



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

Consent File B49/24

131 & 135 Gilmore Road, Fort Erie

Legal Description: Lot 51, Lot 52 and Part of Lot 53 Plan 17 NP511; Fort Erie
and Lot 54 and Part Lot 53 Plan 17 NP511; Fort Erie

Roll No. 2703 010 043 11600 0000

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Applicant: Kyle Mallysh and Kyle Mallysh Personal Real Estate Corporation

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 application for a perpetual easement, 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 obtain an easement to facilitate access to shared parking.

The Applicant seeks a mutual easement in perpetuity over Part 1 and Part 2 in favour of the Owners from time to time of Part 3 and Part 4 for ingress and egress for pedestrian and vehicular traffic to facilitate the shared parking at the rear of the properties shown as Part 3 and Part 4.

Current Zoning:

The subject lands are zoned RM1-752 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 Commercial 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, 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**.

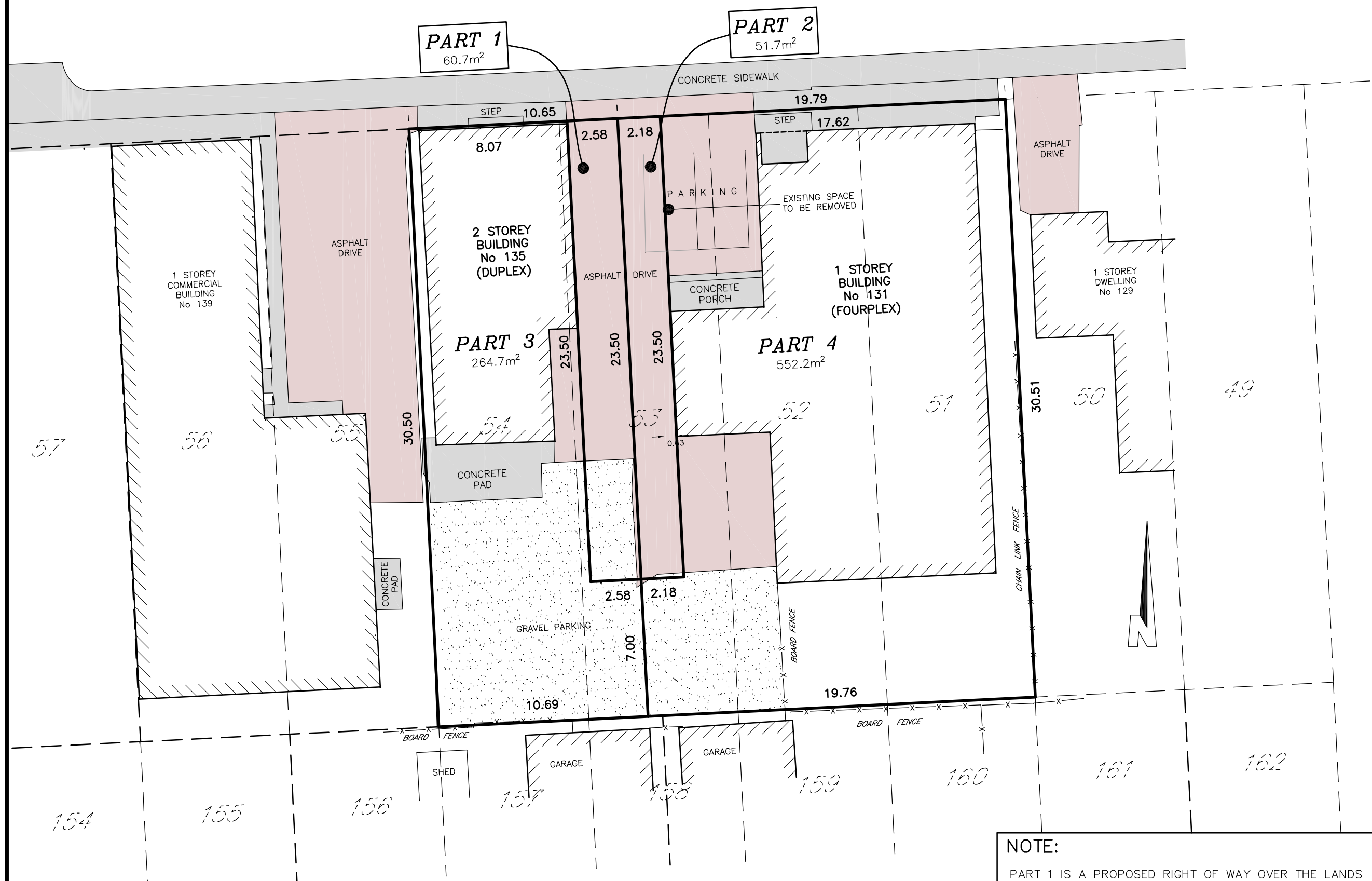
Applicants or their Agents are required to attend the Hearing. If the Applicant or Agent does not attend this Hearing, the Committee may proceed in their absence without further notice.

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.

GILMORE ROAD



SKETCH
 PREPARED FOR EASEMENT APPLICATION
LOTS 51, 52, 53 & 54
PLAN 511
 IN THE
TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 200 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. DO NOT SCALE FROM THIS DRAWING. ALL MEASUREMENTS ARE +/- MEASUREMENTS.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
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OCTOBER 25, 2024
 DATE

Donald G. Chambers
 DONALD G. CHAMBERS, B. Sc., O.L.S.

NOTE:
 PART 1 IS A PROPOSED RIGHT OF WAY OVER THE LANDS OF 135 GILMORE IN FAVOUR OF 131 GILMORE.
 PART 2 IS A PROPOSED RIGHT OF WAY OVER THE LANDS OF 131 GILMORE IN FAVOUR OF 135 GILMORE.

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