



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

**Consent File Nos. B48/24
4924 Sherkston Road, Fort Erie**

Legal Description: Part Lot 32 Concession 1 Lake Erie, designated as Parts 1 & 2 on Reference Plan 59R7034; Fort Erie

Roll No. 2703 020 018 03000 0000

Applicant: John and Barbara Day

Agent: Carol Moroziuk

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 application is to sever and convey a surplus farm dwelling.

File No. B45/24 (Parcel 1):

Seeks to convey Parcel 1 from Parcel 2 as shown on the Consent Sketch. Parcel 2 will be retained.

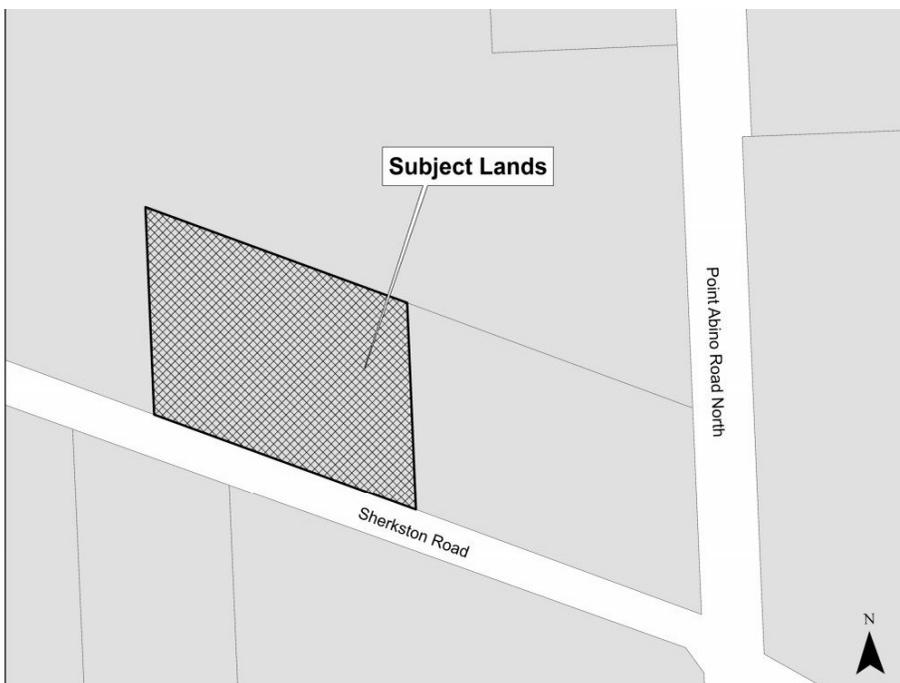
Current Zoning:

The subject lands are zoned Agricultural (A) 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 Agricultural in the Town's Official 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

SKETCH PREPARED FOR SEVERANCE APPLICATION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN
 CURRENT SEVERANCE APPLICATION. © THIS SKETCH IS PROTECTED BY COPYRIGHT.

UNOPNED ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2 LE
 ±406.85



33

32

±546.04

PART 2
 PLAN 59R-7034
 SUBJECT TO AN EASEMENT
 IN FAVOUR OF THE PROVINCIAL
 GAS COMPANY

PART 1
 PLAN 59R-7034

PART 2
 ±28.09 ha.

±701.31

POINT ABINO ROAD
 ROAD ALLOWANCE BETWEEN LOTS 31 & 32

±198.12

LOT

±19.52

±143.23

LOT

DETAIL
 SCALE 1:1500

PART 2
 ±28.09 ha.

PART 1
 ±6208.5 sq.m.

PART 1
 ±6208.5 sq.m.

±120.07
 ±53.30
 ±59.74

BUILDING
 (±50.1sq.m.)

GARAGE
 (±88.6sq.m.)

POND

SEPTIC BED

TWO STOREY DWELLING
 #4924
 (±172.8sq.m.)

WELL

EDGE OF FIELD
 EDGE OF CUT GRASS

±66.77
 ±13.9
 ±27.5
 ±27.4
 ±48.5
 ±26.6
 ±100.46

±28.1

±24.1

±28.4

±32.2

±12.3

±67.07

±120.07
 ±66.77
 ±53.30

±59.74

±99.99

±100.46

±67.07

±90.63

±99.00

±50.29

±60.35

±60.35

±117.34

SHERKSTON ROAD
 (TRAVELLED ROAD)

SHERKSTON ROAD
 (TRAVELLED ROAD)

LOT COVERAGE
 DWELLING: ±2.8%
 ACCESSORY USE: ±2.3%

VOID

IF USED FOR ANY OTHER
 PURPOSE THAN THIS
 CURRENT SEVERANCE
 APPLICATION

PRELIMINARY
 ONLY

SEPT. 25, 2024
 DATE

Mark Gilmore
 MARK GILMORE
 Ontario Land Surveyor

LANTHIER & GILMORE SURVEYING LTD.
 173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SKETCH OF PROPOSED SEVERANCE
 PART OF LOT 32
 CONCESSION 1 LAKE ERIE
 GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN THE
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM
 SCALE: 1:3000

CHECKED BY: MG
 SURVEY 22-939