

TITLE PAGE FOR
4062 Glenspring Road
Minor Variance Application: A77/24



RE: Committee of adjustment Applications for November 21, 2024 Hearing Mustafa, 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>
Sent: November 1, 2024 11:23 AM
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 <JAbrahamse@forterie.ca>; devtplanningapplications@niagararegion.ca; valentina.escobar@niagararegion.ca; Anamika Dilwaria <ADilwaria@forterie.ca>; rowcentre@bell.ca; Real_EstateCanada@cpr.ca; Daryl Vander Veen <DVanderVeen@forterie.ca>; municipalnotices@enbridge.com; Keegan Gennings <KGennings@forterie.ca>; Mark Schmitt <MSchmitt@forterie.ca>; devon.haluka@niagararegion.ca; caitlin.goodale@niagararegion.ca; Mohammad Kamruzzaman <MKamruzzaman@forterie.ca>; Jessica Goodings <JGoodings@forterie.ca>; newdevelopment@rci.rogers.com; TLennard@npca.ca; Troy Davidson <TDavidson@forterie.ca>; Christopher Smith <CSmith@forterie.ca>; radamsky@niagaraparks.com; Robin Shugan <RShugan@forterie.ca>; ppearson@npca.ca; planninginfo@npca.ca; Mark Iamarino <MIamarino@forterie.ca>; andrew.carrigan@canadapost.postescanada.ca; Rosanna Firenze <RFirenze@forterie.ca>; 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 <KSmith@forterie.ca>; Mustafa, Sheraz <Sheraz.Mustafa@cnpower.com>; Elizabeth Latif <ELatif@forterie.ca>; Kathryn Strachan <KStrachan@forterie.ca>; Edward Terry <ETerry@forterie.ca>; Devon Morton <DMorton@forterie.ca>; Taylor Boyle <TBoyle@forterie.ca>; Zachary George <ZGeorge@forterie.ca>; Callum Gomez <CGomez@forterie.ca>; Abdul Malik <AMalik@forterie.ca>
Subject: Committee of adjustment Applications for November 21, 2024 Hearing

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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

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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@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

ppearson@npca.ca

Out of Office Notice: Please note that I will be unavailable starting November 7th until November 13th.

From: Jayne Nahachewsky <JNahachewsky@forterie.ca>

Sent: November 1, 2024 11:23 AM



TOFE COA - 4062 Glenspring Road MVEscobar, Valentina to Jayne Nahachewsky 2024-11-05 10:12 AM

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 **4062 Glenspring Road** Minor Variance Application. The only comments to note are with respect to Archaeology:

The Provincial Planning 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 exhibit archaeological resource potential and are within 300 metres of 3 Registered Archaeological Sites (AfGs-129, AfGs-130, AfGs-131). 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



E: Valentina.Escobar@niagararegion.ca

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

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

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

Kimberlyn Smith ^t 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@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.

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