



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

Consent File No. B47/24 Minor Variance File Nos. A72/24, A73/24 4 and 6 Hagey 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: CONMED Health Care Group
Agent: William Heikoop (Upper Canada Consultants)

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 Side Yard(s) and to facilitate a Boundary Adjustment, partial discharge of mortgage and an easement to facilitate demolition, construction and occupancy of a new Nursing Home.

File No. B47/24:

Seeks a Boundary Adjustment that conveys Parts 4, 5 and 6 on the consent sketch to merge with Parts 1, 2 3, 7. The remaining Parts 8 and 9 will continue to be used as a Nursing Home.

Minor Variance File No. A72/24 for 4 Hagey Avenue and Minor Variance File No. A73/24 for 6 Hagey Avenue have been submitted concurrently with the Consent application (Boundary Adjustment).

Details of Minor Variance Applications:

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

File No. A72/24 (4 Hagey Avenue):

1. To permit a reduced easterly Minimum Interior Side Yard of 1.2 metres whereas 50 meters is required.
2. To increase the Maximum Number of Beds to 96 whereas 72 is required.

File No. A73/24 (6 Hagey Avenue):

1. To permit a reduced westerly Minimum Interior Side Yard of 5.0 metres whereas 7.5 metres is required.

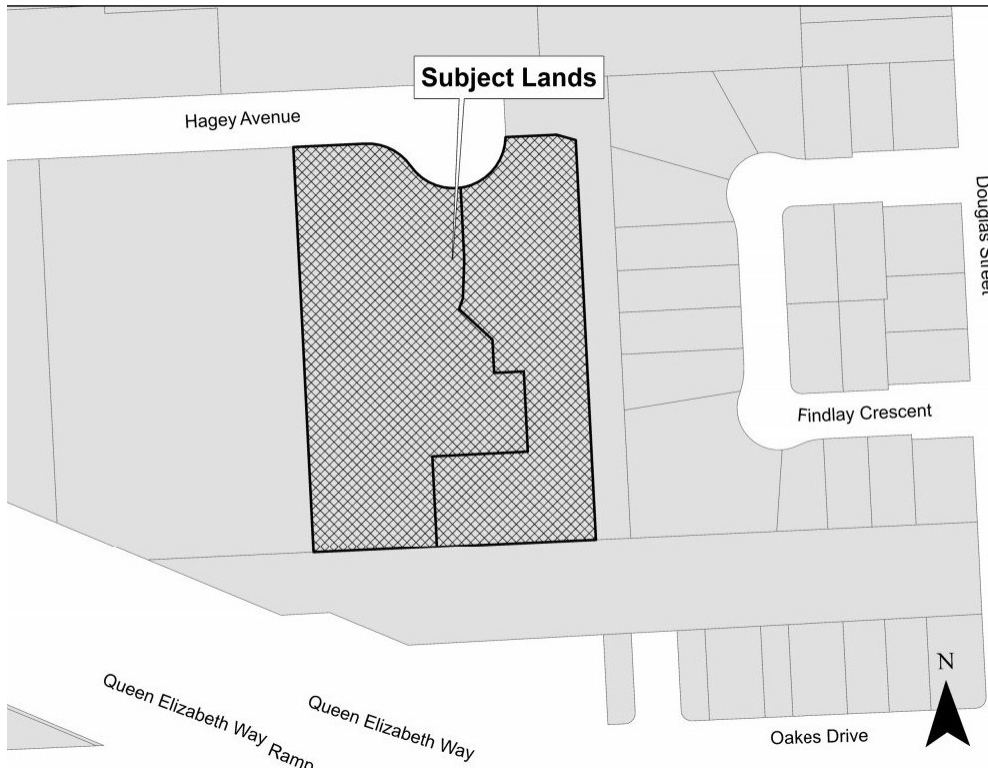
Current Zoning:

The subject lands are zoned Institutional (I-56) Zone, 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 Institutional 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) 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:

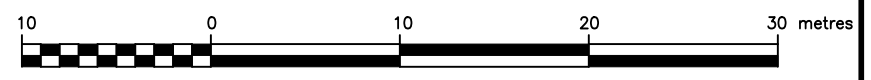
For Additional Information Regarding This Application Contact:
Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

MAILED – October 31, 2024

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

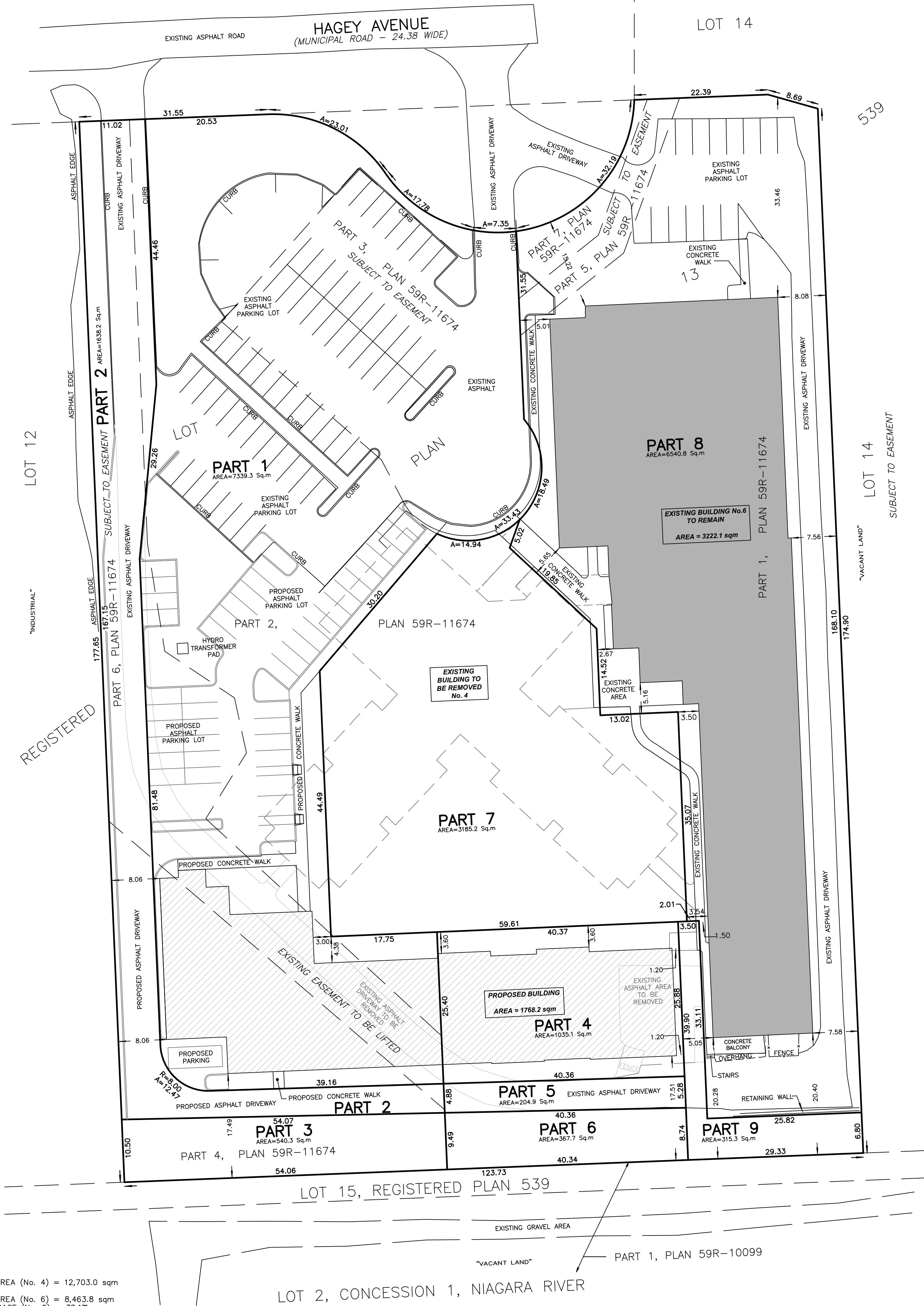
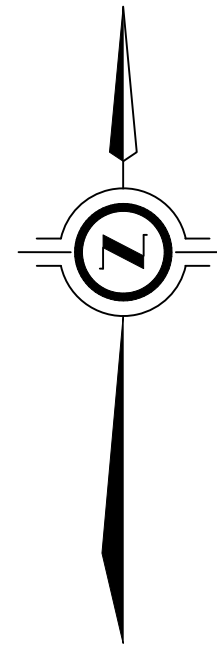
4 & 6 HAGEY AVENUE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 400



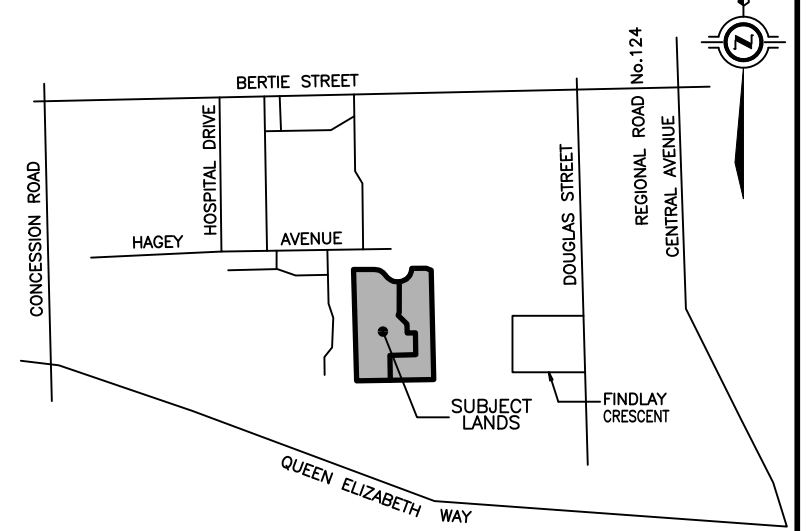
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METRIC NOTE

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



KEY PLAN (not to scale)



TOWN OF FORT ERIE

LEGAL DESCRIPTION

LOT 13, REGISTERED PLAN 539.

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY

SEPTEMBER 11, 2024
DATE

Andrew Handspiker
ANDREW HANDSPIKER
ONTARIO LAND SURVEYOR

CAUTION

- (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

EXISTING LOT AREA (No. 4) = 12,703.0 sqm
EXISTING LOT AREA (No. 6) = 8,463.8 sqm
EXISTING COVERAGE (No. 6) = 38.1%
PROPOSED LOT AREA (No. 4) = 11,125.5 sqm
PROPOSED COVERAGE (No. 4) = 15.9 %
PROPOSED LOT AREA (No. 6) = 10,041.3 sqm
PROPOSED COVERAGE (No. 6) = 32.1 %

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
4318 PONTIAC ROAD, UNIT 2, NIAGARA FALLS, ON L3E 6A4
T: (905) 338-3693 F: (905) 338-6224 www.jdbarnes.com

SC	DRAWN
SC	ANDREW HANDSPIKER
AH	CHECKED
MAPPING	DATED
SEP.11/24	DATE
23-16-242-00	Plot No.

FILE: G:\PROJECTS\23-16-242\Drawing\23-16-242-LDC.dwg PLOT DATE: 9/12/2024 1:24 PM

