



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

**Consent File B45/24**

**Minor Variance File A69/24**

**277 & 281 Central Avenue, Fort Erie**

Legal Description: Part Lot 117- 118 and PT Lot 116 NP Plan 512; Fort Erie  
and Lot 114 – 115 and PT Lot 116 NP 512; Fort Erie

Roll No. 2703 020 022 27800 0000

Roll No. 2703 010 044 03000 0000

Applicant: Casa El Norte Refugee Assistance Program

Agent: John T. Teal

**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, November 21, 2024 at 5:00 PM**

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

### **Purpose and Effect:**

The purpose and effect of the applications is to reduce the Minimum Lot Frontage and to facilitate a Boundary Adjustment between two existing residential properties that will continue to function as residential properties.

### **File No. B45/24:**

Seeks to convey Parcel 2 from Parcel 3 to be added to Parcel 1 as shown on the Consent Sketch. Parcel 2 would have a lot area of 252.5sq m and a lot frontage of 5.02 m.

Minor Variance File No. A69/24 has been submitted concurrently with the Consent application (Boundary Adjustment).

### **Details of 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:

#### **File No. A69/24:**

1. To permit a Minimum Lot Frontage of 14.0 metres whereas 15.0 meters is required.

### **Current Zoning:**

The subject lands are zoned R2 Zone (277 Central Avenue) and R2-47 (281 Central Avenue), in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

### **Current Official Plan Designation:**

The subject lands are designated Low Density Residential in the Town's Official Plan and Part of OPA#37 – Southend Secondary Plan.

### **KEY MAP:**



## How to Participate:

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

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, November 20, 2024** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Jayne Nahachewsky ([JNahachewsky@forterie.ca](mailto: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:

### For Additional Information Regarding This Application Contact:

Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment  
Planning and Development Services Department  
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6  
905-871-1600 ext. 2534 or [JNahachewsky@forterie.ca](mailto:JNahachewsky@forterie.ca)

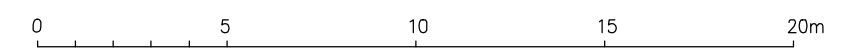
Mailed – October 31, 2024

SURVEYOR'S SEAL

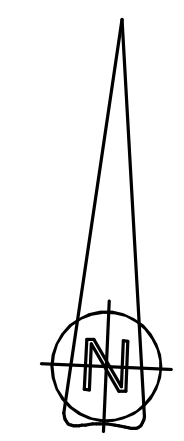
SKETCH

THIS IS AN ORIGINAL COPY IF EMBOSSED BY THE SURVEYOR'S SEAL, OR PDF CERTIFIED

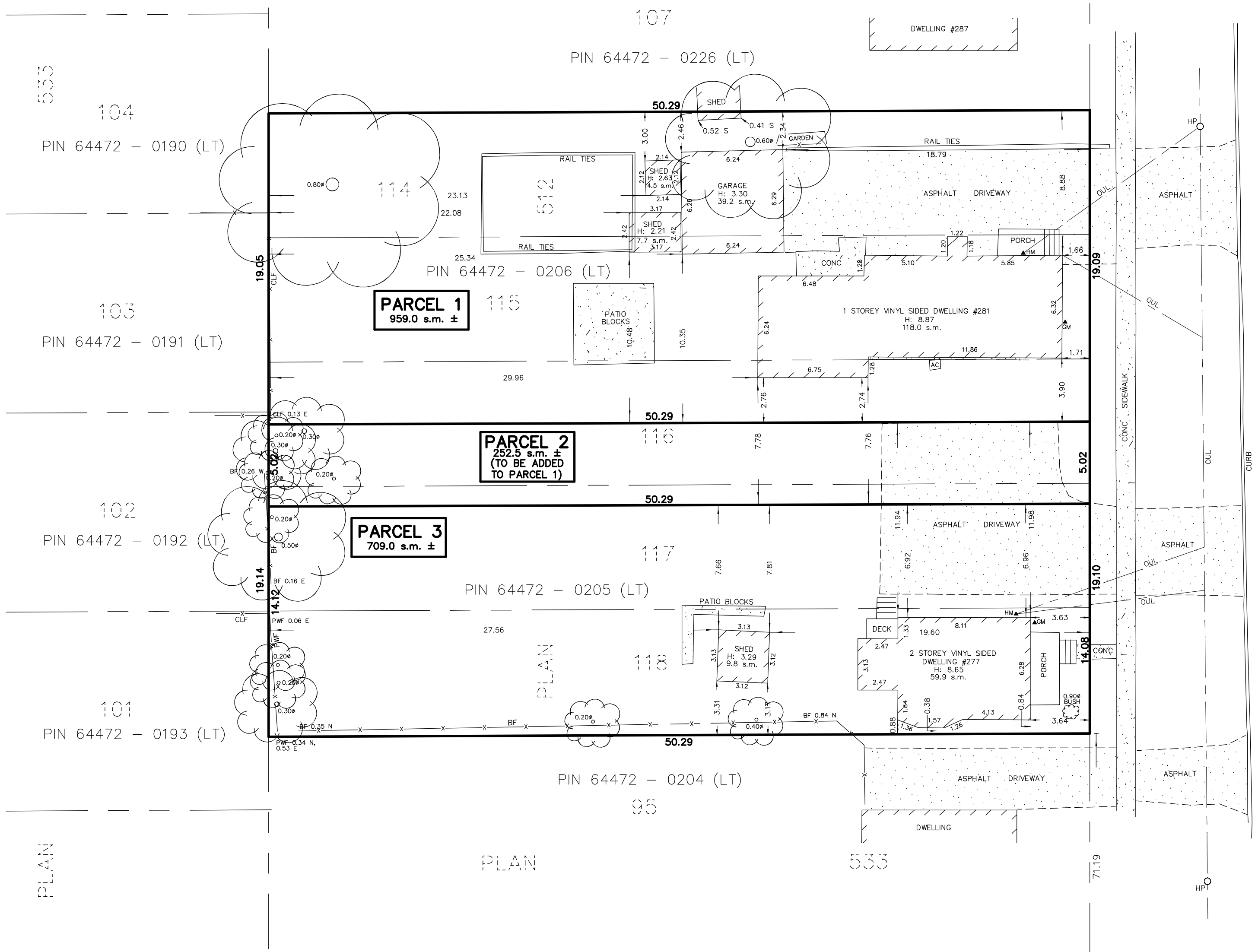
SKETCH FOR PLANNING ACT APPLICATION  
277 & 281 CENTRAL AVENUE  
TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA



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



PLAN 533



LEGEND & NOTES

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
  - AC DENOTES AIR CONDITIONER
  - BF DENOTES BOARD FENCE
  - CLF DENOTES CHAIN LINK FENCE
  - GM DENOTES GAS METER
  - HM DENOTES HYDRO METER
  - HP DENOTES HYDRO/UTILITY POLE
  - OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
  - PWF DENOTES POST AND WIRE FENCE
  - ⊙ DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
  - H DENOTES BUILDING HEIGHT, AS PER TOWN OF FORT ERIE ZONING BY-LAW
- N=NORTH, S=SOUTH, E=EAST, W=WEST

METRIC NOTE:

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

PROPERTY DESCRIPTION

LOTS 114, 115, 116, 117 AND 118, PLAN 512,  
GEOGRAPHIC VILLAGE OF FORT ERIE,  
TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA  
PIN 64472-0205 (LT) AND PIN 64472-0206 (LT)

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS AND ACTUAL FIELD WORK.

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT ©
3. THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL, OR PDF CERTIFIED.
4. ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

JULY 4, 2024  
DATE

*Harold Hyde*  
HAROLD D. HYDE  
ONTARIO LAND SURVEYOR

© COPYRIGHT, RASCH & HYDE LTD., O.L.S., 2024

**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 : 24F014 DRWN BY : T. Matheson