



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

Thursday, July 17, 2025, 5:00 p.m.

Council Chambers

	Pages
1. Call to Order	
2. Roll Call	
Sam Pascia, Chair	
Michael Reles, Member	
Marie Alexander, Member	
Geena Gambin, Member	
Terry Moore, Member	
3. Declarations of Pecuniary Interest	
4. Adoption of the Agenda	
5. Adoption of Minutes	
June 19, 2025	
6. Request for Withdrawal or Adjournment	
7. Public Hearings	
7.1 Minor Variance File A17/25	3 - 6
Address: 179 Garrison Road, Fort Erie	
Owner: Borders Edge Development Ltd.	
Applicant: Jason Pizzicarola	
7.2 Minor Variance File A29/25	7 - 9
Address: 655 Fairview Road, Fort Erie	

Committee of Adjustment Meeting - DATE

Owner / Applicant: Allen Stoddard

Agent: Jason Pizzicarola

7.3 Minor Variance File A30/25 and A31/25 and Consent File B10/25 10 - 14

Address: 255 Schooley Road, Fort Erie

Owner / Applicant: Wilfred and Donna Robins

7.4 Minor Variance File A32/25 and Consent File B11/25 15 - 17

Address: 75 Robinson Street, Fort Erie

Owner / Applicant: Daniel Turner

7.5 Minor Variance File A33/25 18 - 19

Address: 825 Arthur Street, Fort Erie

Owner / Applicant: Ashton Homes (Western) Limited

Agent: Daniel Vercillo

7.6 Consent File B09/25 20 - 22

Address: 525 Lake Street, Fort Erie

Owner / Applicant: Daniel Read

Agent: Liam Doherty

7.7 Consent File B12/25 23 - 27

Address: 440 Ridge Road North, Fort Erie

Owner / Applicant: 2855546 Ontario Inc.

Agent: Stephanie Fischer

8. **New Business**

9. **Next Meeting Date**

August 21, 2025

10. **Adjournment**



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

Minor Variance File A17/25
179 Garrison Road, Fort Erie
PLAN 505 PT LOT 6

Assessment Roll Number: 2703 010 035 0130 00000
Owner: Borders Edge Development Ltd.
Applicant / 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 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, July 17, 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 residential open space, parking and setback requirements and to increase the maximum building height to facilitate development of a new four-storey apartment building.

Details of Minor Variance Application:

The Applicant is requesting the following variance to Section 18.2, 6.20.J(i), 6.20(I) and 26A.3 of the Town of Fort Erie’s Comprehensive Zoning By-law 129-1990, as amended:

- 1. To permit a reduced minimum residential open space of 4.5 square meters for each unit, whereas 10.5 square meters is required.
- 2. To permit 39 vehicular parking spaces whereas 42 are required.
- 3. To permit a reduced minimum setback from Garrison Road of 0 meters whereas 65 meters is required.
- 4. To permit an increased maximum building height of 16.5 meters whereas 15 meters is required.
- 5. To permit a reduced parking space width of 2.4 metres for parking space #31, whereas 3.0 metres is required for a one side-obstructed space.
- 6. To permit a reduced parking space setback of 0.0 metres for parking spaces #1, 20, and 40, whereas 3.0 metres is required from the street line.
- 7. To permit an increased minimum residential component on the ground floor to 49%, whereas 59.5% is permitted.

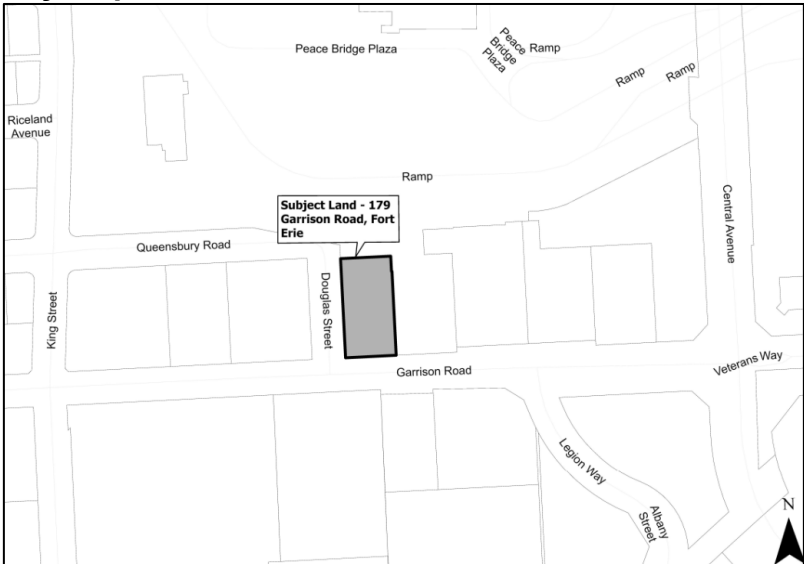
Current Zoning:

The subject lands are zoned Core Mixed Use (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 as Core Mixed Use in both the Town’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, July 16, 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**.

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.

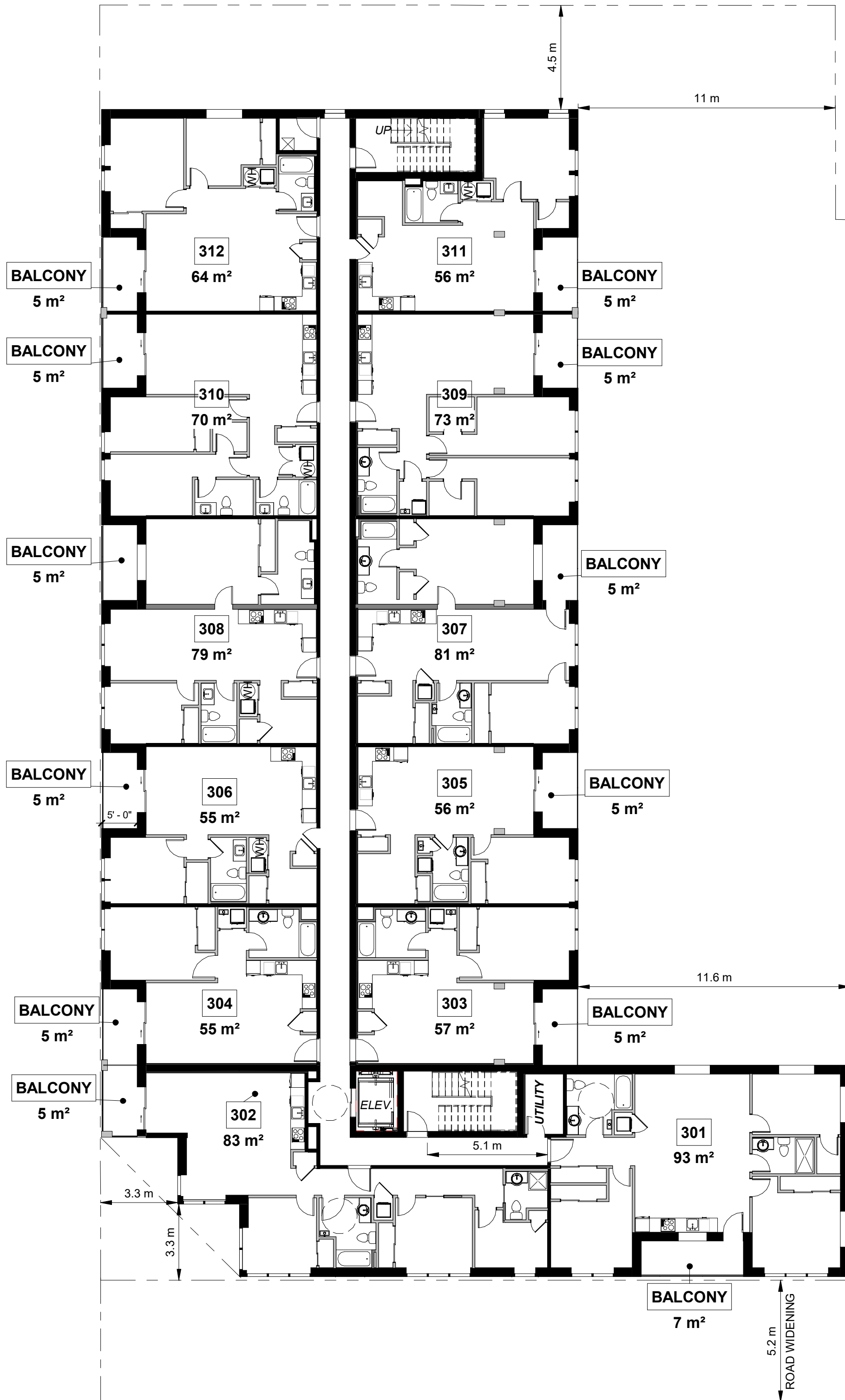
Further information on the Consent and Minor Variance processes is available at:
<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding this Application Contact:

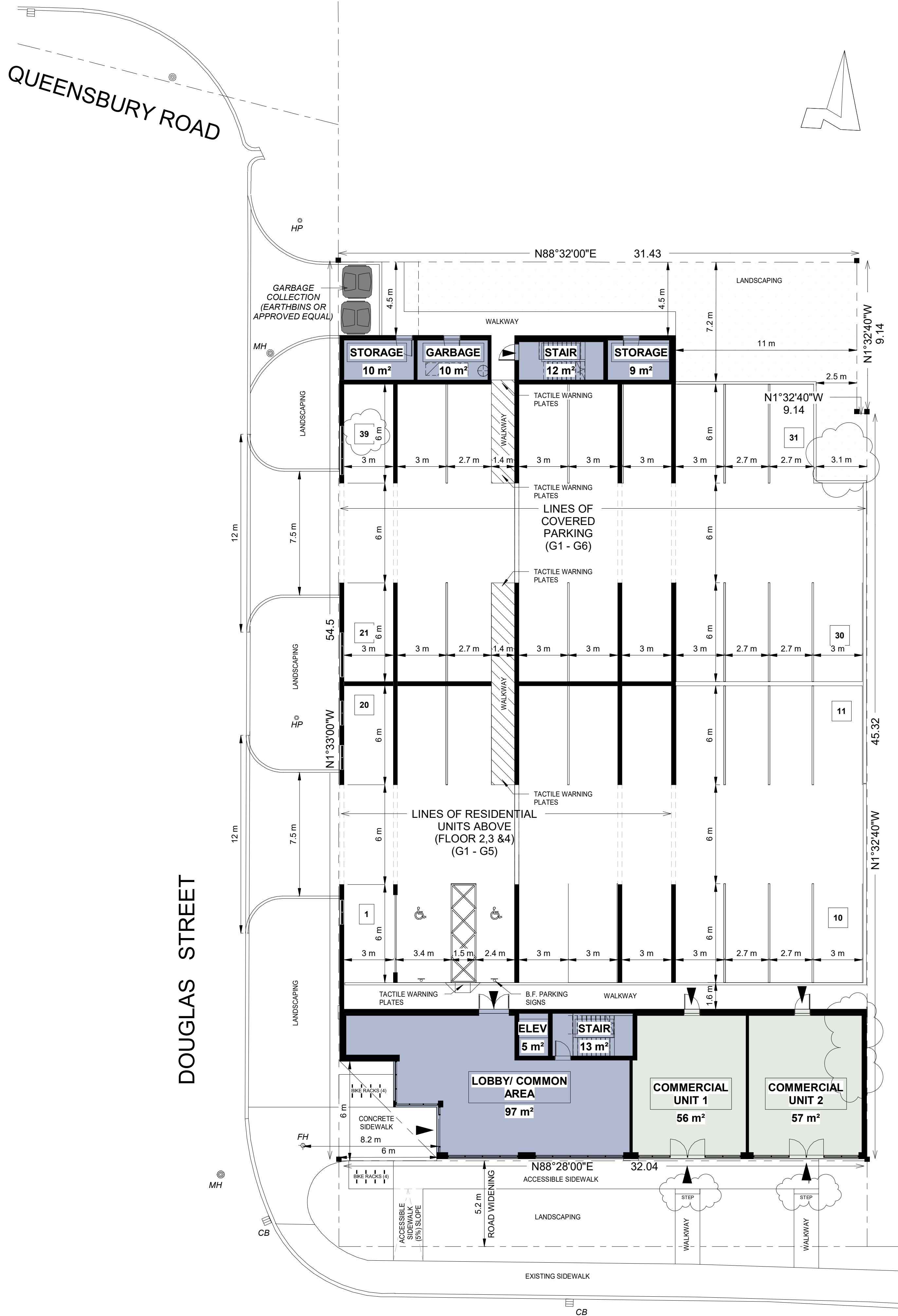
Devon Morton, Supervisor Development Approvals
Myles Banfield, Junior Development Planner
Planning, Building and By-law Services
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2514 or dmorton@forterie.ca (Devon)
905-871-1600 ext. 2517 or mbanfield@forterie.ca (Myles)

Mailed – June 16, 2025

MINIMUM FLOOR AREA PER DWELLING UNIT:
BACHELOR UNIT - 40 SQ M,
ONE-BEDROOM UNIT - 50 SQ M,
TWO-BEDROOM UNIT - 60 SQ M,
THREE OR MORE BEDROOMS - 70 SQ M



3 TYPICAL FLOOR PLAN
1 : 150



1 SITE & GROUND FLOOR
1 : 150

GARRISON ROAD - REGIONAL ROAD No. 3

SITE STATISTICS

LOT AREA	1740 m ²
BUILDING COVERAGE	1095m ² (63%)
LANDSCAPING	166 m ² (9.54%)
PARKING SPACES REQ'D:	36 RES. UNITS x 1 = 36
112 m ² SHOPPING CENTRE x 1	PER 20 m ² = 5.6 (6)
TOTAL = 42	
PARKING SPACES PROVIDED:	39
BUILDING HEIGHT	4 STOREY / 16.5 m
GROSS FLOOR AREA	
(COMMON + 2 COM. UNITS)	1st FLOOR = 318 m ²
(12 RES. UNITS)	2nd FLOOR = 1033 m ²
(12 RES. UNITS)	3rd FLOOR = 1033 m ²
(12 RES. UNITS)	4th FLOOR = 1033 m ²
TOTAL GROSS FLOOR AREA = (+/-)	3417m ²
1st FLOOR RESIDENTIAL AREA =	189.3m ² (59.5%)
1st FLOOR COMMERCIAL AREA =	128.8m ² (40.5%)

SETBACKS

	REQ'D	PROVIDED
FRONT SETBACK	0 m	0 m
REAR SETBACK	4.5 m	4.5 m
INTERIOR SIDE NORTH	0 m	0 m
INTERIOR SIDE SOUTH	0 m	0 m

BUILDING DESCRIPTION

MAJOR OCCUPANCY (1st FLOOR)
GROUP E - MERCANTILE
OCCUPANCY

SUBSIDIARY OCCUPANCY (2,3,4)
GROUP C - RESIDENTIAL
OCCUPANCY

MUNICIPAL ADDRESS

179 GARRISON ROAD,
FORT ERIE, ON

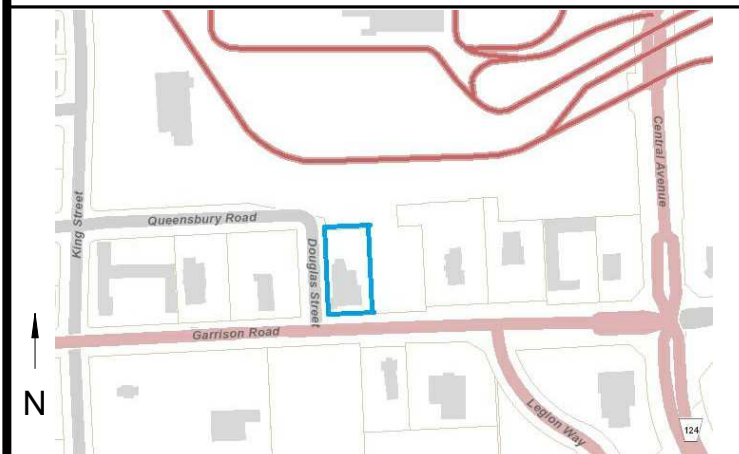
LAND ZONING

CMU1- 447 - CORE MIXED USE 1

GENERAL NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE CITY AND AT THE SOLE EXPENSE OF THE OWNER.
2. THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO CONTRARY, ALL THE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.
3. MINIMUM OF 15% OF THE UNITS WILL BE ACCESSIBLE UNITS WITH A BARRIER FREE PATH OF TRAVEL.
4. ALL LIGHTS WILL BE DIRECTED AWAY FROM NEIGHBOURING PROPERTIES. FOOTCANDLES AT THE PROPERTY BOUNDARY SHALL BE ZERO.

KEY PLAN



ACCESSIBLE PARKING PERMIT SIGN

1. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 2m TO 3m, MEASURED FROM THE TOP OF THE CURB TO THE BOTTOM OF THE SIGN.
2. THE SIGN MUST NOT INTERFERE WITH PASSENGERS ENTERING OR LEAVING THE VEHICLE.
3. THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS.
4. THE SIGN PLACEMENT MUST CLEARLY INDICATE WHICH STALL THE SIGN APPLIES TO.



JASON PIZZICAROLA DESIGN - ARCHITECTS INC
209 RIDGE ROAD N
RIDGEWAY, ONTARIO, L0S 1N0
T. 905-894-8300
e-mail jppizzicarola@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053



PROPOSED 4 STOREY
BUILDING, 36 RESIDENTIAL
UNITS & COMMERCIAL
MIXED-USE

179 GARRISON ROAD, FORT
ERIE, ON

No.	Description	Date
1	Revision 1	02/04/25

SITE

02/04/25

SHEET TITLE:

SITE PLAN & STATISTICS

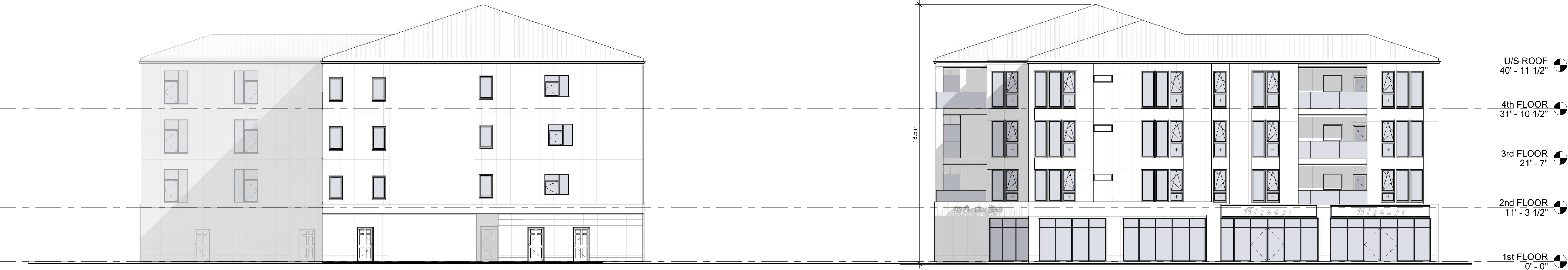
DRAWN BY:	WJ	DATE:	02/04/25
SCALE:	As indicated	JOB #:	19081
SHEET NO.:	SP-1		



③ EAST ELEVATION
1 : 130



④ WEST ELEVATION
1 : 130



① NORTH ELEVATION
1 : 130

② SOUTH ELEVATION (FRONT)
1 : 130

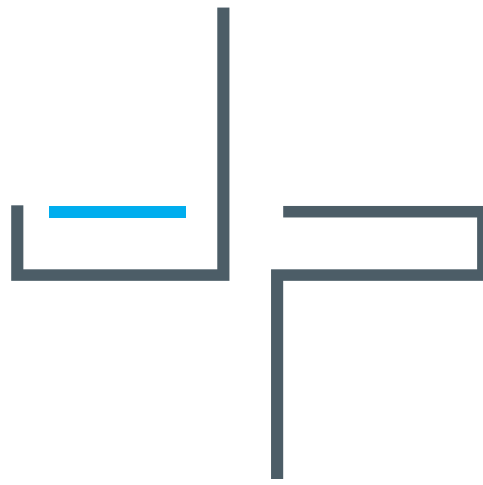
BUILDING CODE DATA MATRIX						
ONTARIO BUILDING CODE SUMMARY FORM						
LOCATION: 179 GARRISON ROAD, FORT ERIE, ON						
PROJECT DESCRIPTION: PROPOSED 4 STOREY BUILDING; MIXED-USE				OBC REFERENCE		
(X) NEW	() ADDITION	() ALTERATION	() CHANGE OF USE	(i) PART 3	() PART 9	() PART 11
MAJOR OCCUPANCY: E		SUBSIDIARY: C				
BUILDING AREA = 1095 m ²						
MAIN FLOOR AREA = +/- 320 m ²						
SECOND FLOOR AREA = +/- 1033 m ²						
THIRD FLOOR AREA = +/- 1033 m ²						
FOURTH FLOOR AREA = +/- 1033m ²						
NUMBER OF STOREYS ABOVE GRADE: 4		BELOW GRADE: 1				
HEIGHT OF BUILDING: 16.5m						
BUILDING CLASSIFICATION(S): 3.2.2.58. GROUP E, UP TO 4 STOREYS, SPRINKLERED						
NUMBER OF STREETS/ACCESS ROUTES: 2						
SPRINKLER SYSTEM:		(X) ENTIRE BUILDING		() IN LIEU OF ROOF RATING		
		() BASEMENT ONLY		() NOT REQUIRED		
HIGH BUILDING: 3.2.6. NO						
CONSTRUCTION (X) COMBUSTIBLE () NON-COMBUSTIBLE () BOTH						
BARRIER-FREE DESIGN: YES						
HARDWIRED SMOKE/CO2 DETECTOR: YES						
KITCHEN EXHAUST: YES		BATHROOM EXHAUST: YES				
REQUIRED FIRE RESISTANCE RATING HORIZONTAL ASSEMBLIES FRR			REQUIRED FIRE RESISTANCE RATING SUPPORTING MEMBERS FRR			
FLOORS 1 HOURS			FLOORS 1 HOURS			
ROOF 0 HOURS			ROOF 0 HOURS			



⑦ 3D - FRONT



⑥ 3D - EAST APPROACH



JASON PIZZICAROLA DESIGN - ARCHITECTS INC.
209 RIDGE ROAD N
RIDGEWAY, ONTARIO, L0S 1N0
T. 905-894-8300
e-mail jpizzicarola@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053



PROPOSED 4
STOREY BUILDING,
36 RESIDENTIAL
UNITS &
COMMERCIAL
MIXED-USE

179 GARRISON ROAD, FORT
ERIE, ON

No.	Description	Date

SITE

02/04/25

SHEET TITLE:

ELEVATIONS

DRAWN BY: WJ DATE: 02/04/25

SCALE: 1 : 130 JOB #: 19081

SHEET NO: SP-2



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

Minor Variance File A29-25 655 Fairview Road, Fort Erie

Legal Description: PLAN 103 LOT 1548 PT LOT 1549 NP443

Roll No.: 2703 020 021 0580 00000

Applicant / Owner: Allen Stoddard

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, July 17, 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 height of an accessory structure to facilitate development of a detached garage with a secondary suite above.

Details of Minor Variance Application:

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

1. To permit an increased maximum height of 7.3 meters (Accessory Structure), whereas 4.5 meters is required.

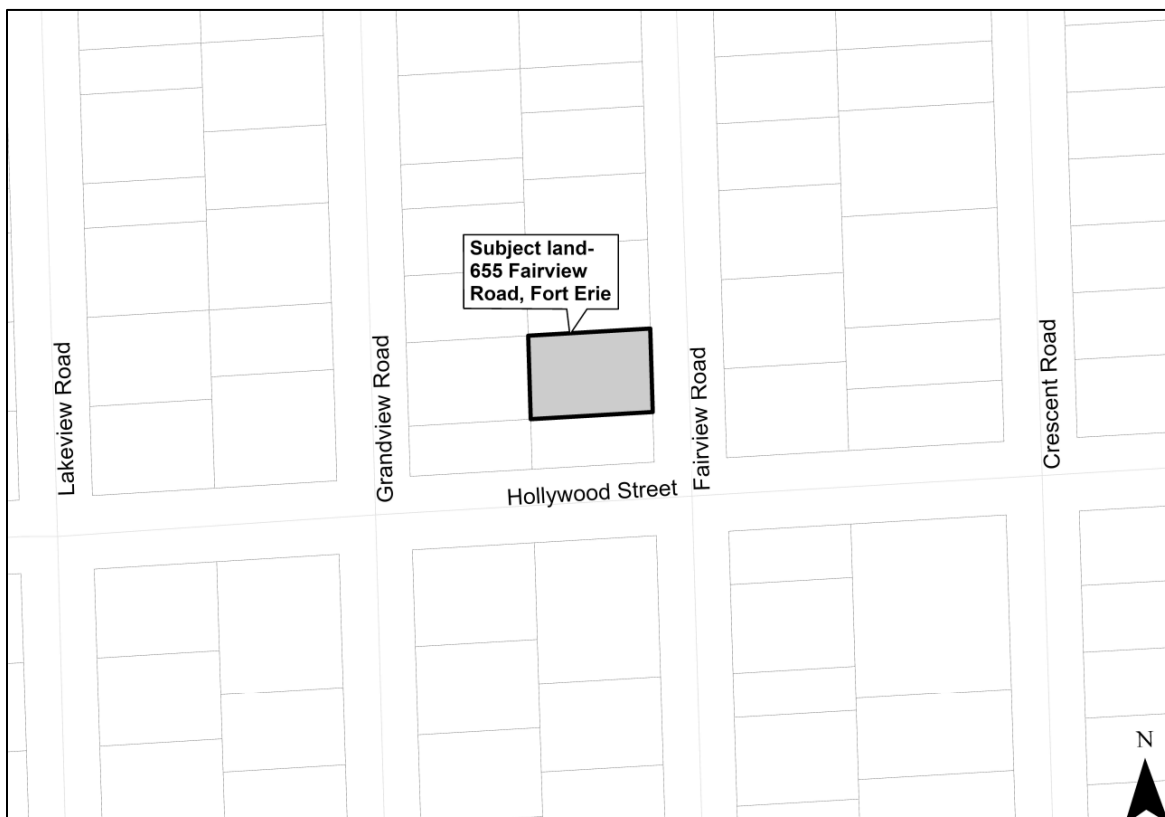
Current Zoning:

The subject land is 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 land is 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.

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, July 16, 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:

Myles Banfield, Junior Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2517 or mbanfield@forterie.ca

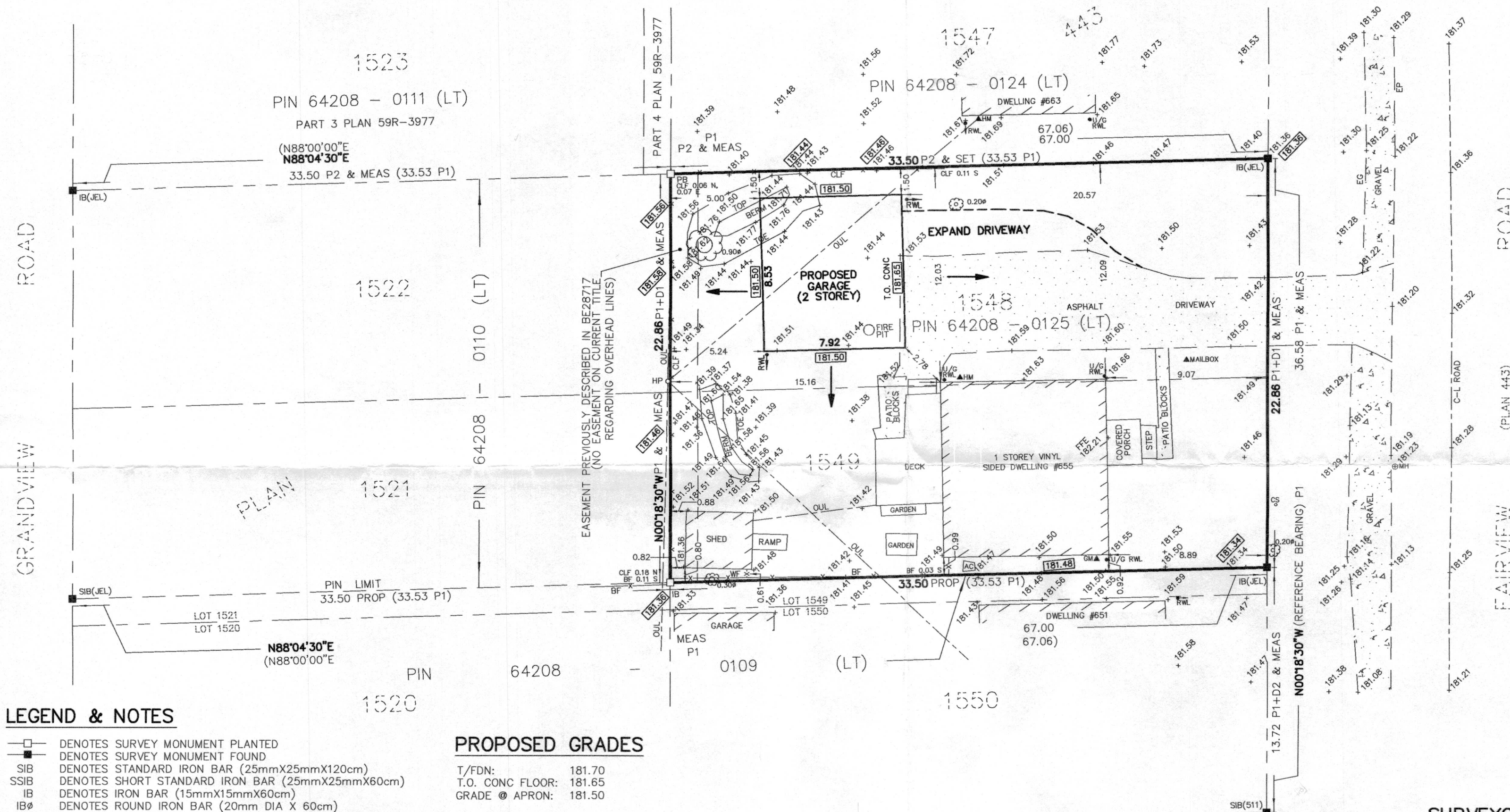
Mailed – June 17, 2025

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION
ALL OF LOT 1548, PART OF LOT 1549
PLAN 443
GEOGRAPHIC TOWNSHIP OF BERTIE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1: 200
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

AS CONSTRUCTED 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
MUNICIPALITY.
DATE LEVELS TAKEN _____
NAME _____
SIGNATURE _____
DATE _____
ACCEPTED BY MUNICIPALITY _____
DATE _____

PROPOSED GRADING
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 DIRECTED TO AN
ACCEPTABLE OUTLET.
DATE LEVELS TAKEN NOVEMBER 19, 2024
NAME HAROLD D. HYDE O.L.S.
SIGNATURE *Harold Hyde*
DATE MARCH 27, 2025
ACCEPTED BY MUNICIPALITY _____
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)
- IBØ DENOTES ROUND IRON BAR (20mm DIA X 60cm)
- CC DENOTES CUT CROSS
- CM DENOTES CONCRETE MONUMENT
- CP DENOTES CONCRETE PIN
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- (511) DENOTES G. L. BERKELEY O.L.S.
- (JEL) DENOTES J. E. LANTHIER O.L.S.
- P1 DENOTES PLAN 443
- P2 DENOTES PLAN 59R-3977
- D1 DENOTES INST R0749392; PIN 64208-0125 (LT)
- D2 DENOTES INST R0688990; PIN 64208-0109 (LT)
- AC DENOTES AIR CONDITIONER
- BF DENOTES BOARD FENCE
- CB DENOTES CATCHBASIN
- C-L DENOTES CENTRELINE
- CLF DENOTES CHAIN LINK FENCE
- CS DENOTES CURB STOP
- FFE DENOTES FINISHED FLOOR ELEVATION
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- HP DENOTES HYDRO/UTILITY POLE
- MH DENOTES MANHOLE
- OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
- WF DENOTES WIRE FENCE
- +100.00 DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
- 100.00 DENOTES EXISTING GROUND ELEVATION
- DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- RWL DENOTES RAIN WATER LEADER
- N=NORTH, S=SOUTH, E=EAST, W=WEST

PROPOSED GRADES

T/FDN: 181.70
T.O. CONC FLOOR: 181.65
GRADE @ APRON: 181.50

GRADING NOTES

- NO ADVERSE IMPACT ON ADJACENT PROPERTIES
- MATCH EXISTING @ PROPERTY LINES
- MAINTAIN EXISTING DRAINAGE PATTERN

LOT COVERAGE INFORMATION

TOTAL LOT AREA: 765.5 s.m.
EXISTING HOUSE: 91.2 s.m. (11.9%)
EXISTING COVERED PORCH: 4.9 s.m. (0.6%)
EXISTING DECK: 19.2 s.m. (2.5%)
EXISTING SHED: 11.8 s.m. (1.5%)
PROPOSED GARAGE: 67.6 s.m. (8.8%)

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
THE WEST LIMIT OF FAIRVIEW ROAD AS SHOWN ON
PLAN 443 HAVING A BEARING OF N00°18'30"W.

METRIC NOTE

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

HOLLYWOOD STREET

SITE BENCHMARK
SPIKE IN HP
ELEV = 181.62m

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED
TO GEODETIC SURVEY OF CANADA BENCHMARK 0011971U040
HAVING AN ELEVATION OF 177.420m (CGVD-1928:1978)

LOCATION: FORT ERIE LARGE CONCRETE CULVERT UNDER HIGHWAY No. 3C,
2.9 KM SOUTHWEST OF OLD FORT ERIE, 0.1 KM WEST OF EAST BERTIE FIRE
DEPARTMENT BUILDING, TABLET IN SOUTH FACE OF SOUTH END, 75 CM
BELOW ROAD LEVEL, 63 CM FROM EAST EDGE, 60 CM BELOW TOP.

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

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 12th DAY OF NOVEMBER 2024.

MARCH 27, 2025
DATE

Harold Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

© COPYRIGHT, Rasch & Hyde Ltd., OLS's, 2025

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757
(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 200 SURVEY : 24F082 DRWN BY : T. Matheson



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

Minor Variance File A30/25 and A31/25
Consent File B10/25

255 Schooley Road, Fort Erie

Legal Description: PLAN 85 LOT 568 LOT 569 NP425

Roll No.: 2703 020 017 0310 00000

Applicant / Owner: Wilfred and Donna Robins

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, July 17, 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 applications is to reduce minimum lot frontage and setback requirements to facilitate conveyance of Part 1 from Part 2 to create one new lot for residential purposes. Part 3 is being provided as a road widening. The proposed lot dimensions are as follows:

	Frontage	Area
Severed Lands (Part 2)	+/- 10.66 meters	+/- 634.2 square meters
Retained Lands (Part 1)	+/- 10.66 meters	+/- 634.2 square meters
Severed Lands (Part 3)	+/- 21.33 meters	+/- 83.1 square meters

Details of Minor Variance Application A30/25:

The Applicant is requesting the following variance to section 11.3 in the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended:

1. To reduce the minimum lot frontage to 10.66 meters, whereas 15.0 meters is required.

Details of Minor Variance Application A31/25:

The Applicant is requesting the following variances to section 11.3 in the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended:

1. To reduce the minimum lot frontage to 10.66 meters, whereas 15.0 meters is required.
2. To reduce the minimum interior side yard setback platform to 1.8 meters, whereas 3.0 meters is required.

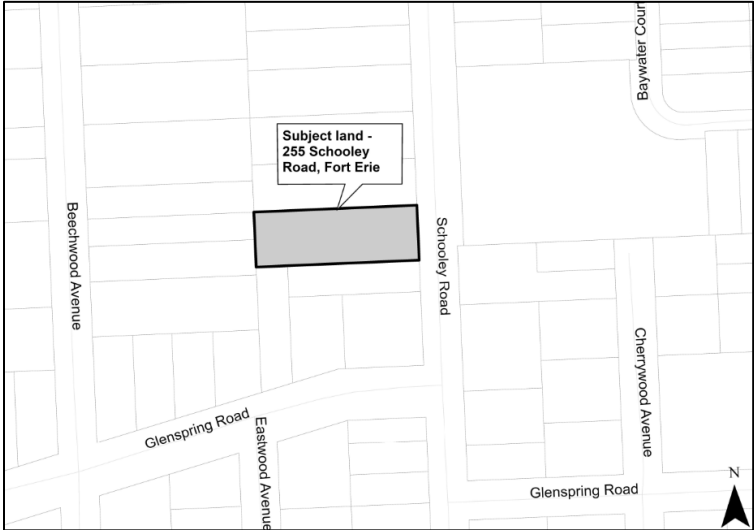
Current Zoning:

The subject land is zoned Residential 2 (R2) 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 Urban Residential in the Town of Fort Erie's Official Plan and 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 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, July 16, 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:
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 – June 16, 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.

SCHOOLEY ROAD
(VARIOUS WIDTHS)

±15.24

PLAN

425

570

±63.40
±59.50

569

PART 2
PLAN 59R-10976

RESIDENTIAL

PART 2
±634.2 sq.m.

PART 1
±634.2 sq.m.

568

±59.50
±63.40

567

RESIDENTIAL

SHED
(±15.1 sq.m.)
(to be removed)

555

556

557

558

R E S I D E N T I A L

PART 1
PLAN 59R-14400

VOID

IF USED FOR ANY OTHER
PURPOSE THAN THIS
CURRENT SEVERANCE
APPLICATION

PRELIMINARY
ONLY

APRIL 9, 2025
DATE

MARK GILMORE
Ontario Land Surveyor

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

SKETCH OF PROPOSED SEVERANCE

LOTS 568 & 569
PLAN 425

IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM

CHECKED BY: MG

SCALE: 1:250

SURVEY 22-991

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.

SCHOOLEY ROAD
(VARIOUS WIDTHS)

±15.24

PLAN

425

570

±63.40
±59.50

569

PART 2
PLAN 59R-10976

RESIDENTIAL

±36.0
PART 2
±634.2 sq.m.

PART 1
±634.2 sq.m.

568

±59.50
±63.40

567

RESIDENTIAL

SHED
(±15.1 sq.m.)
(to be removed)

±2.1

±10.66

±10.66

±2.9

±21.33

555

556

557

558

R E S I D E N T I A L

PART 1
PLAN 59R-14400

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APPLICATION

PRELIMINARY
ONLY

APRIL 9, 2025
DATE

MARK GILMORE
Ontario Land Surveyor

PLANTHIER & GILMORE SURVEYING LTD.
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477
SKETCH OF PROPOSED SEVERANCE
LOTS 568 & 569
PLAN 425
IN THE
TOWN OF FORT ERIE
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SCHOOLEY ROAD
(VARIOUS WIDTHS)

±15.24

PLAN

425

570

±63.40
±59.50

569

PART 2
PLAN 59R-10976

RESIDENTIAL

PART 2
±36.0
±634.2 sq.m.

±59.50

568

PART 1
±634.2 sq.m.

±59.50
±63.40

567

RESIDENTIAL

SHED
(±15.1 sq.m.)
(to be removed)



555

556

557

558

R E S I D E N T I A L

PART 1
PLAN 59R-14400

VOID

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APPLICATION

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Ontario Land Surveyor

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173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SKETCH OF PROPOSED SEVERANCE

LOTS 568 & 569
PLAN 425

IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM
SCALE: 1:250
CHECKED BY: MG



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

Consent File B11/25 and Minor Variance File A32/25
75 Robinson Street, Fort Erie

Legal Description: PLAN 28 LOT 66 NP 529 CORNER
Roll No.: 2703 010 053 0680 00000
Applicant/Owner: Daniel Turner

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, July 17, 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 applications is to reduce minimum lot frontage and area requirements to facilitate conveyance of Part 1 from Part 2 to create one new lot for residential purposes. Part 3 is proposed to be conveyed to the Town as a daylight triangle. The proposed lot dimensions are as follows:

	Frontage	Area
Severed Lands (Part 1)	13.46 metres	435.5 square metres
Retained Lands (Part 2)	12.52 metres	542.2 square metres
Daylight Triangle (Part 3)	4.50 metres	10.1 square metres

Details of Minor Variance Applications:

The Applicant is requesting the following variances to section 11.3 in the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended:

- 1. To reduce the minimum lot frontage for Part 1 to 13.46 meters, whereas 15 meters is required.
- 2. To decrease the minimum lot area to 435.5 square meters, whereas 510 meters is required.

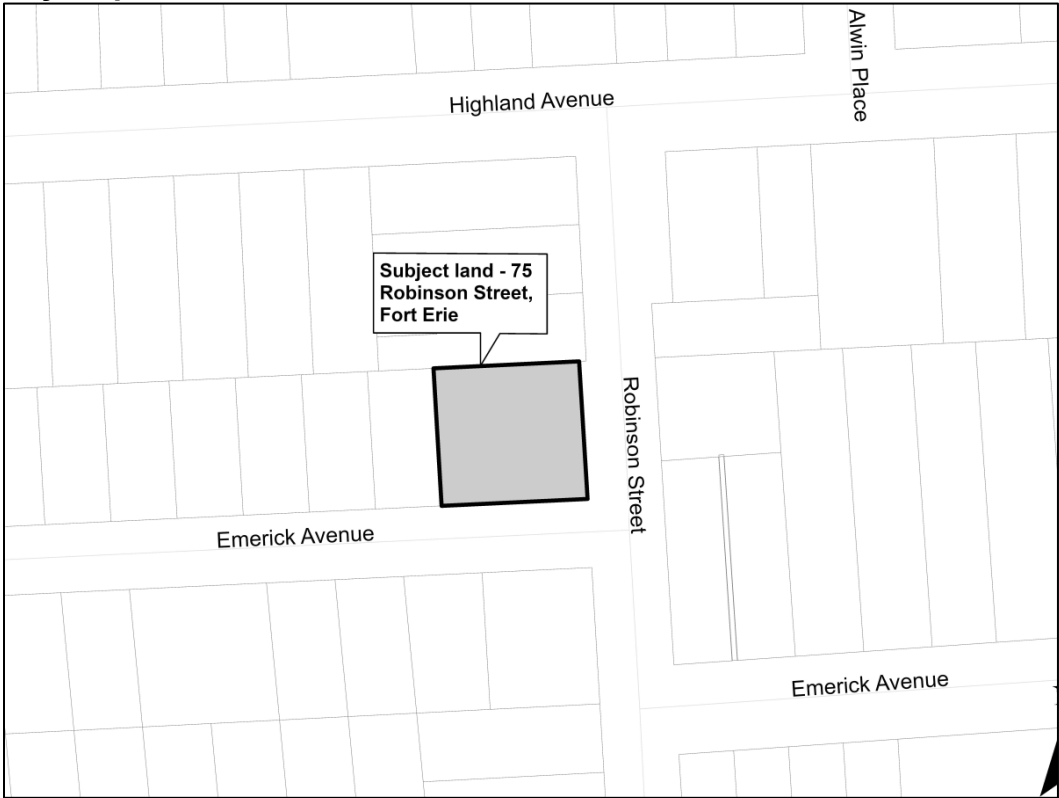
Current Zoning:

The subject land is zoned Residential 2 (R2) 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 further designated Low Density 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 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, July 16, 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:
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 – June 16, 2025

LOT 1, REG'D
PLAN No. 534

LOT 64

LOT 65

PIN 64230-0127(LT)

REG'D PLAN No. 529

BLOCK P, EAST
SIDE OF CROOKS
STREET, REG'D
PLAN No. 525

LOT 47

REG'D PLAN No. 359

PART 1, 59R-17490

PIN 64230-0058(LT)

LOT
46

MUNICIPAL No. 81

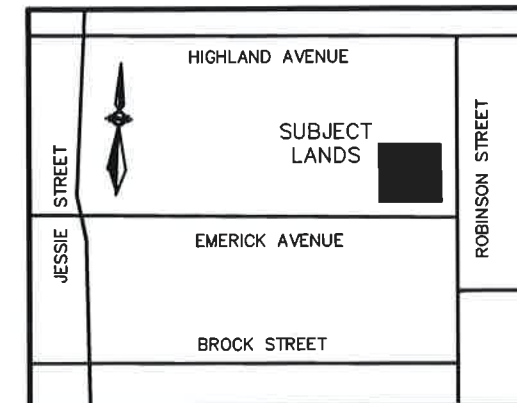
LOT 45

(DEDICATED PUBLIC HIGHWAY
BY BY-LAW No. 11-99,
INSTRUMENT No. R0760073)

LOT 44

PIN 64231 - 0319 (LT)

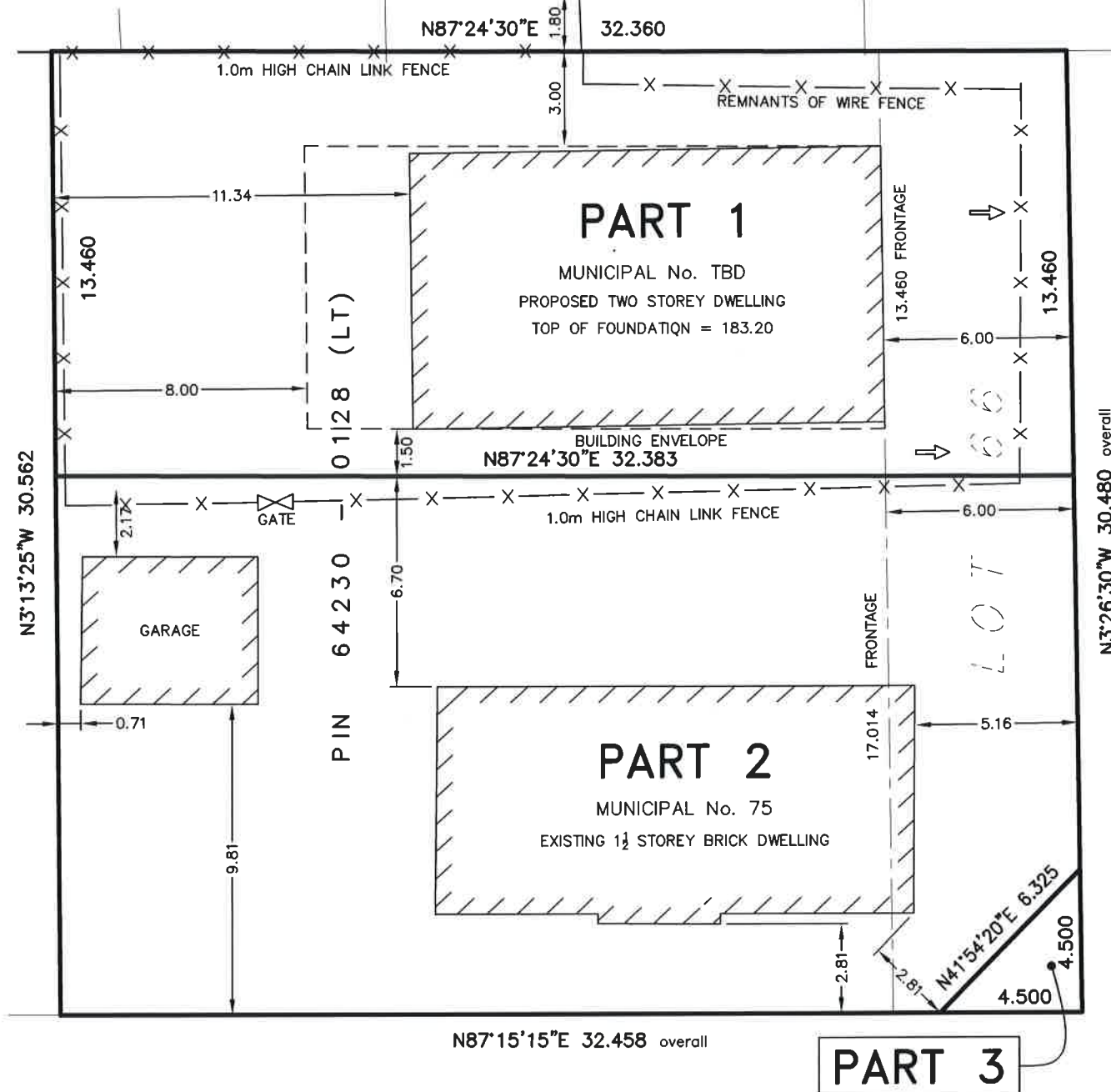
PRELIMINARY SKETCH TO ACCOMPANY AN
APPLICATION UNDER THE PLANNING ACT
LOT 66
REGISTERED PLAN No. 529
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA



KEY PLAN
NOT TO SCALE

AREA SCHEDULE

DESCRIPTION	AREA (m ²)
PART 1	435.5
PART 2	542.2
PART 3	10.1



ROBINSON STREET

(BY REGISTERED PLAN No. 363)
(PUBLIC TRAVELLED ROAD, 17.069 WIDE)



PIN 64230-0123(LT)

EMERICK AVENUE

(BY REGISTERED PLAN No. 529)
(PUBLIC TRAVELLED ROAD, 15.240 WIDE)

THIS SKETCH IS PREPARED FOR AN
APPLICATION UNDER THE PLANNING ACT
AND ALL DIMENSIONS ARE TO BE
CONFIRMED BY SURVEY.

NOTE: THE LOT DIMENSIONS ILLUSTRATED
HEREON WERE OBTAINED FROM PLANS
AND DOCUMENTS ON FILE AT THE LAND
REGISTRY OFFICE

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

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DRAWN BY:
D.B.

CHECKED BY:
B.L.

DATE:
APR. 23, 2024

FILE: NS2023-038
DWG. FILE: NS2023-038-05
Page 17 of 27



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

Minor Variance File A3325

825 Arthur Street, Fort Erie

Legal Description: PLAN 2371 LOT 3 TO LOT 5 NP992 IRREG

Roll No.: 2703 020 019 0100 00000

Applicant / Owner: Ashton Homes (Western) Limited

Agent: Daniel Vercillo

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, July 17, 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 rear yard setback to facilitate development of two storey single detached dwelling.

Details of Minor Variance Application:

The Applicant is requesting the following variance to section 12.3 in the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended:

- 1. To permit a reduced minimum rear yard setback of 2 meters, whereas 6 meters is required.

Current Zoning:

The subject land is zoned Residential 2A (R2A-759) 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 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.

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, July 16, 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:

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 – June 16, 2025



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

Consent File B09/25
525 Lake Street, Fort Erie
Legal Description: PLAN 26 PT LOT 10 NP369
IRREG
Roll No.: 2703 030 001 0960 00000
Applicant/Owner: Daniel Read
Agent: Liam Doherty

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, July 17, 2025, at 5:00 PM**

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

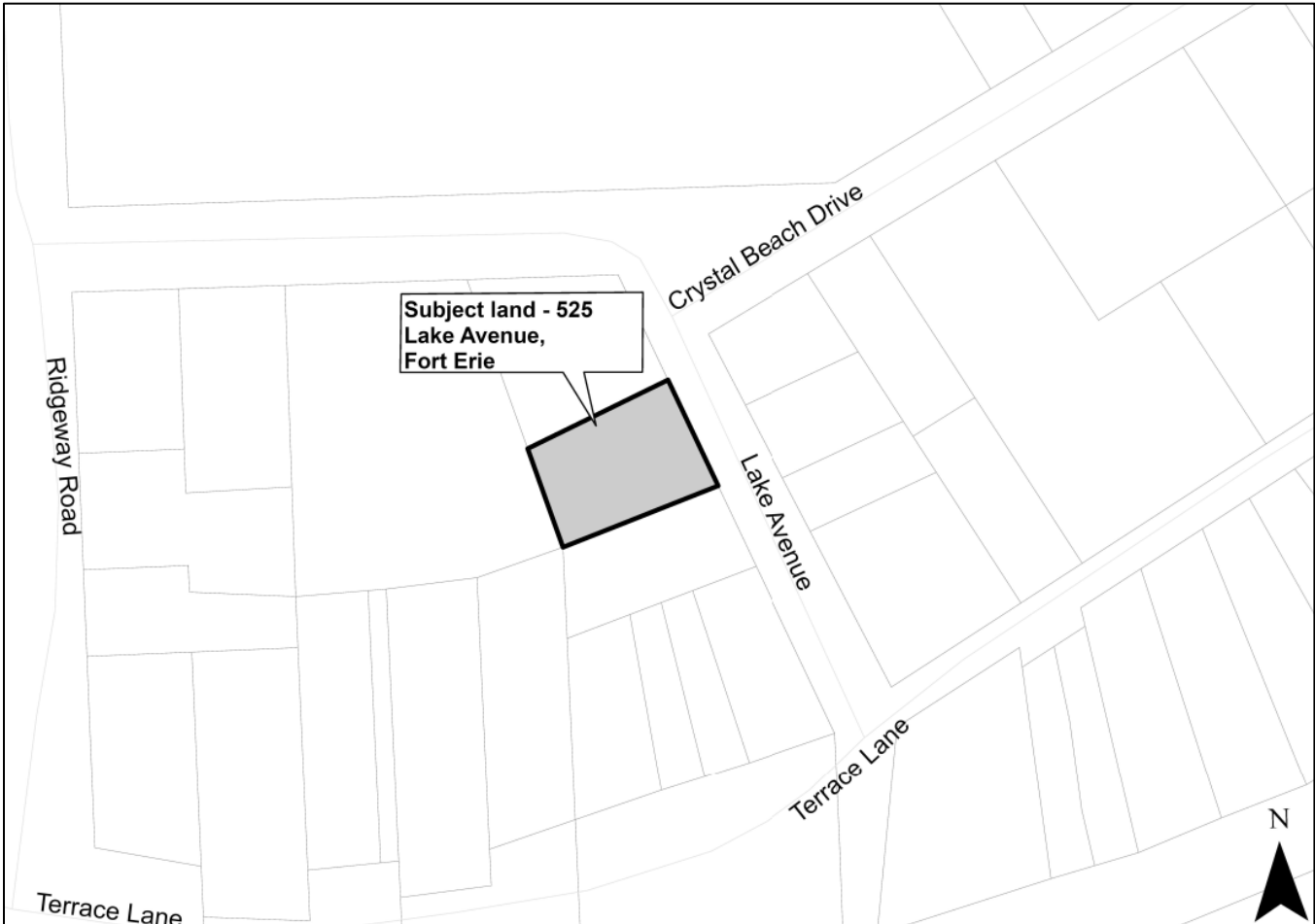
Purpose and Effect: The purpose and effect of this application is to convey Part 1 from Part 2 to create one new lot for residential purposes. The proposed lot dimensions are as follows:

	Frontage	Area
Severed Lands (Parts 2)	+/- 9.23 metres	+/- 257.5 square metres
Retained Lands (Part 1)	+/- 10.31 metres	+/- 241.3 square metres

Current Zoning:
The subject lands are zoned Residential 3 (R3-778) 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 and 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 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

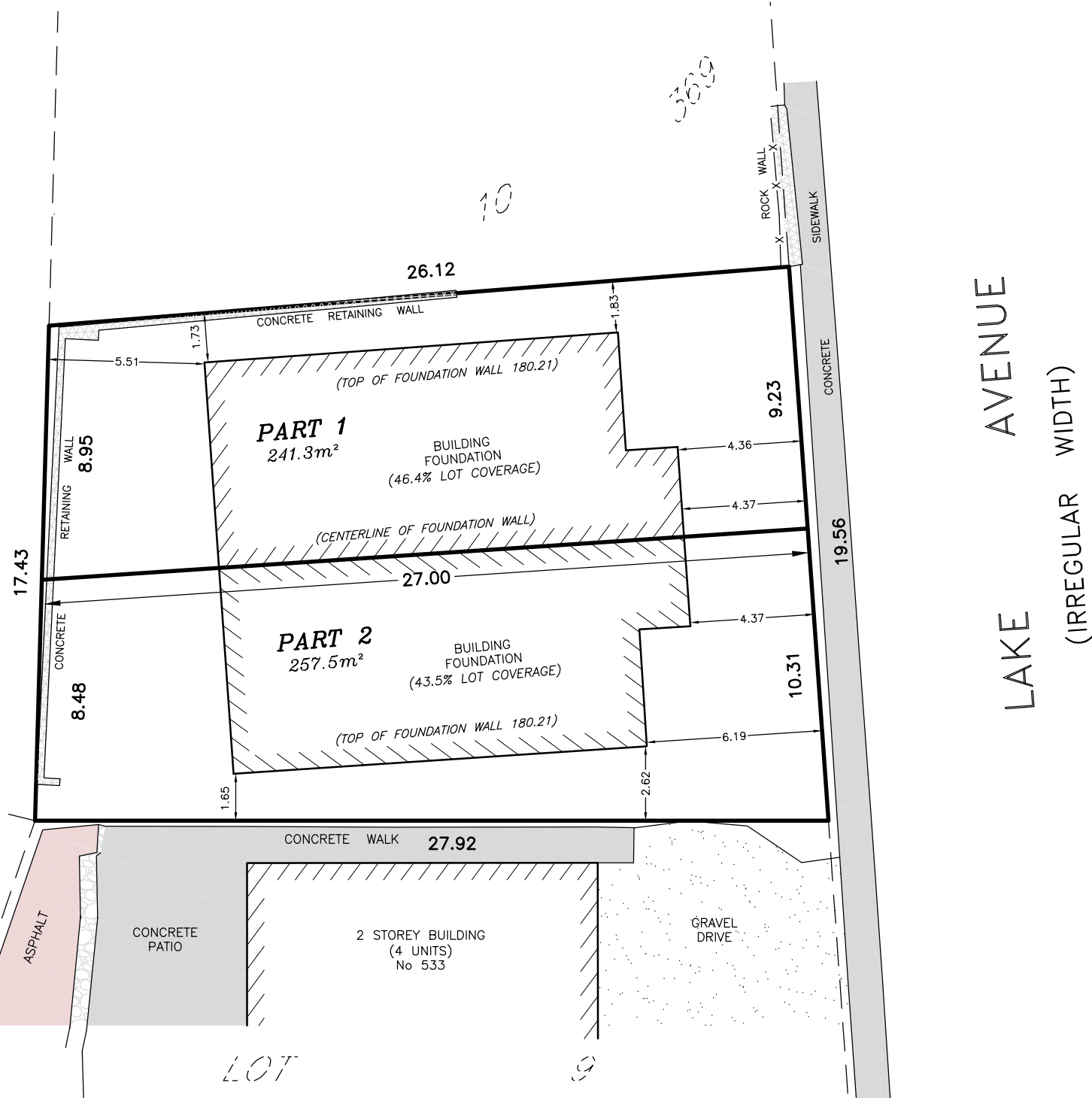
Mailed – June 16, 2025



5

10

PLAN



SCALE 1 : 200 (METRIC)

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

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

DWG 14007-4_SK Page 12203f-27



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

Consent File B12/25
440 Ridge Road North, Fort Erie
Legal Description: BERTIE CON 2 LE PT TOWNSHIP LOT 23 PLAN 349 PT
LOTS 19 21 AND 22 RP 59R17993 PARTS 14 TO 17
Roll No.: 2703 020 014 0630 00000
Applicant/Owner: 2855546 Ontario Inc.
Agent: Stephanie Fischer

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, July 17, 2025, at 5:00 PM**

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

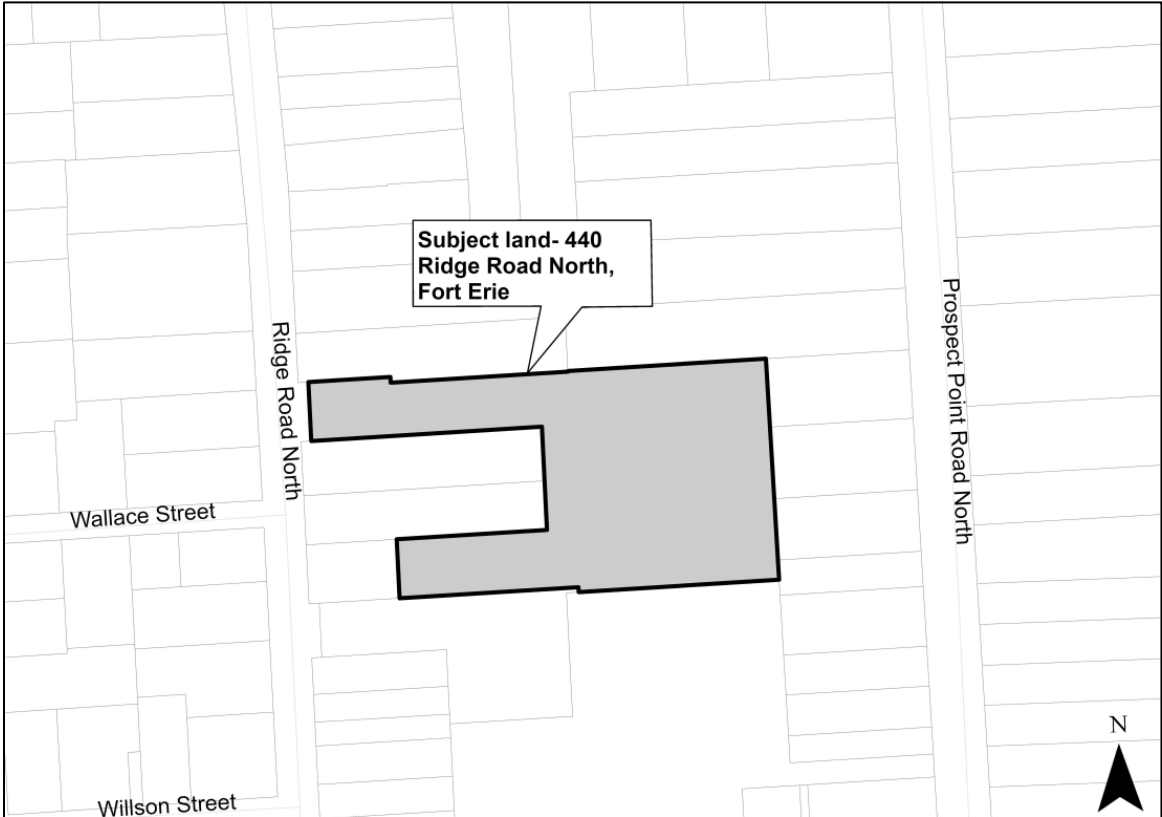
Purpose and Effect: The purpose and effect of this application is to convey Part 1 from Part 2 to merge with Part 3 to facilitate a Boundary Adjustment that addresses an existing driveway encroachment. The proposed lot dimensions are as follows:

	Frontage	Area
Retained Lands (Part 2)	+/- 21.95 metres	+/- 11,801 square metres
Severed Lands (Part 1)	+/- 20.12 metres	+/- 1,809 square metres
Retained Lands (Part 3)	+/- 1.22 metres	+/- 33.0 square metres

Current Zoning:
The subject lands are zoned Residential Multiple 1 (RM1-260(H)) Zone in accordance with the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended. Staff note, the lands are subject to a Holding Provision.

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

Key Map:



How to Participate:

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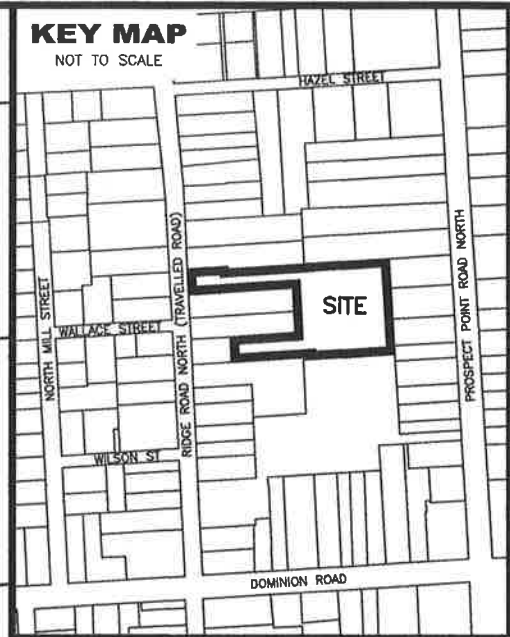
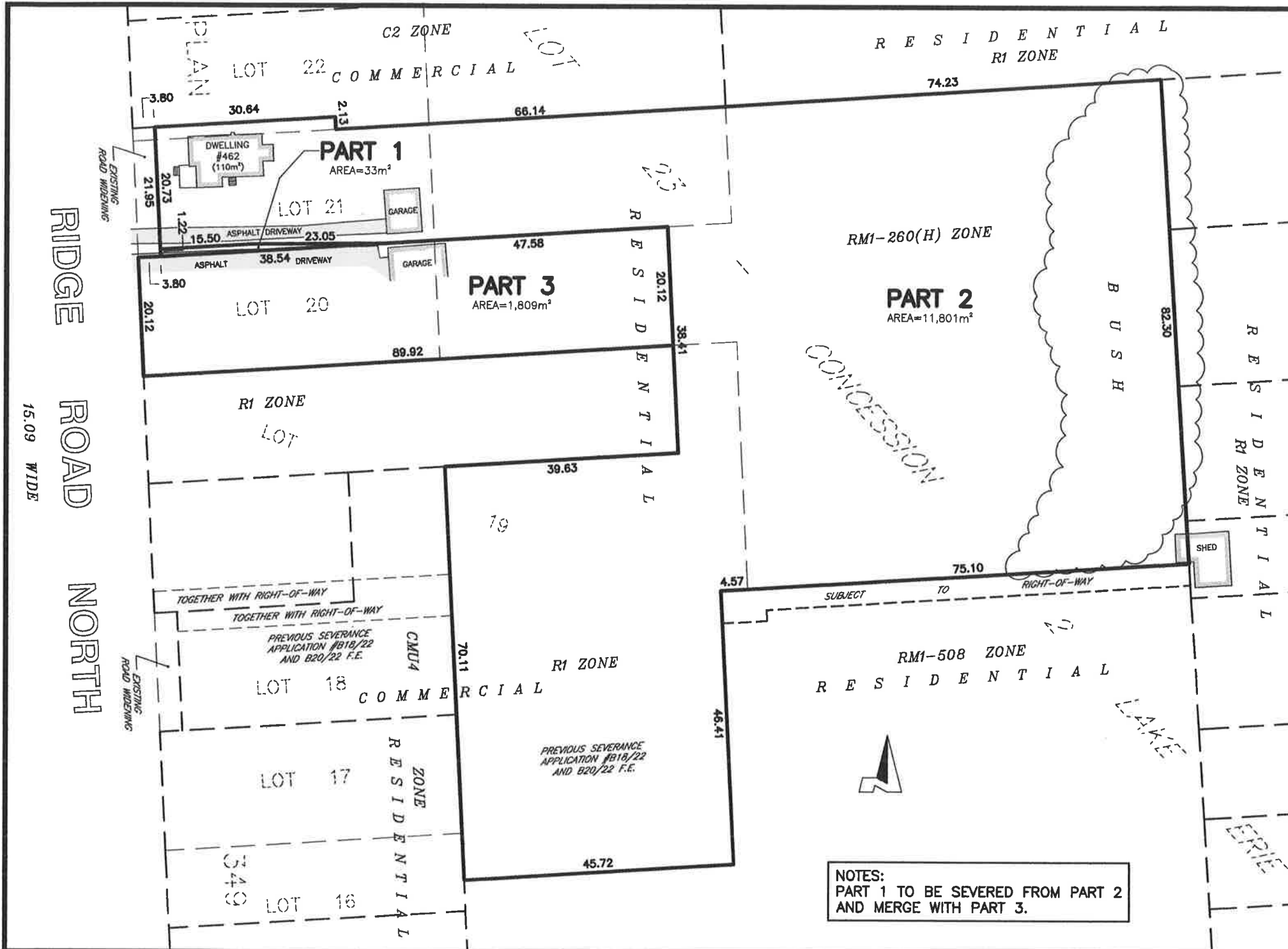
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Further information on the Consent and Minor Variance processes is available at: <https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:
Daryl 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 – June 16, 2025



SKETCH
PREPARED FOR SEVERANCE APPLICATION
PART OF LOTS 19, 21 AND 22
ON THE EAST SIDE OF RIDGE
ROAD - PLAN 349,
AND PART OF LOT 23,
CONCESSION 2 LAKE ERIE
GEOGRAPHIC TOWNSHIP OF BERTIE
IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 800 (METRIC)

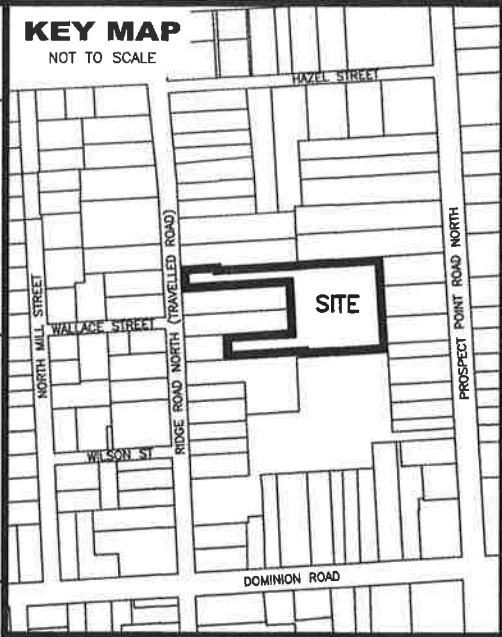
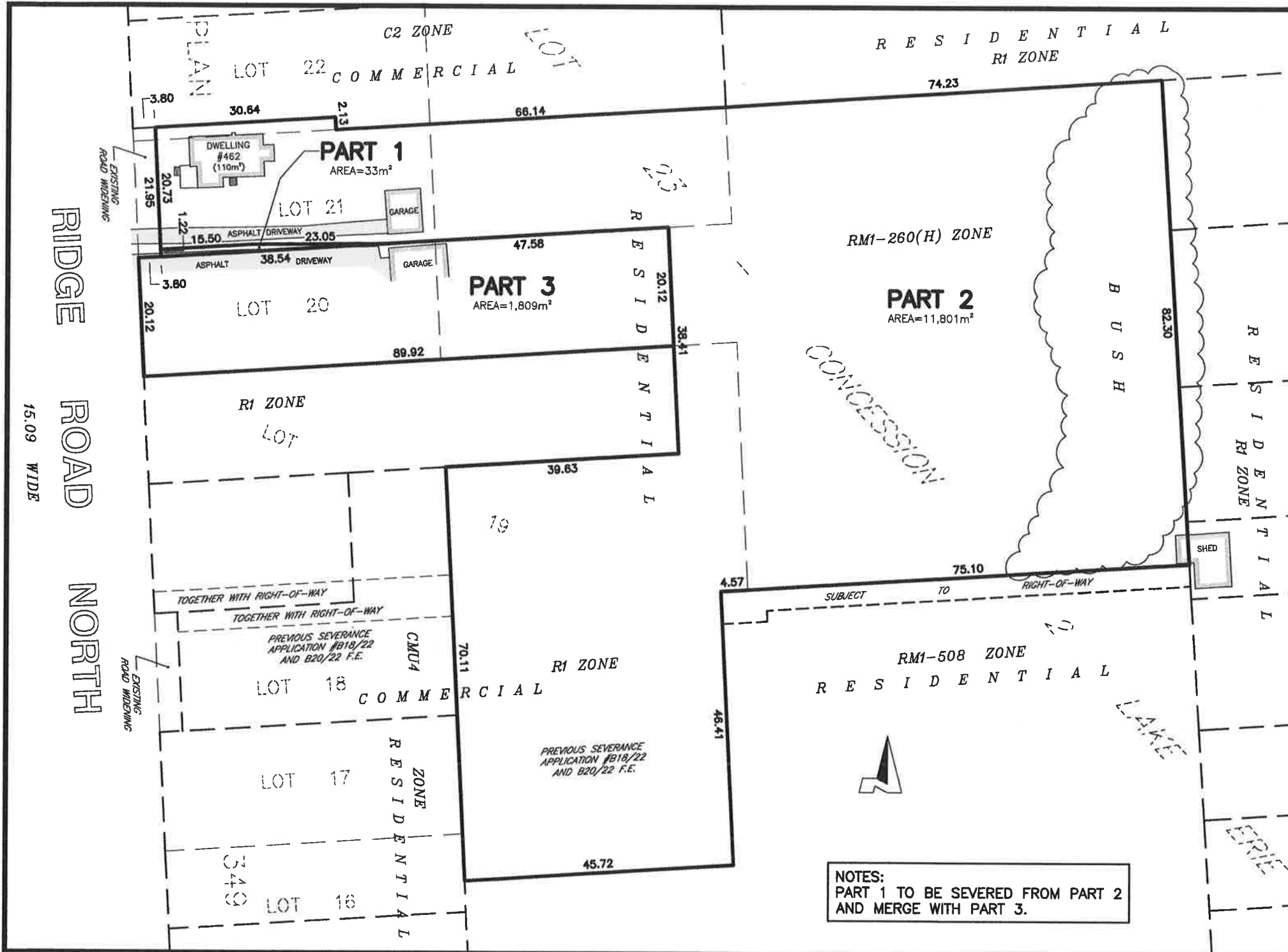
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May 1, 2025
DATE DONALD G. CHAMBERS, B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES
SURVEYING LTD
12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
WELLAND ONTARIO L3C-3T2 www.casl-surveying.com

NOTES:
PART 1 TO BE SEVERED FROM PART 2
AND MERGE WITH PART 3.



SKETCH
PREPARED FOR SEVERANCE APPLICATION
PART OF LOTS 19, 21 AND 22
ON THE EAST SIDE OF RIDGE
ROAD - PLAN 349,
AND PART OF LOT 23,
CONCESSION 2 LAKE ERIE
GEOGRAPHIC TOWNSHIP OF BERTIE
IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
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May 1, 2025
DATE *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 L3C-3T2 www.casl-surveying.com
DWG **21044_SEV5** FILE **21-44**
Page 26 of 27

NOTES:
PART 1 TO BE SEVERED FROM PART 2
AND MERGE WITH PART 3.

