

TITLE PAGE FOR  
285 Elmwood Avenue  
Minor Variance Application: A78/24



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

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**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

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277 & 281 Central Avenue

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285 Elmwood Avenue

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2034 Jewson Road

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3666 Crystal Beach Drive

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3914 Alexandra Road

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3964 Alexandra Road

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4062 Glenspring Road

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4924 Sherkston Road

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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.

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kind regards,

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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

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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@forterrie.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>.

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

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

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

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**From** Zachary George <ZGeorge@forterrie.ca>

**Date** Wed 11/13/2024 2:02 PM

**To** Jayne Nahachewsky <JNahachewsky@forterrie.ca>

Hello,

My apologies for being a day late, Jessica was reviewing my comments.

**4 & 6 Hagey Avenue**

The subject property is located within the Town's Urban Boundary but not in the Natural Heritage system. There are no Natural Heritage features present. The lands are subject to the Town's tree By-law 33-2024. If any trees are proposed to be removed from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (OALA in good standing).

In the event that the applicant wishes to build on the site and is required to remove trees to do so, Table B1 in By-law 33-2024 will apply and compensation will be required at the development ratio for replacement trees/cash in lieu.

**277 and 281 Central Ave**

The subject property is located within the Town's Urban Boundary but not in the Natural Heritage system. There are no Natural Heritage features present. The lands are subject to the Town's tree By-law 33-2024. If any trees are proposed to be removed from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (OALA in good standing).

**285 Elmwood**

The subject property is located within the Town's Urban Boundary but not in the Natural Heritage system. There are no Natural Heritage features present. The lands are subject to the Town's tree By-law 33-2024. If any trees are proposed to be removed from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (OALA in good standing).

In the event that the applicant wishes to build on the site and is required to remove trees to do so, Table B1 in By-law 33-2024 will apply and compensation will be required at the development ratio for replacement trees/cash in lieu.

**2034 Jewson**

The subject property is located within the Town's Urban Boundary and Natural Heritage system. There are Natural Heritage features present. There is an "other woodland" directly east of the proposed building, and a non provincially significant wetland bordering the property to the north, beside the existing residence. The lands are subject to the Town's tree By-law 33-2024. If any trees are proposed to be removed from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (OALA in good standing).

Based on the drawing provided by the applicant it appears that the proposed garage does not encroach on any natural heritage features.

### **3666 Crystal Beach Drive**

The subject property is located within the Town's Urban Boundary but not in the Natural Heritage system. There are no Natural Heritage features present. The lands are subject to the Town's tree By-law 33-2024. If any trees are proposed to be removed from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (OALA in good standing).

In the event that the applicant wishes to build on the site and is required to remove trees to do so, Table B1 in By-law 33-2024 will apply and compensation will be required at the development ratio for replacement trees/cash in lieu.

### **3914 Alexandra**

The subject property is located within the Town's Urban Boundary but not in the Natural Heritage system. There are no Natural Heritage features present. The lands are subject to the Town's tree By-law 33-2024. If any trees are proposed to be removed from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (OALA in good standing).

### **3964 Alexandra**

The subject property is located within the Town's Urban Boundary but not in the Natural Heritage system. There are no Natural Heritage features present. The lands are subject to the Town's tree By-law 33-2024. Since it appears that the applicant will be required to remove trees from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (OALA in good standing).

In the event that the applicant wishes to build on the site and is required to remove trees to do so, Table B1 in By-law 33-2024 will apply and compensation will be required at the development ratio for replacement trees/cash in lieu.

### **4062 Glenspring Road**

The subject property is located within the Town's Urban Boundary but not in the Natural Heritage system. There are no Natural Heritage features present. The lands are subject to the Town's tree By-law 33-2024. Since it appears that the applicant will be required to remove trees from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (OALA in good standing).



In the event that the applicant wishes to build on the site and is required to remove trees to do so, Table B1 in By-law 33-2024 will apply and compensation will be required at the development ratio for replacement trees/cash in lieu.

#### **4924 Sherkston**

The subject property is not located within the Town's Urban Boundary but is in the Natural Heritage system. There are Natural Heritage features present. There is an "other woodland", and a non provincially significant wetland, and a significant wetland on the north end of the property. The lands are subject to the Town's tree By-law 33-2024. If any trees are proposed to be removed from the lands, the subsequent removal application must be accompanied by a Tree Protection Plan, an Arborist report (ISA Certified Arborist or per the Town's definition in the By-law) and a Landscape Plan (GALA in good standing).

Based on the drawing provided by the applicant it appears that the proposed work does not encroach on any natural heritage features, therefore no Environmental Impact Study is required.

Sincerely,

**Zach George**  
**Junior Environmental Planner**  
**Town of Fort Erie**  
**1 Municipal Centre Drive**  
**Fort Erie, Ontario**  
**Canada**  
**L2A 2S6**  
**TEL: 1-905-871-1600 x 2536**

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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

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**No Municipal Drains**

[Redacted]  
277 & 281 Central Avenue

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**No Municipal Drains**

285 Elmwood Avenue

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**No Municipal Drains**

2034 Jewson Road

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**High Road Drain**

[Redacted]  
3666 Crystal Beach Drive

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**No Municipal Drains**

[Redacted]  
3914 Alexandra Road

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**No Municipal Drains**

[Redacted]

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[Redacted]

3964 Alexandra Road

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**No Municipal Drains**

4062 Glenspring Road

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**No Municipal Drains**

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**4924 Sherkston Road**

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**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@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 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

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