

TITLE PAGE FOR  
3666 Crystal Beach Drive  
Minor Variance Application: A70/24



RE: Committee of adjustment Applications for November 21, 2024 Hearing  
 Sheraz to Jayne Nahachewsky 2024-11-01 12:42 PM  
 From "Mustafa, Sheraz" <Sheraz.Mustafa@cnpower.com>  
 To "Jayne Nahachewsky" <JNahachewsky@forterie.ca>  
 History: This message has been replied to.

**External Email Warning: Do not click on any attachment or links/URL in this email unless the sender is reliable.**

Hello Jayne,

CNP has no concerns with any of these applications.

Regards,  
 Sheraz

---

**From:** Jayne Nahachewsky <[JNahachewsky@forterie.ca](mailto:JNahachewsky@forterie.ca)>  
**Sent:** November 1, 2024 11:23 AM  
**To:** Dunsmore, Susan <[Susan.Dunsmore@niagararegion.ca](mailto:Susan.Dunsmore@niagararegion.ca)>; [Usama.Ali@ontario.ca](mailto:Usama.Ali@ontario.ca); Paul Leithwood <[pleithwood@npca.ca](mailto:pleithwood@npca.ca)>; Planning <[Planning@ncdsb.com](mailto:Planning@ncdsb.com)>; [planning@dsbn.org](mailto:planning@dsbn.org); Sarah Mastroianni <[smastroianni@npca.ca](mailto:smastroianni@npca.ca)>; Jessica Abrahamse <[JAbrahamse@forterie.ca](mailto:JAbrahamse@forterie.ca)>; [devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca); [valentina.escobar@niagararegion.ca](mailto:valentina.escobar@niagararegion.ca); Anamika Dilwaria <[ADilwaria@forterie.ca](mailto:ADilwaria@forterie.ca)>; [rowcentre@bell.ca](mailto:rowcentre@bell.ca); [Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca); Daryl Vander Veen <[DVanderVeen@forterie.ca](mailto:DVanderVeen@forterie.ca)>; [municipalnotices@enbridge.com](mailto:municipalnotices@enbridge.com); Keegan Gennings <[KGennings@forterie.ca](mailto:KGennings@forterie.ca)>; Mark Schmitt <[MSchmitt@forterie.ca](mailto:MSchmitt@forterie.ca)>; [devon.haluka@niagararegion.ca](mailto:devon.haluka@niagararegion.ca); [caitlin.goodale@niagararegion.ca](mailto:caitlin.goodale@niagararegion.ca); Mohammad Kamruzzaman <[MKamruzzaman@forterie.ca](mailto:MKamruzzaman@forterie.ca)>; Jessica Goodings <[JGoodings@forterie.ca](mailto:JGoodings@forterie.ca)>; [newdevelopment@rci.rogers.com](mailto:newdevelopment@rci.rogers.com); [TLennard@npca.ca](mailto:TLennard@npca.ca); Troy Davidson <[TDavidson@forterie.ca](mailto:TDavidson@forterie.ca)>; Christopher Smith <[CSmith@forterie.ca](mailto:CSmith@forterie.ca)>; [radamsky@niagaraparks.com](mailto:radamsky@niagaraparks.com); Robin Shugan <[RShugan@forterie.ca](mailto:RShugan@forterie.ca)>; [ppearson@npca.ca](mailto:ppearson@npca.ca); [planninginfo@npca.ca](mailto:planninginfo@npca.ca); Mark Iamarino <[MIamarino@forterie.ca](mailto:MIamarino@forterie.ca)>; [andrew.carrigan@canadapost.postescanada.ca](mailto:andrew.carrigan@canadapost.postescanada.ca); Rosanna Firenze <[RFirenze@forterie.ca](mailto:RFirenze@forterie.ca)>; [jake.mcgowan@niagararegion.ca](mailto:jake.mcgowan@niagararegion.ca); [janet.sperling@ontario.ca](mailto:janet.sperling@ontario.ca); [doug.crown@cogeco.com](mailto:doug.crown@cogeco.com); [neave.constantine@ontario.ca](mailto:neave.constantine@ontario.ca); [jennifer.olah@ontario.ca](mailto:jennifer.olah@ontario.ca); [Abby.Laforme@mncfn.ca](mailto:Abby.Laforme@mncfn.ca); Kimberlyn Smith <[KSmith@forterie.ca](mailto:KSmith@forterie.ca)>; Mustafa, Sheraz <[Sheraz.Mustafa@cnpower.com](mailto:Sheraz.Mustafa@cnpower.com)>; Elizabeth Latif <[ELatif@forterie.ca](mailto:ELatif@forterie.ca)>; Kathryn Strachan <[KStrachan@forterie.ca](mailto:KStrachan@forterie.ca)>; Edward Terry <[ETerry@forterie.ca](mailto:ETerry@forterie.ca)>; Devon Morton <[DMorton@forterie.ca](mailto:DMorton@forterie.ca)>; Taylor Boyle <[TBoyle@forterie.ca](mailto:TBoyle@forterie.ca)>; Zachary George <[ZGeorge@forterie.ca](mailto:ZGeorge@forterie.ca)>; Callum Gomez <[CGomez@forterie.ca](mailto:CGomez@forterie.ca)>; Abdul Malik <[AMalik@forterie.ca](mailto:AMalik@forterie.ca)>  
**Subject:** Committee of adjustment Applications for November 21, 2024 Hearing

**WARNING:** This email originated from outside of FortisOntario. Pause and look for any **RED FLAGS** or signs of phishing.  
 If this is a suspicious email, **before you delete it** use the "Phish Alert Report" in Outlook or log a helpdesk ticket.

Good morning,

Please find the links to the circulation packages below for the Consent and Minor Variance applications being heard at the November 21, 2024 Committee of Adjustment Hearing.

4 & 6 Hagey Avenue

---

---

277 & 281 Central Avenue

---

---

285 Elmwood Avenue

---

---

2034 Jewson Road

---

---

3666 Crystal Beach Drive

---

---

3914 Alexandra Road

---

---

3964 Alexandra Road

---

---

4062 Glenspring Road

---

---

4924 Sherkston Road

---

Kindly provide comments by November 12, 2024. Should you not have any comments it would be appreciated if you could respond by email indicating no comments will be provided.

---

kind regards,

---

Jayne Nahachewsky  
Secretary Treasurer of Committee of Adjustment  
Town of Fort Erie  
1 Municipal Drive  
Fort Erie, ON L2A 2S6  
TEL: 1-905-871-1600 ext. 2534

---

---

---

This e-mail (including any attachments) may contain confidential, proprietary and privileged information, and unauthorized disclosure or use is prohibited. If you received this e-mail in error, please notify the sender and delete this e-mail from your system



NPCA Response: Committee of adjustment Applications for November 21, 2024  
 HearingPaige Pearson to Jayne Nahachewsky 2024-11-06 09:20 AM  
 From "Paige Pearson" <ppearson@npca.ca>  
 To "Jayne Nahachewsky" <JNahachewsky@forterie.ca>

2 Attachments



4924 Sherkston Road - NPCA Regulated Features Map 1.pdf



4924 Sherkston Road - NPCA Regulated Features Map 2.pdf

**External Email Warning: Do not click on any attachment or links/URL in this email unless the sender is reliable.**

Hi Jayne,

My name is Paige Pearson and I will be able to assist CoA reviews on behalf of the NPCA while Meghan Birbeck is on Maternity Leave.

The NPCA has reviewed the CoA Applications and can offer the following comments:

**1. 4 & 6 Hagey Avenue: Consent (B47/24) & Minor Variance (A72/24, A73/24)**

The NPCA has reviewed the Application for Consent and Minor Variance. Based on the NPCA Mapping, there are no regulated areas present as such, the NPCA has no objection to the provided applications.

**2. 277 & 281 Central Avenue: Consent (B45/24) & Minor Variance (A69/24)**

The NPCA has reviewed the Application for Consent and Minor Variance. Based on the NPCA Mapping, there are no regulated areas present as such, the NPCA has no objection to the provided applications.

**3. 285 Elmwood Avenue: Minor Variance (A78/24)**

The NPCA has reviewed the Minor Variance Application and the subject property. Based on the NPCA Mapping, there are no regulated areas present as such, the NPCA has no objection.

**4. 2034 Jewson Road: Minor Variance (A75/24)**

The NPCA has reviewed the Minor Variance Application and the proposed works on the subject property. Based on the NPCA Mapping, there are no regulated areas present as such, the NPCA has no objection.

Please be advised that the north portion of the property line is impacted by potential unevaluated wetlands as such, if future proposed works do encroach within this area, the NPCA will require review, approval, and possible work permits.

**5. 3666 Crystal Beach Drive : Minor Variance (A70/24)**

The NPCA has reviewed the Minor Variance Application and the subject property. Based on the NPCA Mapping, there are no regulated areas present as such, the NPCA has no objection.

**6. 3914 Alexandra Road: Minor Variance (A74/24)**

The NPCA has reviewed the Minor Variance Application and the subject property. Based on the NPCA Mapping, there are no regulated areas present as such, the NPCA has no objection.

**7. 3964 Alexandra Road: Minor Variance (A76/24)**

The NPCA has reviewed the Minor Variance Application and the subject property. Based on the NPCA Mapping, there are no regulated areas present as such, the NPCA has no objection.

**8. 4062 Glenspring Road: Minor Variance (A77/24)**

The NPCA has reviewed the Minor Variance Application and the subject property. Based on the NPCA Mapping, there are no regulated areas present as such, the NPCA has no objection.

**9. 4924 Sherkston Road: Minor Variance (B48/24)**

The NPCA has reviewed the Consent Application and the subject property. Based on the NPCA Mapping, the area of proposed lot creation/severance is outside of our regulated areas. As such, the NPCA has no objections.

Please be advised that the northern parcel along the north property line and along the west boundary line is impacted by Regulated Areas. In the case that future works are proposed within any NPCA Regulated Area, the NPCA would require to review and approval works and issue work permits prior to the start of development.

Thank you,



**Paige Pearson (She/Her)**  
Watershed Planner

**Niagara Peninsula Conservation Authority (NPCA)**  
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 205

[www.npca.ca](http://www.npca.ca)

[ppearson@npca.ca](mailto:ppearson@npca.ca)

**Out of Office Notice:** Please note that I will be unavailable starting November 7<sup>th</sup> until November 13<sup>th</sup>.

---

**From:** Jayne Nahachewsky <JNahachewsky@forterie.ca>

**Sent:** November 1, 2024 11:23 AM



TOFE COA - 3666 Crystal Beach Drive Regional Comments Escobar, Valentina to Jayne Nahachewsky 2024-11-05 02:21 PM  
From "Escobar, Valentina" <Valentina.Escobar@niagararegion.ca>  
To "Jayne Nahachewsky" <JNahachewsky@forterrie.ca>

**External Email Warning: Do not click on any attachment or links/URL in this email unless the sender is reliable.**

Hello Jayne,

There are no required Regional fees for the **3666 Crystal Beach Drive** Minor Variance Application. The only comments to note are with respect to Archaeology:

The Provincial Policy Statement (PPS) and Niagara Official Plan (NOP) state that development and site alteration shall not be permitted within areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province. Chapter 6 of the NOP states that where a site proposed for development is located within an Area of Archaeological Potential, a Stage 1 Archaeological Assessment (at minimum) by a licensed archaeologist is required.

The subject lands are mapped within an Area of Archaeological Potential on Schedule K of the NOP. However, staff acknowledge that the Town of Fort Erie also has jurisdiction on matters related to archaeological resources through its Archaeological Management Plan. As such, Regional staff defer to the Town for Archaeological Assessment requirements; Town staff should be satisfied that archaeological resource concerns on the property have been addressed.

Nonetheless, in recognizing that there is always the possibility of discovering deeply buried archaeological materials, Regional staff provide the following warning clause to the applicant for information in case of any resources uncovered through construction works:

*"If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C."*

<https://pre.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>

Kind regards,

**Valentina Escobar**  
Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,  
Thorold, ON, L2V 4T7

**P:** (905) 980-6000 ext. 3352



W: [www.niagararegion.ca](http://www.niagararegion.ca)  
E: [Valentina.Escobar@niagararegion.ca](mailto:Valentina.Escobar@niagararegion.ca)

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.





---

# Interoffice Memorandum

---

File No.: A70--24  
Date: November 12, 2024

**To:** Devon Morton, Supervisor of Development Approvals  
**From:** Taylor Boyle, Project Manager, Development Engineering  
**RE:** PDS Engineering Comments for Committee of Adjustment  
**Address:** 3666 Crystal Beach Drive

---

## **MUNICIPAL SERVICES**

### **Central Avenue**

**Watermain:** 150mm dia. AC (TOFE)  
**Sanitary Sewer:** 825mm dia. CONC (**RMON**)  
**Storm Sewer:** None

## **ROADS**

Crystal Beach Drive is designated as a Local Road as per the Town's current Official Plan, with a desired right-of-way width of 20.0m. The current road width is approximately 20.0m, therefore no widening is required.

---

Town of Fort Erie Development Engineering Staff have reviewed the above noted application and supporting documentation to address the technical concerns regarding the submitted minor variance application.

The purpose and effect of this application is to reduce the minimum interior side yard for a platform and to increase the maximum lot coverage to facilitate an addition of a covered front porch, rear covered terrace and a covered side entrance.

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

- To permit a Minimum Interior Side Yard for a platform of 1.0 metre whereas 1.5 metres is required; and
- To permit Maximum Lot Coverage of 36 % whereas 25% is permitted.

## **Development Engineering Staff offer the following comments:**

1. Development Engineering staff have no comments about this minor variance application.

## **Development Engineering Staff offer the following conditions:**

1. Development Engineering staff have no conditions about this minor variance application.

Prepared by: Taylor Boyle, C. Tech., rcsi  
Project Manager, Development Engineering

c. Noah Thompson, PDS  
Curtis Thompson, PDS  
Mark Iamarino, PDS

Keegan Gennings, PDS  
Jordan Frost, IS  
Jessica Goodings, Fire Services

Re: Committee of adjustment Applications for November 21, 2024 Hearing 📄

Kimberlyn Smith <sup>t</sup> Jayne Nahachewsky  
o

2024-11-04 04:05 PM

From Kimberlyn Smith/FortErie  
To Jayne Nahachewsky/FortErie@TownOfFortErie

---

Hi Jayne,

Please see below:

4 & 6 Hagey Avenue - B47/24, A72/24 & A73/24  
- No comments

277 & 281 Central Avenue - B45/24 & A69/24  
- No comments

285 Elmwood Avenue - A78/24  
- No comments

2034 Jewson Road - A75/24  
- No comments

3666 Crystal Beach Drive - A70/24  
- No comments

3914 Alexandra Road - A74/24  
- No comments

4062 Glenspring Road - A77/24  
- No comments

4924 Sherkston Road - B48/24  
- That the owner/applicant, at their own expense, obtains and submits an appraisal for the purposes of payment of cash-in-lieu of parkland dedication, by a qualified appraiser, which is to be based on the fair market value of Part 2, to the satisfaction of the Town; and that the owner/applicant pays to the Town a cash-in-lieu of parkland dedication, which shall be 5% of the appraised value of Part 2.

Thank you,

Kimberlyn Smith  
Junior Community Planner  
Planning and Development Services  
The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive



---

Jayne Nahachewsky

2024-11-01 11:23:07 AM

From: Jayne Nahachewsky/FortErie  
To: "Dunsmore, Susan" <Susan.Dunsmore@niagararegion.ca>, Usama.Ali@ontario.ca, "Paul Leithwood" <pleithwood@npca.ca>, "Planning" <Planning@ncdsb.com>, planning@dsbn.org, "Sarah Mastroianni" <smastroianni@npca.ca>, Jessica Abrahamse/FortErie@TownOfFortErie, devtplanningapplications@niagararegion.ca, valentina.escobar@niagararegion.ca, Anamika Dilwaria/FortErie@TownOfFortErie, rowcentre@bell.ca, Real\_EstateCanada@cpr.ca, Daryl Vander Veen/FortErie@TownOfFortErie, municipalnotices@enbridge.com, Keegan Gennings/FortErie@TownOfFortErie, Mark Schmitt/FortErie@TownOfFortErie, devon.haluka@niagararegion.ca, caitlin.goodale@niagararegion.ca, Mohammad Kamruzzaman/FortErie@TownOfFortErie, Jessica Goodings/FortErie@TownOfFortErie, newdevelopment@rci.rogers.com, TLennard@npca.ca, Troy Davidson/FortErie@TownOfFortErie, Christopher Smith/FortErie@TownOfFortErie, radamsky@niagaraparks.com, Robin Shugan/FortErie@TownOfFortErie, ppearson@npca.ca, planninginfo@npca.ca, Mark lamarino/FortErie@TownOfFortErie, andrew.carrigan@canadapost.postescanada.ca, Rosanna Firenze/FortErie@TownOfFortErie, jake.mcgowan@niagararegion.ca, janet.sperling@ontario.ca, doug.crown@cogeco.com, neave.constantine@ontario.ca, jennifer.olah@ontario.ca, Abby.Laforme@mncfn.ca, Kimberlyn Smith/FortErie@TownOfFortErie, Sheraz.Mustafa@cnpower.com, Elizabeth Latif/FortErie@TownOfFortErie, Kathryn Strachan/FortErie@TownOfFortErie, Edward Terry/FortErie@TownOfFortErie, Devon Morton/FortErie@TownOfFortErie, Taylor Boyle/FortErie@TownOfFortErie, Zachary George/FortErie@TownOfFortErie, Callum Gomez/FortErie@TownOfFortErie, Abdul Malik/FortErie@TownOfFortErie  
Date: 2024-11-01 11:23 AM  
Subject: Committee of adjustment Applications for November 21, 2024 Hearing

---

Good morning,

Please find the links to the circulation packages below for the Consent and Minor Variance applications being heard at the November 21, 2024 Committee of Adjustment Hearing.

4 & 6 Hagey Avenue

---

**No Municipal Drains**

[Redacted]  
277 & 281 Central Avenue

---

**No Municipal Drains**

285 Elmwood Avenue

---

**No Municipal Drains**

2034 Jewson Road

---

**High Road Drain**

[Redacted]  
3666 Crystal Beach Drive

---

**No Municipal Drains**

[Redacted]  
3914 Alexandra Road

---

**No Municipal Drains**

[Redacted]

---

[Redacted]

3964 Alexandra Road

---

**No Municipal Drains**

---

4062 Glenspring Road

---

**No Municipal Drains**

---

4924 Sherkston Road

---

Pr. Abino Drain  
Baer Drain  
Schooley Drain  
Beaver Creek Drain

Re: Committee of adjustment Applications for November 21, 2024 Hearing Kathryn Strachan to Jayne Nahachewsky 2024-11-06 09:48 AM  
From Kathryn Strachan/FortErie  
To Jayne Nahachewsky/FortErie@TownOfFortErie  
Hi Jayne,

I have reviewed the COA applications and have no comments.  
Kind regards,

Kathryn

**Kathryn Strachan**

**Landscape Planner**

The Corporation of the Town of Fort Erie | Planning and Development Services  
1 Municipal Centre Drive, Fort Erie, Ontario L2A 2S6  
T: 905-871-1600 x 2529

----- Original message -----

From: Jayne Nahachewsky/FortErie  
To: "Dunsmore, Susan" <Susan.Dunsmore@niagararegion.ca>, Usama.Ali@ontario.ca, "Paul Leithwood" <pleithwood@npca.ca>, "Planning" <Planning@ncdsb.com>, planning@dshn.org, "Sarah Mastroianni" <smastroianni@npca.ca>, Jessica Abrahamse/FortErie@TownOfFortErie, devtplanningapplications@niagararegion.ca, valentina.escobar@niagararegion.ca, Anamika Dilwaria/FortErie@TownOfFortErie, rowcentre@bell.ca, Real\_EstateCanada@cpr.ca, Daryl Vander Veen/FortErie@TownOfFortErie, municipalnotices@enbridge.com, Keegan Gennings/FortErie@TownOfFortErie, Mark Schmitt/FortErie@TownOfFortErie, devon.haluka@niagararegion.ca, caitlin.goodale@niagararegion.ca, Mohammad Kamruzzaman/FortErie@TownOfFortErie, Jessica Goodings/FortErie@TownOfFortErie, newdevelopment@rci.rogers.com, TLennard@npca.ca, Troy Davidson/FortErie@TownOfFortErie, Christopher Smith/FortErie@TownOfFortErie, radamsky@niagaraparks.com, Robin Shugan/FortErie@TownOfFortErie, ppearson@npca.ca, planninginfo@npca.ca, Mark Iamarino/FortErie@TownOfFortErie, andrew.carrigan@canadapost.postescanada.ca, Rosanna Firenze/FortErie@TownOfFortErie, jake.mcgowan@niagararegion.ca, janet.sperling@ontario.ca, doug.crown@cogeco.com, neave.constantine@ontario.ca, jennifer.olah@ontario.ca, Abby.Laforme@mncfn.ca, Kimberlyn Smith/FortErie@TownOfFortErie, Sheraz.Mustafa@cnpower.com, Elizabeth Latif/FortErie@TownOfFortErie, Kathryn Strachan/FortErie@TownOfFortErie, Edward Terry/FortErie@TownOfFortErie, Devon Morton/FortErie@TownOfFortErie, Taylor Boyle/FortErie@TownOfFortErie, Zachary George/FortErie@TownOfFortErie, Callum Gomez/FortErie@TownOfFortErie, Abdul Malik/FortErie@TownOfFortErie  
Cc:  
Subject: Committee of adjustment Applications for November 21, 2024 Hearing  
Date: Fri, Nov 1, 2024 11:23 AM

Good morning,

Please find the links to the circulation packages below for the Consent and Minor Variance applications being heard at the November 21, 2024 Committee of Adjustment Hearing.

4 & 6 Hagey Avenue

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

277 & 281 Central Avenue

---

---

---

285 Elmwood Avenue

---

---

---

2034 Jewson Road

3666 Crystal Beach Drive

---

---

---

3914 Alexandra Road

3964 Alexandra Road

---

---

---

4062 Glenspring Road

---

---

---

4924 Sherkston Road

---

---

---

---

---

---