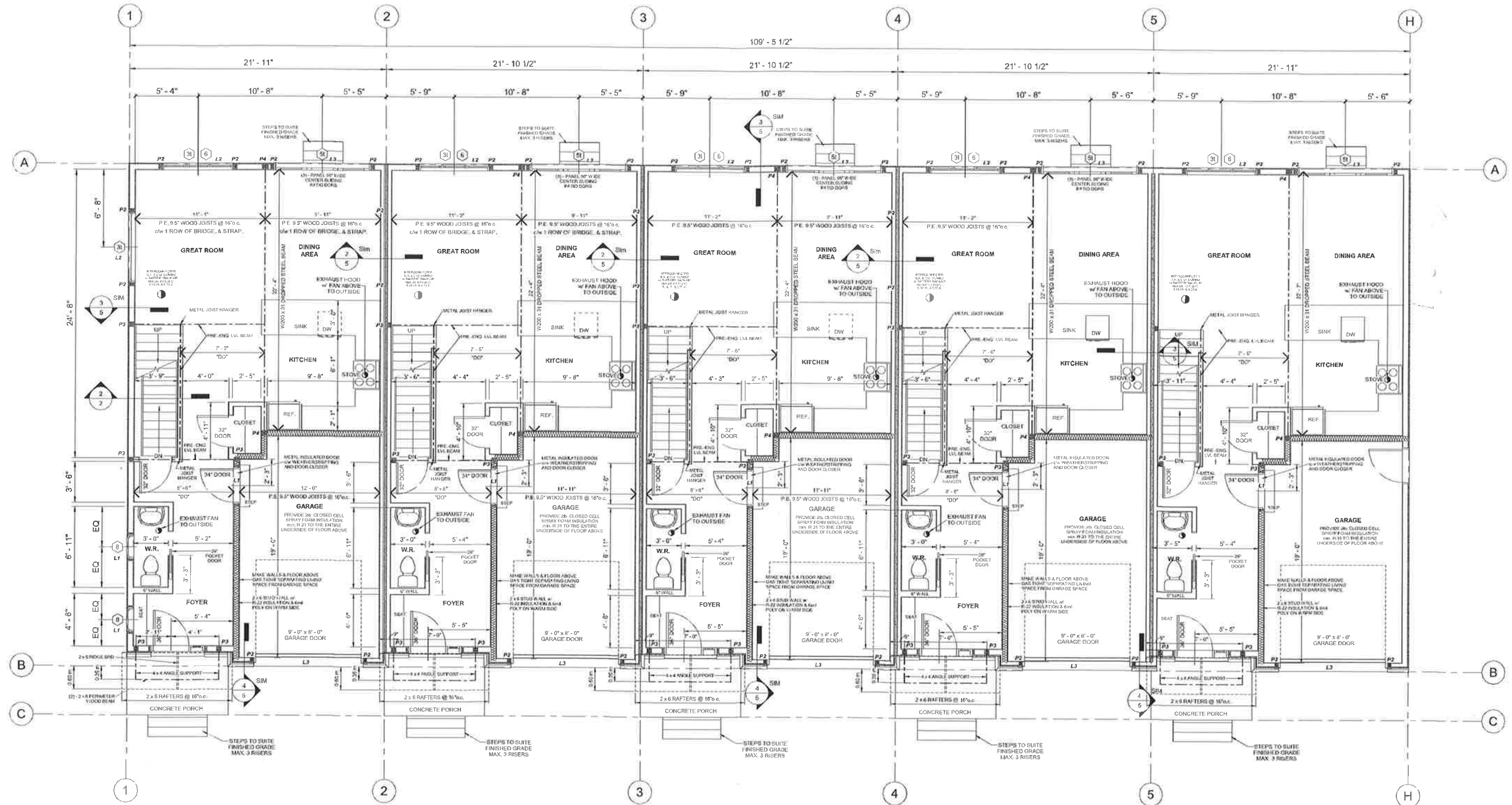
Applicants or their Agents are required to attend the Hearing. If the Applicant or Agent does not attend this Hearing, the Committee may proceed in their absence without further notice.

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:

Daryl Vanderveen, 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 – May 2, 2025



JASON PIZZICARELLA DESIGN - ARCHITECTS INC
209 RIDGE ROAD N
RIDGEWAY, ONTARIO, L0S 1N0
T: 905-894-8300
F: 905-894-8400
e-mail: jpizzicarella@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053

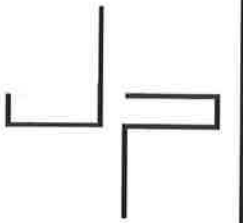
24014-363 Mather
Townhomes
Jamie Grelowski

363 Mather Blvd, Fort Erie, ON
L2A 4B6

FOR REVIEW

SHEET TITLE:
MAIN FLOOR PLAN

DRAWN BY: J.T.F. APPROVED: J.P.D.
SCALE: 1/4" = 1'-0" JOB #: 24014
SHEET NO:





Town of Fort Erie Committee of Adjustment
Notice of Public Hearing And
Application for Minor Variance

Minor Variance File A21/25
504 Daytona Drive, Fort Erie

Legal Description: PLAN 100 LOT 1040 TO LOT 1042 NP440 CORNER
Roll No.: 2703 020 009 3570 00000
Applicant / Owner: Jamye and Christopher Harasty

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Date: The Public Hearing has been scheduled for **Thursday, May 29, 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 distance between a driveway and an intersection to facilitate development of a new expanded driveway.

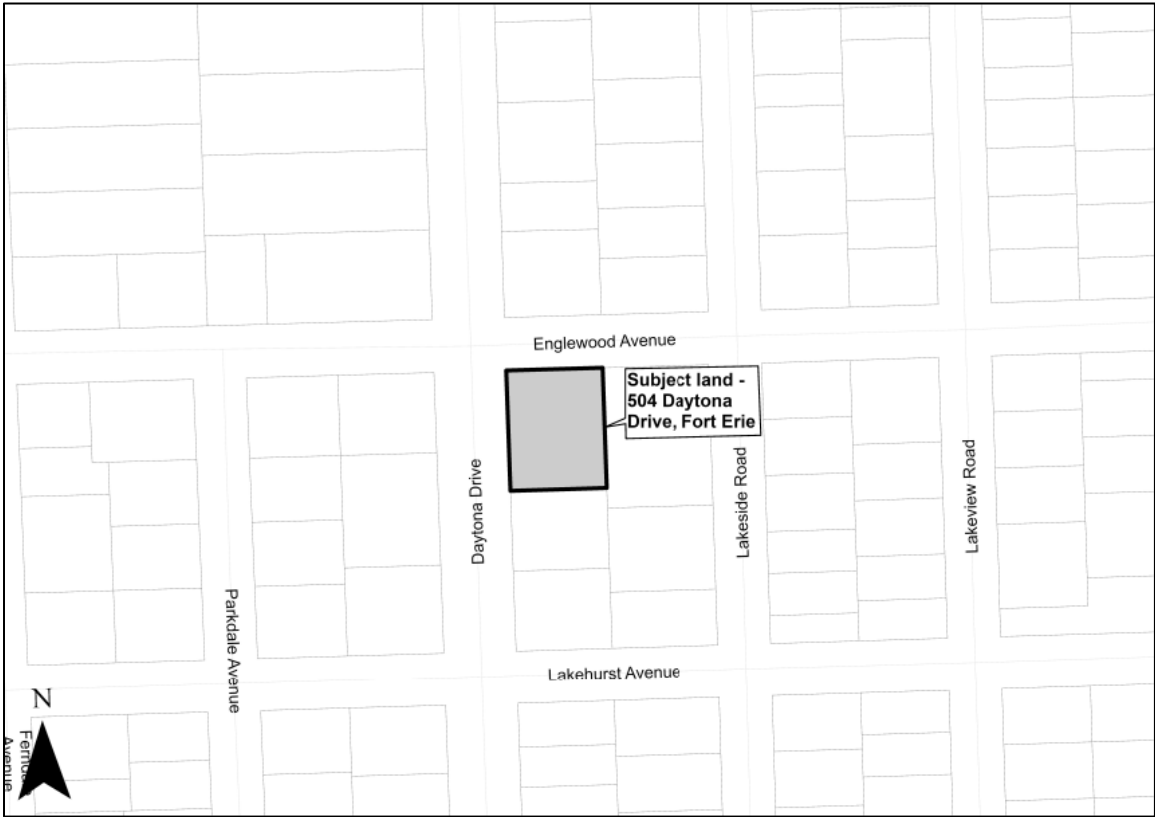
Details of Minor Variance Application:
The Applicant is requesting the following variance to section 6.20(D)iii in the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended:

- 1. To permit a reduced minimum distance between a driveway and intersection of street lines measured along the street line intersected by such driveway of 3 meters whereas 7.5 meters 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. 129-1990, as amended.

Current Official Plan Designation:
The subject lands are designated Urban 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.

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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 – May 2, 2025

JOHN PETERSEN, DESIGN ARCHITECTS INC.
200 S. 10TH STREET
MILWAUKEE, WI 53233
TEL: 414/224-1100
FAX: 414/224-1101

CERTIFICATE OF PRACTICE: # 40753



HARASTY ADDITION

504 DAYTONA DRIVE,
FORT ERIE

[illegible]

PERMIT

21057 TONG

ROOF PLAN

20180227 4:17:35 PM

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2020	10-1-2020	
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SHEET NO. A10

A10

3.5m x 7.5m
★ USE IS
ENTRANCE TO
GARAGE DOOR

APPLICATION
FOR
MINOR
VARIANCE

7.5m
SET BACK

PATHWAY

OPEN
PERMIT
2022-2010

EDUCATION AND TRAINING
TRIED DRAWINGS TO CITY BUILDING CODE
PRIOR TO FRAMING INSPECTION
PROVIDE ROOF VENTING AS PER
Section 0110 Roof Systems
0110 Venting
N 1011. Rafter Venting
PROVIDE ATTIC ACCESS AS PER
O.B.C. 0101. Access
JUL 22, 1988

1 ROOF PLAN
1/4" = 1'-0"



Town of Fort Erie Committee of Adjustment
Notice of Public Hearing And
Application for Minor Variance

Minor Variance File A26/25
4060 Erie Road, Fort Erie

Legal Description: PLAN 33 PT LOT 579 LOT 580 NP375 REG
Roll No.: 2703 030 004 2230 00000
Applicant / Owner: 1956758 Ontario Inc.
Agent: David Bergeron

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 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 lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, May 29, 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 on-site parking requirements to facilitate development of a Short Term Rental, Dedicated.

Details of Minor Variance Application:

The Applicant is requesting the following variance to section 6.20(A) in the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended:

- 1. To permit Zero (0) parking spaces for three (3) or more bedrooms whereas 2 parking spaces are required.

Current Zoning:

The subject lands are zoned Core Mixed Use 2 (CMU2-703) 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 Core Mixed Use in the Town of Fort Erie’s Official Plan and the Crystal Beach Secondary Plan.

Key Map:



How to Participate:

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<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:

Helie Upadhyay, Planning Technician
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2535 or hupadhyay@forterie.ca

Mailed – May 2, 2025





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

Minor Variance File A27/25
3882 Terrace Lane, Fort Erie
PLAN 374 LOT 483 PT LOTS 481
482 AND PT LANE AND RP
59R9539 PART 2 AND PT PART 1
IRREG

Assessment Roll Number: 2703 030 001 07000 0000
Applicant / Owner: Johan Smits

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 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, May 29, 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 add Short-Term Rental, Dedicated, as a permitted use.

Details of Minor Variance Application:

The Applicant is requesting permission pursuant to subsection 45(2) of the Planning Act, R.S.O. 1990, to add a similar use to Section 34.2 of the Town of Fort Erie’s Comprehensive Zoning By-law 129-1990, as amended, as a permitted use:

- 1. To add Short-Term Rental, Dedicated as a permitted use whereas Short-Term Rental, Dedicated is not a permitted use.

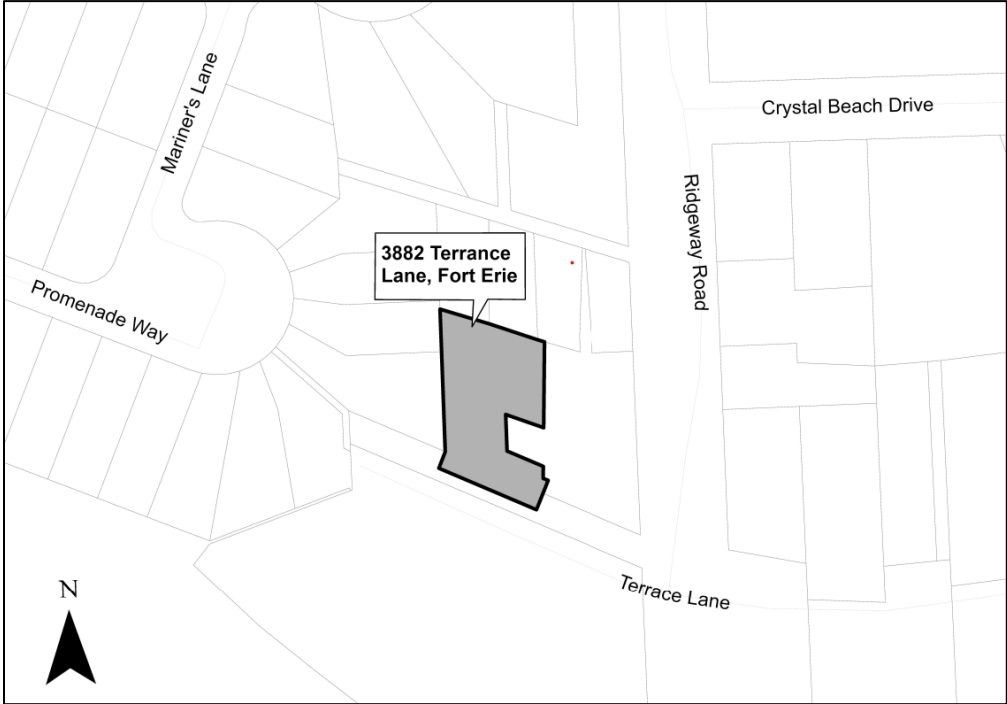
Current Zoning:

The subject lands are zoned Residential 2B (R2B) 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 Urban Residential and Environmental Protection in the Town’s Official Plan, and Low Density Residential and Environmental Protection in the Crystal Beach Secondary Plan.

Key Map:



How to Participate:

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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, May 14, 2025 (day prior to Hearing)** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Carleigh Ricci (cricci@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**.

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<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding this Application Contact:

Daryl Vanderveen, Intermediate Planner
Planning, Building and By-law Services
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2509 or dvanderveen@forterie.ca

Mailed – May 2, 2025



396

397

400

399

406

403

407

410

409

414

413

4086

4084

4080

4078

4074

Oakwood Avenue

398

393

399

404

403

406

407

410

0-16620

414

413

4068

4060

4056

Elmwood Avenue

396

404

410

418

0-16555

Erie Road

Crystal Beach Drive

430

436

438

0-15652



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

Consent Files B03/25, B04/25, B05/25 and B06/25 Unassigned Parcel 0-19810 and 3045 Riselay Avenue, Fort Erie

Legal Description: PLAN 439 LOTS 93 TO 96 REG
AND PLAN 439 LOTS 97 TO 99 REG
Roll No.: 2703 020 010 47102 0000 and 2703 020 010 47100 0000
Applicant/Owner: 2655321 Ontario Limited c/o Mark Spadafora

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 consent pursuant to the provisions of Sections 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, May 29, 2025, at 5:00 PM**

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

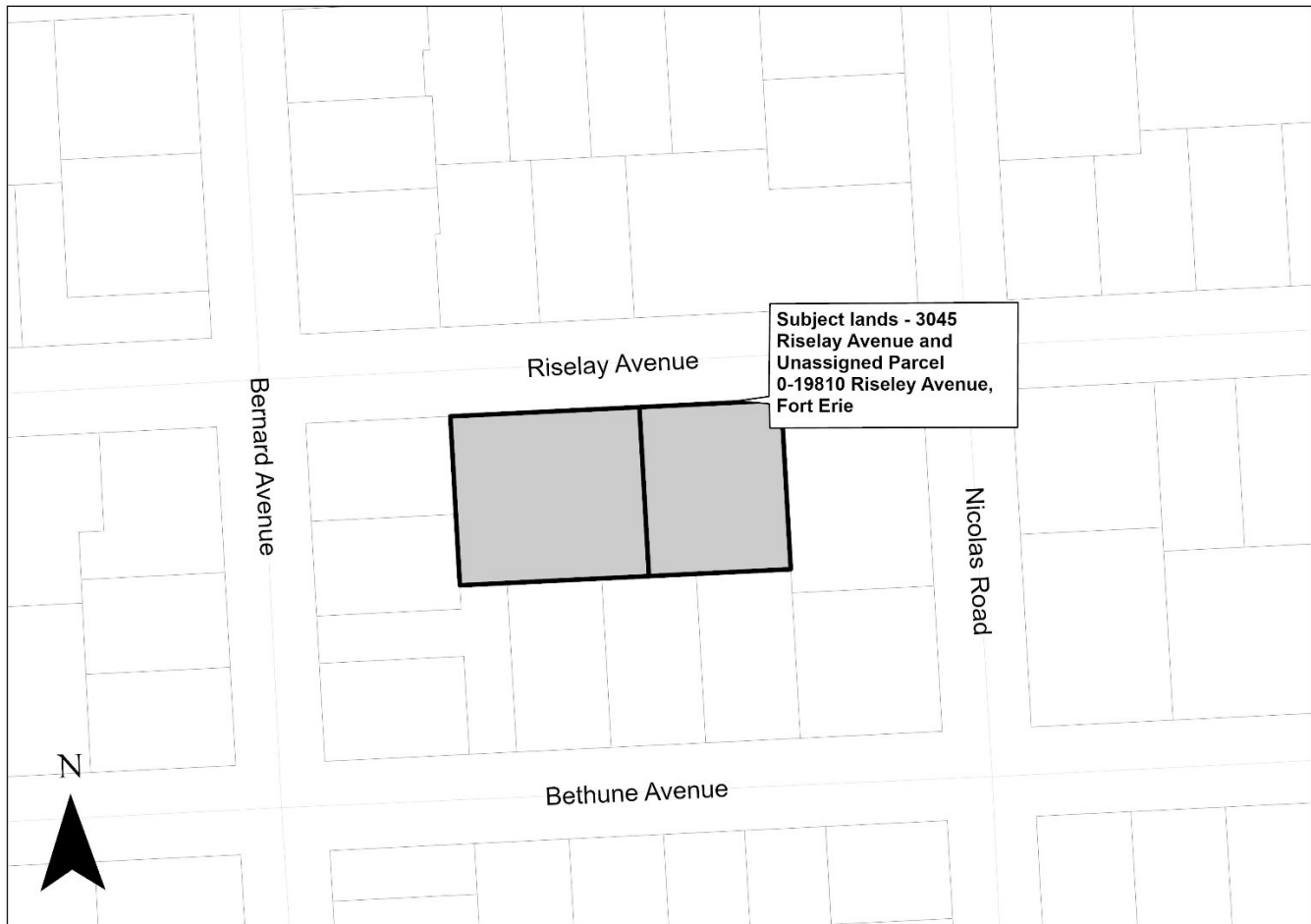
Purpose and Effect: The purpose and effect of this application is to convey Parts 1, 2, 3, and 4 from Part 5 to create four new lots for residential purposes. The proposed lot dimensions are as follows:

	Frontage	Area
Severed Lands (Parts 1, 2, 3 and 4)	14.93 metres	568 square metres
Retained Lands (Part 5)	14.93 metres	568 square metres

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. 129-1990, as amended.

Current Official Plan Designation:
The subject lands are designated Low Density Residential in the Town of Fort Erie’s Official Plan and 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 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, May 28, 2025** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Carleigh Ricci (cricci@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>

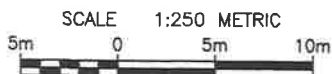
For Additional Information Regarding This Application Contact:

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 – May 2, 2025

CONCEPTUAL SKETCH

LOTS 93 TO 99 (BOTH INCLUSIVE)
REGISTERED PLAN No. 439
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA



RISELAY AVENUE

(BY BY-LAW No. 9878466)
(REBROCK AVENUE BY REGISTERED PLAN No. 439)

PIN 64201-0005(LT)

METRIC NOTE

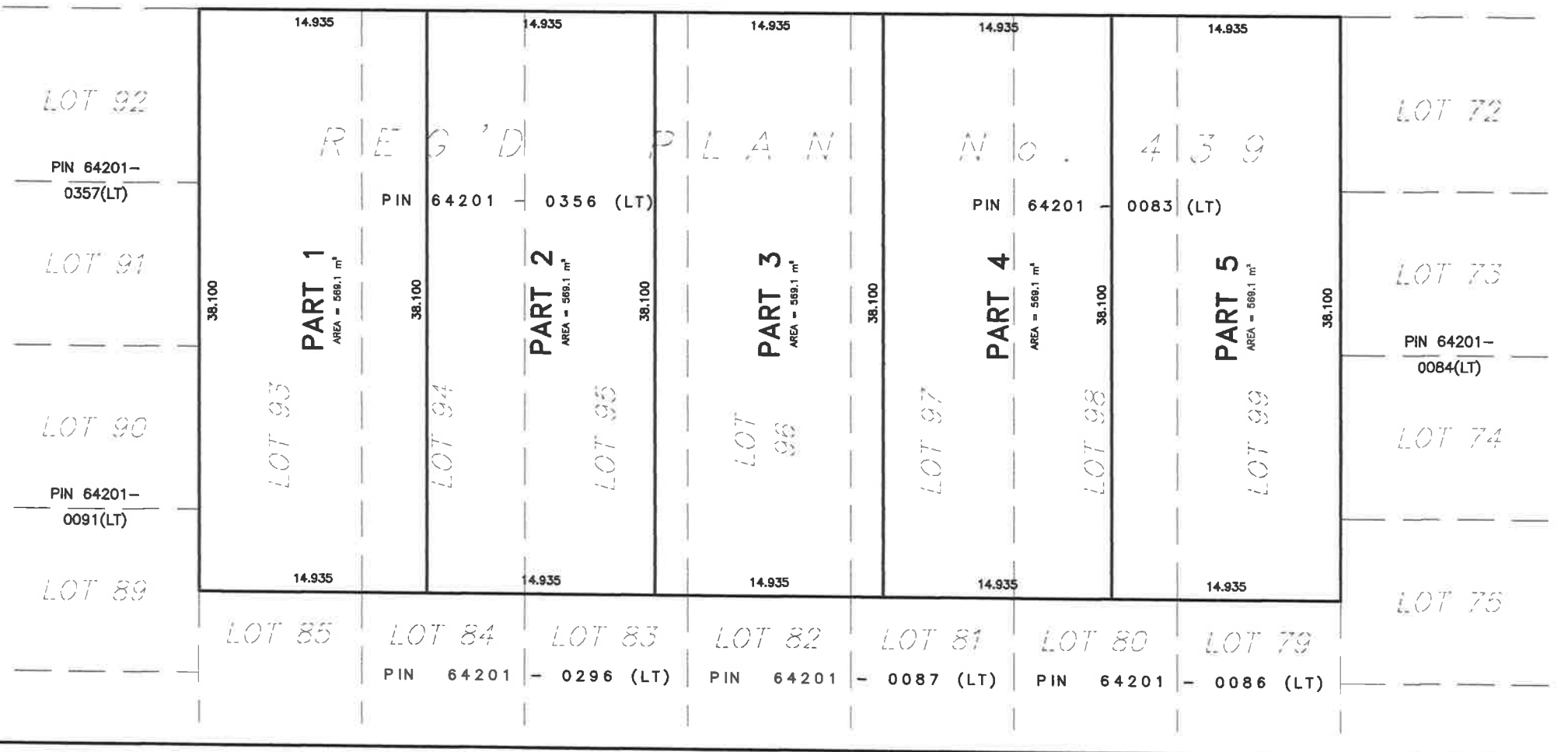
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.



THE LAROCQUE GROUP
O.L.S./PROJECT CONSULTANTS/LAND MANAGEMENT

12 LYMAN STREET, ST. CATHARINES, ONTARIO
905-888-1413
6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
905-336-8400
www.larocquegroup.ca

DATE : DECEMBER 15, 2022 FILE No. : NS2022-023
DWG. FILE : NS2022-023-03





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

Consent File B04/25
2861 Westbrook Avenue, Fort Erie
Legal Description: PLAN 10 LOT 12 NP343 IRREG
Roll No.: 2703 040 055 2400 00000
Owner: James and Lisa Black
Agent: Andrew Hellwig

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Date: The Public Hearing has been scheduled for **Thursday, May 29, 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 convey Part 2 from Part 1 to create one new lot for residential purposes. The proposed lot dimensions are as follows:

	Frontage	Area
Retained Lands (Part 1)	+/- 29.2 meters	+/- 956.59 square meters
Severed Lands (Part 2)	+/- 16.59 meters	+/- 635.24 square meters

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. 129-1990, as amended.

Current Official Plan Designation:
The subject lands are designated Low Density Residential in the Town of Fort Erie’s Official Plan and further designated Low Density in the Douglastown-Black Creek 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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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:

Jeremy Roper, Intern
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2526 or jroper@forterie.ca

Mailed – May 2, 2025



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

Consent File B14/24
2778 Dominion Road, Fort Erie

Legal Description: CON 2 LE PT LOT 16 PLAN 473 PT BLK A REG
Roll No.: 2703 020 010 99604 0000
Owner: Marcia Sexsmith
Agent: Debbie Sexsmith

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 consent pursuant to the provisions of Sections 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.

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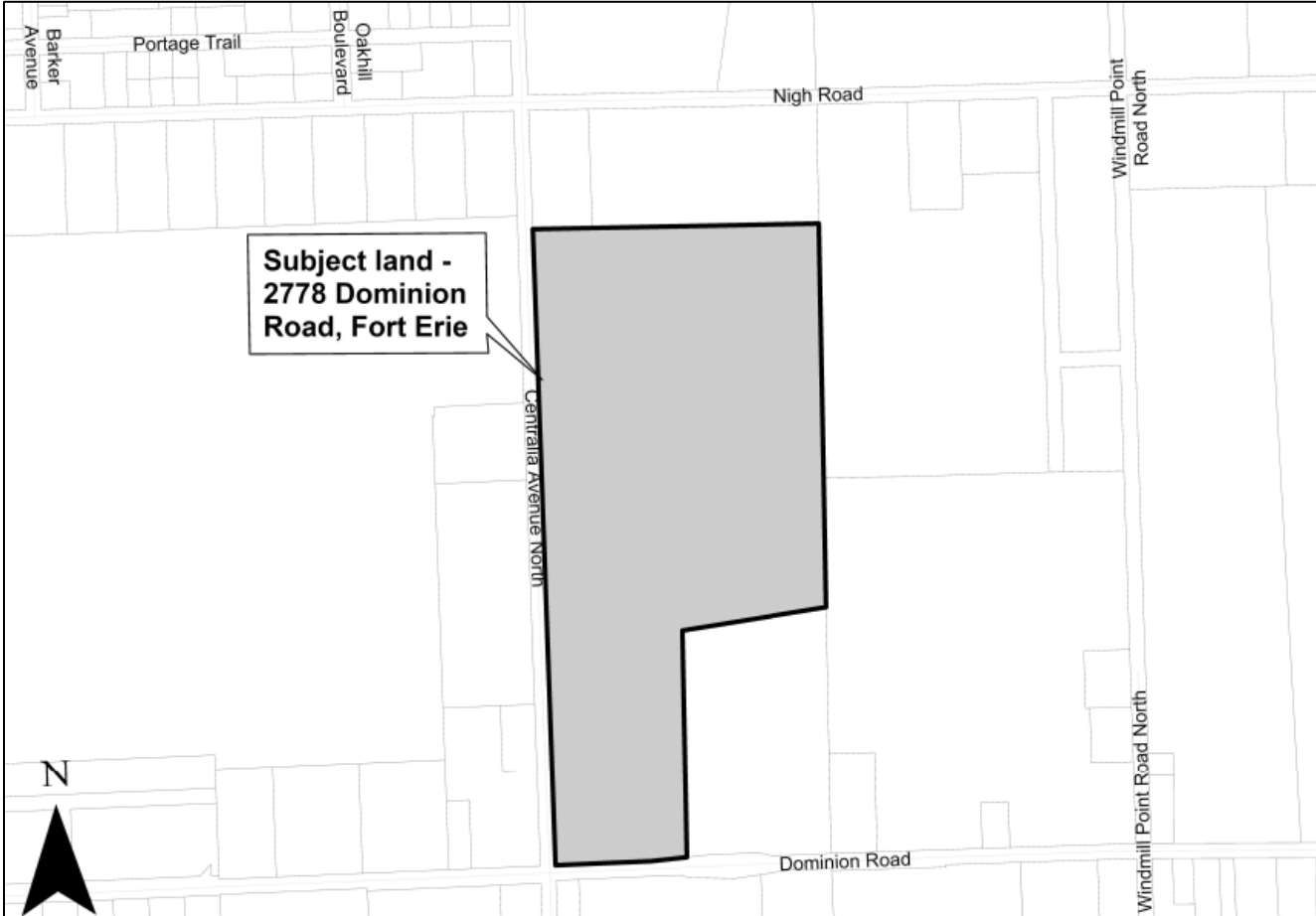
Purpose and Effect: The purpose and effect of this application is to convey Part 1 from Parts 2 & 4 to create one new lot for residential purposes. The proposed lot dimensions are as follows:

	Frontage	Area
Severed Lands (Part 1)	+/- 138.81 meters	+/- 1.093 hectares
Retained Lands (Parts 2 & 4)	+/- 160.16 meters	+/- 24.40 hectares
Daylight Triangle	+/- 15.00 meters	+/- 0.01125 hectares

Current Zoning:
The subject lands are zoned Rural (RU) Zone, Hazard (H) Zone, Environmental Protection (EP) Zone and Environmental Conservation (EC) Overlay 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 Environmental Protection in the Town of Fort Erie’s Official Plan.

Key Map:



How to Participate:

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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:

Mohammad Kamruzzaman, Zoning Technician
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2521 or mkamruzzaman@forterie.ca

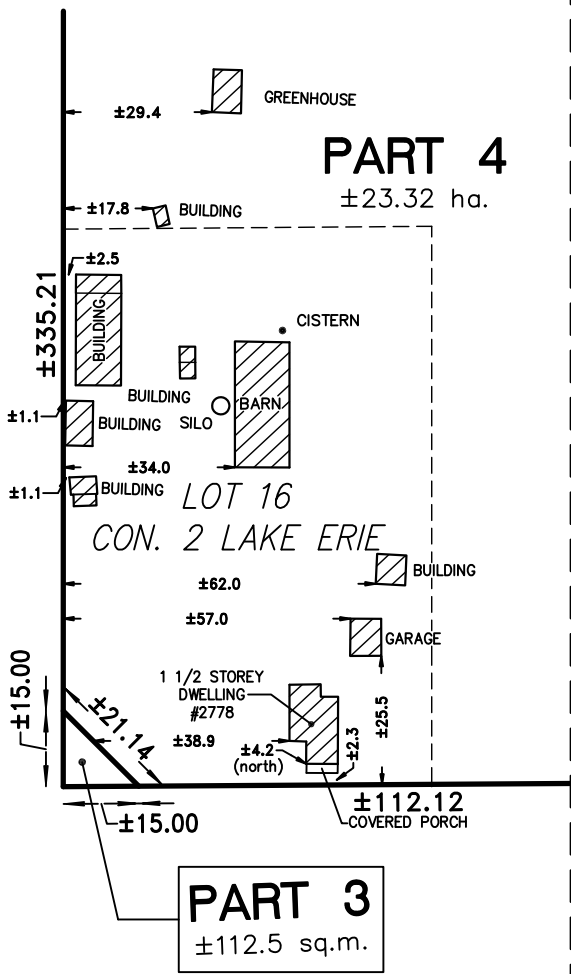
Mailed – May 2, 2025

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

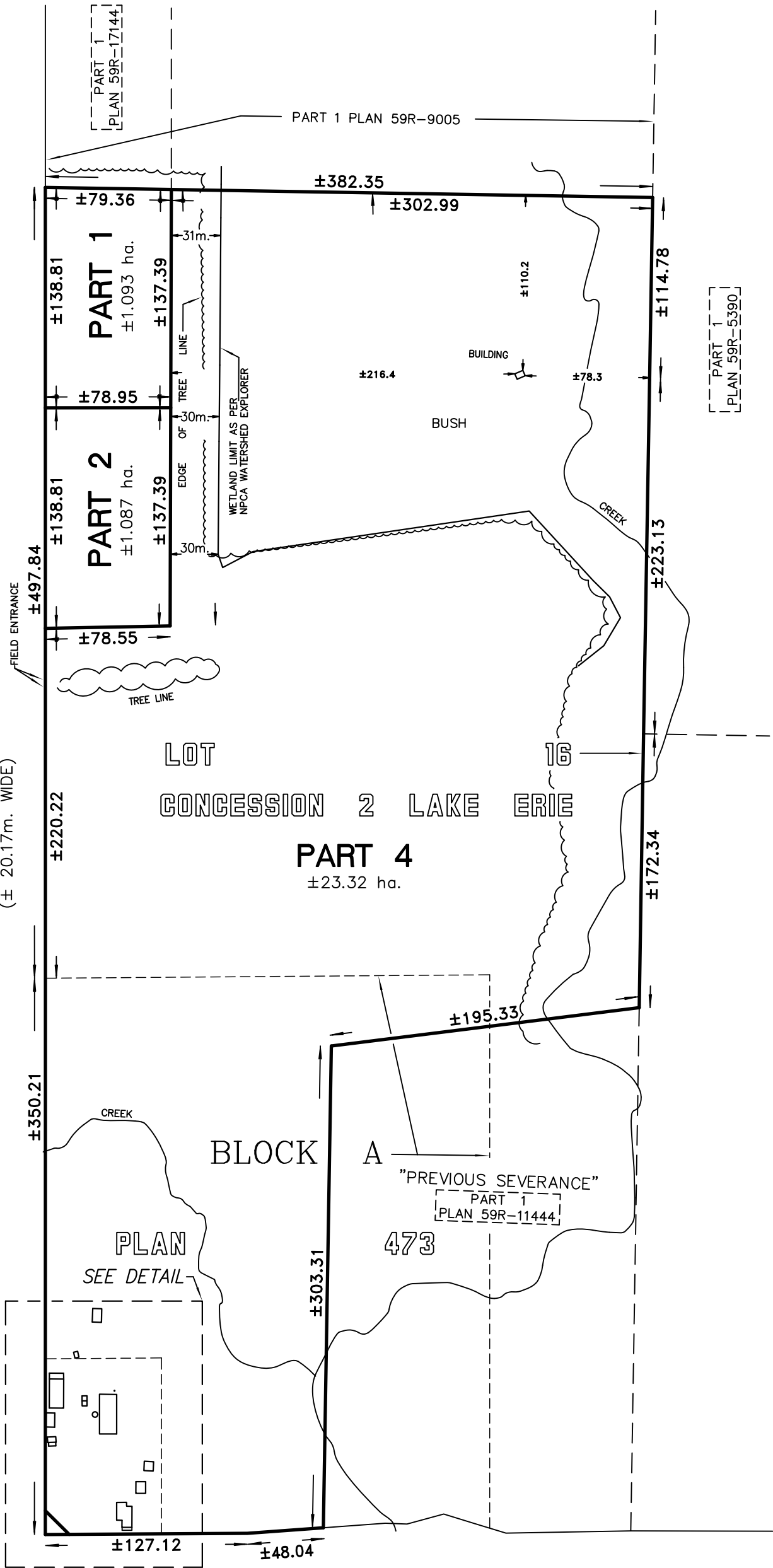


ROAD OPENED IN LIEU OF ORIGINAL ROAD
CENTRAILIA AVENUE NORTH
(± 20.17m. WIDE)

NOTE:
DWELLING AREA: ±139.7 sq.m.
ACCESSORY BUILDINGS AREA: ±730.4sq.m.



DETAIL
SCALE: 1:1500



REGIONAL ROAD No. 1 (DOMINION ROAD)
(ROAD ALLOWANCE BETWEEN CONCESSION 1 LAKE ERIE AND CONCESSION 2 LAKE ERIE)

VOID

IF USED FOR ANY OTHER
PURPOSE THAN THIS
CURRENT SEVERANCE/
MINOR VARIANCE
APPLICATION

PRELIMINARY
ONLY

DRAFT

NOV. 2, 2023
DATE

MARK GILMORE
Ontario Land Surveyor

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

SKETCH OF PROPOSED SEVERANCE/MINOR VARIANCE
PART OF LOT 16
CONCESSION 2 LAKE ERIE
PART OF BLOCK A PLAN 473
GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM
SCALE: 1:3000

CHECKED BY: DM
SURVEY 22-650