



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

Minor Variance File No. A80/24 2826 Nigh Road, Fort Erie

Legal Description: Lot 819 to Lot 823, Lots 831 to Lot 837 Plan 475; Fort Erie
Roll No.: 2703 020 023 18700 0000

Applicant: Tony Aiello

Owners: Steve and Sarah James

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 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, December 19, 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 this application is to reduce the Minimum Interior Side Yard to facilitate enclosure of the existing garage for additional living space.

Details of Minor Variance Application:

The Applicant is requesting the following variance to Section 9.3 of the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

File A80/24:

1. To permit a Minimum Interior Side Yard of 1.8 metres whereas 3.0 metres is required.

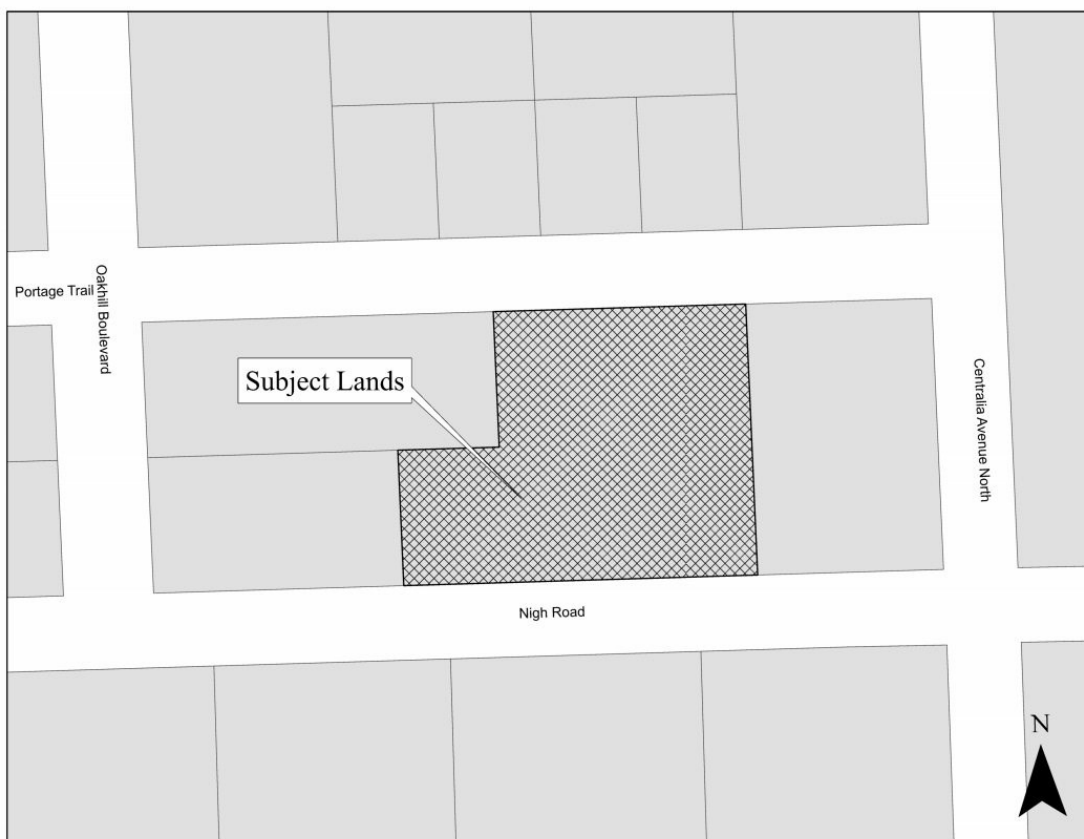
Current Zoning:

The subject lands are zoned Rural Residential (RR) 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 Rural Residential.

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 metres 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, December 18, 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:
<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

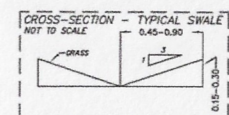
For Additional Information Regarding This Application Contact:
Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

Posted on Town's Website – November 27, 2024. Not mailed due to ongoing Canada Post strike.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2210057



THIS PLAN IS NOT VALID
UNLESS IT IS AN UNREPRODUCED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3).

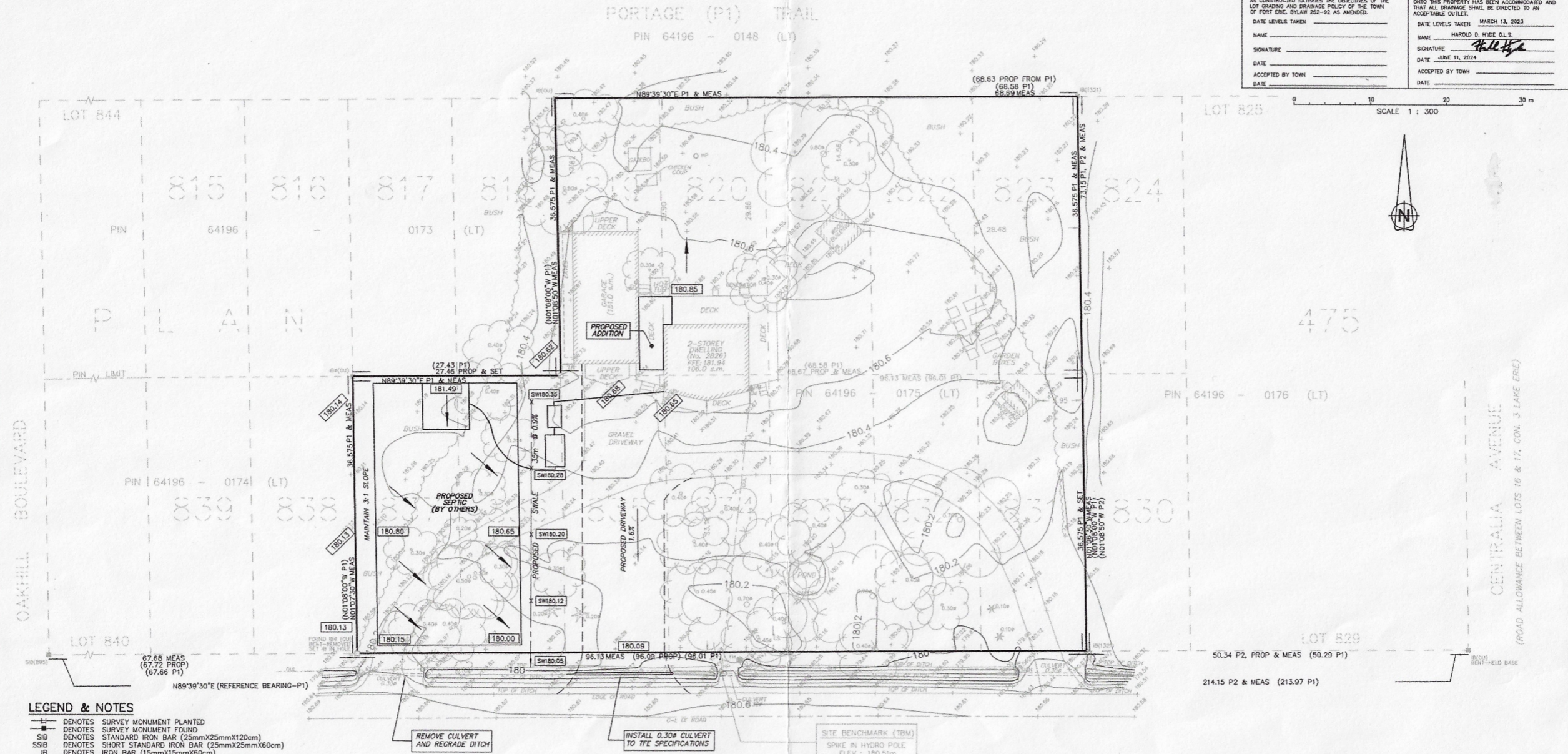


PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION
AND
TOWN OF FORT ERIE
INDIVIDUAL LOT GRADING CERTIFICATE

LOCATION LOTS B19 TO B23 AND LOTS B31-B37, PLAN 475
TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA

OWNER SARAH & STEVE JAMES ADDRESS 2826 HIGH ROAD

AS CONSTRUCTED GRADING	PROPOSED GRADING
I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED ELEVATIONS SHOWN () WITH RESPECT TO THE GRADING OF THIS LOT. FURTHER, I HEREBY CERTIFY THAT THE LOT GRADING AS CONSTRUCTED SATISFIES THE OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY OF THE TOWN OF FORT ERIE, BY-LAW 252-92 AS AMENDED.	I HEREBY CERTIFY THAT THE PROPOSED BUILDING WILL BE COMPATIBLE WITH THE PROPOSED GRADING AND THE OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY. FURTHER, I CERTIFY THAT THE EXISTING DRAINAGE ONTO THIS PROPERTY HAS BEEN ACCOMMODATED AND THAT ALL DRAINAGE SHALL BE DICTATED TO AN ACCEPTABLE OUTLET.
DATE LEVELS TAKEN _____	DATE LEVELS TAKEN MARCH 13, 2023
NAME _____	NAME HAROLD D. HYDE O.L.S.
SIGNATURE _____	SIGNATURE <i>Harold Hyde</i>
DATE _____	DATE JUNE 11, 2024
ACCEPTED BY TOWN _____	ACCEPTED BY TOWN _____
DATE _____	DATE _____



- LEGEND & NOTES**
- +— DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
 - SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
 - IB DENOTES IRON BAR (15mmX15mmX60cm)
 - IB# DENOTES ROUND IRON BAR (20mm DIA X 60cm)
 - CP DENOTES CONCRETE PIN & WASHER
 - CC DENOTES CUT CROSS
 - PB DENOTES PLASTIC BAR
 - WT DENOTES WITNESS
 - OJ DENOTES ORIGIN UNKNOWN
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - (895) DENOTES O. A. LANE, O.L.S.
 - (JEL) DENOTES J. E. LANTHIER, O.L.S.
 - P1 DENOTES PLAN 475
 - P2 DENOTES PLAN OF SURVEY BY R. D. RASCH, O.L.S., DATED JULY 24, 1984 (FILE: 64-151; H-352)
 - PROP DENOTES PROPORTION
 - C-L DENOTES CENTRELINE
 - HP DENOTES HYDRO/UTILITY POLE
 - OUL DENOTES OVERHEAD UTILITY/HYDRO LINE
 - ANC DENOTES CUY ANCHOR
 - PED DENOTES COMMUNICATION PEDESTAL
 - CS DENOTES CURB STOP
 - HM DENOTES HYDRO METER
 - GM DENOTES GAS METER
 - FH DENOTES FIRE HYDRANT
 - TFE DENOTES TOWN OF FORT ERIE
 - Ø DENOTES DIAMETER
 - (INV) DENOTES INVERT OF CURVE
 - ⊗ DENOTES CONIFEROUS TREE (TREE CANOPY NOT TO SCALE)
 - ⊙ DENOTES DECIDUOUS TREE (TREE CANOPY NOT TO SCALE)
 - +100.00 DENOTES EXISTING GROUND ELEVATION
 - 100.00 DENOTES FINISHED FLOOR ELEVATION
 - 100.00 DENOTES PROPOSED FINISHED GRADE
 - SW180.00 DENOTES PROPOSED SWALE GRADE
 - — — DENOTES PROPOSED SURFACE RUN-OFF
- CONTOUR INTERVAL: 0.20m
N-NORTH; S-SOUTH; W-WEST; E-EAST

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 00119710037 (AKA 71U037) HAVING AN ELEVATION OF 200.338m (CGVD-1928-1978)

LOCATION : RIDGWAY WATER TOWER (BERTIE TOWNSHIP) AT INTERSECTION OF GORHAM AND FAN STREETS, IMMEDIATELY NORTHEAST OF A CEMETERY, 1.2 KM SOUTHWEST OF POST OFFICE, TABLET IN TOP OF CONCRETE BASE, 30.5 m SOUTHWEST OF ENTRANCE GATE TO CEMETERY, 19.5 m FROM CENTRE LINE OF GORHAM STREET, 4.87 m FROM EAST EDGE OF BASE 1.82 m NORTH OF LADDER TO TOP OF TOWER.

ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK. ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF HIGH ROAD AS SHOWN ON P1 AND HAVING A BEARING OF N89°39'30"E.

METRIC NOTE

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

LOT COVERAGE

TOTAL LOT AREA: 6028.7 s.m. (100%)
EXISTING DWELLING: 106.0 s.m. (1.8%)
EXISTING GARAGE: 151.0 s.m. (2.5%)
WOOD BUILDING: 19.2 s.m. (0.3%)
SHED: 11.0 s.m. (0.2%)
PROPOSED ADDITION: 35.2 s.m. (0.6%)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 13th DAY OF MARCH, 2023.

NOVEMBER 15, 2023
DATE

Harold Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5T1
905-671-9757
(FAX 905-671-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 300 SURVEY : 23F016 DRWN BY : J.H.