

TITLE PAGE FOR
1716 Rebecca Street
Minor Variance Application: A79/24

RE: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing

From Mustafa, Sheraz <Sheraz.Mustafa@cnpower.com>

Date Thu 11/28/2024 2:31 PM

To Jayne Nahachewsky <JNahachewsky@forterie.ca>

You don't often get email from sheraz.mustafa@cnpower.com. [Learn why this is important](#)

External Email Warning: Do not click on any attachment or links/URL in this email unless the sender is reliable.

Hi Jayne,

CNP has no concerns with below applications.

Regards,
Sheraz

From: Jayne Nahachewsky <JNahachewsky@forterie.ca>

Sent: November 28, 2024 1:41 PM

To: Cof A updated Circulation Group <cofaupdatedcirculationgroup@forterie.onmicrosoft.com>

Subject: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing

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Good afternoon,

Please find the links for the circulation packages for the applications submitted for consideration for the December 19, 2024 Hearing below.

MV File A75/24 2034 Jewson Road, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84845eb5/2155/7422021314745094082/2024-11-27%20Circulation%20Package%20for%202034%20Jewson%20Road.pdf>

Consent File B48/24 4924 Sherkston Road, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84945eb9/2156/7807215620672266656/2024-11-27%20Circulation%20Package%20for%204924%20Sherkston%20Road.pdf>

MV File A16/24 11 Lewis Street, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84735eb1/2157/3641506279702021343/Circulation%20Package%20for%2011%20Lewis%20Street%20Fort%20Erie.pdf>

Consent File B49/24 131 and 135 Gilmore Road, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84285ea1/2158/7415768828804016518/Circulation%20Package%20for%20131%20and%20135%20Gilmore%20Road.pdf>

MV File A79/24 1716 Rebecca Street, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c844d5ea9/2159/2247698726197578999/Circulation%20Package%20for%201716%20Rebecca%20Street%20C%20Fort%20Erie.pdf>

MV File A50/24 2491 Windmill Point East Lane, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84135e9d/2160/-866340210083441722/Circulation%20Package%20for%202491%20Windmill%20Point%20East%20Lane.pdf>

MV File A80/24 2826 Nigh Road, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84625ead/2161/-729367605985798164/Circulation%20Package%20for%202826%20Nigh%20Road%20Fort%20Erie.pdf>

Consent File B50/24 3613 and 3607 East Main Street, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c843a5ea5/2162/-4367335364747214056/Circulation%20Package%20for%203613%20and%203607%20East%20Main%20Street.pdf>

Please submit all comments by December 10, 2024. If you do not have any comments for the applications or some of the applications, could you please reply, "No comments will be provided".

Kind regards,

Jayne Nahachewsky

Secretary Treasurer

Committee of Adjustment

Town of Fort Erie

Planning Department

1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
p: 905-871-1600 ext. 2534

forterie.ca | JNahachewsky@forterie.ca



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December 10, 2024

VIA EMAIL ONLY

Committee of Adjustment
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, ON L2A 2S6

Attention: Jayne Nahachewsky, Secretary Treasurer

Subject: Application for Minor Variance, A79/24

1716 Rebecca Street, Fort Erie
ARN 270302001080400

To the Committee of Adjustment,

Further to your request for comments for the Minor Variance for the above noted property, the Niagara Peninsula Conservation Authority (NPCA) can offer the following.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 41/24 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

The NPCA has reviewed the NPCA mapping of **ARN 270302001080400** and notes that the subject property is not impacted by NPCA Regulated Features. Therefore, the NPCA would have **no objection** to the proposed accessory structure.

I trust the above will be of assistance to you. Please do not hesitate to email should you have any further questions on this matter.

Regards,

Kartiki Sharma

Kartiki Sharma
Watershed Planner
(905) 788-3135, ext. 278
ksharma@npca.ca

Public Works Growth Management & Planning Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

December 12, 2024

Region File: PLMV202401692

Jayne Nahachewsky
Secretary Treasurer
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6

Dear Ms. Nahachewsky:

**Re: Regional and Provincial Comments
Proposed Minor Variance Application
Town File: A79/24
Applicant: Brad Brewster
1716 Rebecca Street
Town of Fort Erie**

Staff of the Public Works Growth Management and Planning Division have reviewed the above-mentioned Minor Variance Application for the lands municipally known as 1716 Rebecca Street in the Town of Fort Erie. The Minor Variance application request to increase the height of an accessory structure from 4.5 metres to 8.5 metres to facilitate a new pool shed. The lands are zoned Rural Residential (RR) Zone in accordance with Fort Erie Zoning By-law No. 129-90, as amended.

Staff notes that a pre-consultation meeting was not held to discuss the proposal. The following comments are provided from a Provincial and Regional perspective to assist the Committee with its consideration of this application.

Provincial and Regional Policies

The property is located outside of the urban area of the Town of Fort Erie and is within a "Rural Area" as set out under the *Provincial Planning Statement, 2024* ("PPS") and designated "Rural Lands" under the *Niagara Official Plan, 2022* ("NOP").

Provincial and Regional policies allow for limited non-agricultural development to be directed to rural lands subject to archaeology, land use compatibility, private servicing

and Natural Environment policies of the NOP. Additionally, NOP Sections 4.1.9 and 4.1.10 allow for limited non-agricultural residential development on Rural Lands, the continued operation of legally established uses, such as residential and other land uses, and redevelopment and expansions to existing buildings and structures, accessory structures, and existing uses subject to the suitability of soil and drainage conditions for the proper siting of buildings, the supply of potable water, natural environment policies, and the installation and long-term operation of an adequate means of waste disposal, among others.

The proposed development is expanding an existing permitted residential use by building an accessory structure on lands that are privately serviced by a septic system and are surrounded by similar rural residential uses. Staff note the property does not occupy an active agriculture use and will not impact or reduce the viability of any nearby agricultural lands. The requested variance to facilitate the proposed accessory structure is, therefore, consistent with and in conformity to Provincial and Regional policies subject to consideration of the following.

Archaeological Potential

The subject lands are not mapped within an Area of Archaeological Potential on Schedule K of the NOP. Nonetheless, in recognizing that there is always the possibility of discovering deeply buried archaeological materials, Regional staff provide the following advisory clause to the applicant for information purposes 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/archaeology.aspx>

Additionally, the Town of Fort Erie also has jurisdiction on matters related to archaeological resources through its Archaeological Management Plan. Town staff should be satisfied that archaeological resource concerns on the property have been addressed.

Natural Environment System

The subject property is impacted by the Region's Natural Environment System ("NES"), consisting of Other Woodland. NOP policies require the completion of an Environmental Impact Study ("EIS") when development or site alteration is proposed within 50 m of Other Woodland. The proposed development is within this outlined setback; however staff note it is separated from the feature by existing development. As such, staff offer no objection to the minor variance from a natural heritage perspective.

Private Servicing

Staff note a permit for the existing class 4 sewage system servicing the dwelling was finalized in 2020. The existing septic tank is located east of the dwelling and the raised filter bed is located in the northwest corner of the property. The property appears to contain enough useable area should a new septic system be required, furthermore the proposed accessory structure does not take up potentially useable septic area. At the time of inspection, on December 11, 2024, staff noted no visual defects with the existing septic system.

The proposed accessory structure appears to meet the required setbacks to the existing septic system as per Ontario Building Code ("OBC") requirements. Staff highlights no living space, plumbing fixtures or bedrooms are permitted in the proposed structure. Based the information submitted for the proposed Minor Variance application, staff offer no objections to the proposed accessory structure from a private servicing perspective, provided no plumbing or living space is included.

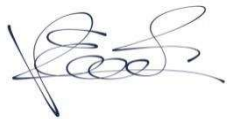
Conclusion

In conclusion, staff of the Region's Public Works Growth Management and Planning Division do not object to the proposed Minor Variance Application, in principle, as the proposal is consistent with the PPS and conforms to Provincial and Regional policies, provided that no plumbing or living space is included in the accessory structure.

Should you have any questions, please contact the undersigned at Valentina.Escobar@niagararegion.ca, or Pat Busnello, Manager of Development Planning at Pat.Busnello@niagararegion.ca.

Please send notice of the Committee's decision on this application.

Kind regards,



Valentina Escobar

Development Planner

cc: Pat Busnello, MCIP, RPP, Manager, Development Planning, Niagara Region.
Lori Karlewicz, Planning Ecologist, Niagara Region.
Devon Haluka, Private System Sewage Inspector, Niagara Region.

1716 Rebecca Street Minor Variance Application: A79/24

From Keegan Gennings <KGennings@forterie.ca>

Date Wed 12/11/2024 5:13 PM

To Jayne Nahachewsky <JNahachewsky@forterie.ca>

Hello Jayne,

A review of the minor variance application as well as information submitted to the Building Division has been completed and it is noted that the drawing submitted as part of the application is not accurate.

The drawing is indicating a 12' wall height with an overall building height of 14'. The truss drawing information submitted to the building department indicates a truss height of +/-13'. It is suggested that the file be deferred so that accurate drawings be submitted and a complete and accurate review of the application can be performed.

Regards,

Keegan Gennings C.B.C.O.
Manager of Building and By-Law/ CBO.
Town of Fort Erie
(905)871-1600 ext 2515

Re: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing

From Kimberlyn Smith <KSmith@forterie.ca>

Date Tue 12/10/2024 3:15 PM

To Jayne Nahachewsky <JNahachewsky@forterie.ca>

Hi Jayne,

Sorry for the delay. Please see below:

A75/24 2034 Jewson Road - No Comments

B48/24 4924 Sherkston Road - 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.

A16/24 11 Lewis Street - No Comments

B49/24 131 & 135 Gilmore Road - No Comments

A79/24 1716 Rebecca Street - No Comments

A50/24 2491 Windmill Point - No Comments

A80/24 - No Comments

B50/24 3613 and 3607 East Main Street - No Comments

Thank you,

Kimberlyn Smith

Junior Community Planner

Town of Fort Erie

Planning & Development Services

1 Municipal Centre Drive, Fort Erie, ON L2A 2S6

p: 905-871-1600 ext. 2508

forterie.ca | ksmith@forterie.ca



From: Jayne Nahachewsky <JNahachewsky@forterie.ca>

Sent: November 28, 2024 1:40 PM

To: Cof A updated Circulation Group <cofaupdatedcirculationgroup@forterie.onmicrosoft.com>

Subject: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing

Good afternoon,

Please find the links for the circulation packages for the applications submitted for consideration for the December 19, 2024 Hearing below.

MV File A75/24 2034 Jewson Road, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84845eb5/2155/7422021314745094082/2024-11-27%20Circulation%20Package%20for%202034%20Jewson%20Road.pdf>

Consent File B48/24 4924 Sherkston Road, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84945eb9/2156/7807215620672266656/2024-11-27%20Circulation%20Package%20for%204924%20Sherkston%20Road.pdf>

MV File A16/24 11 Lewis Street, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84735eb1/2157/3641506279702021343/Circulation%20Package%20for%2011%20Lewis%20Street%20Fort%20Erie.pdf>

Consent File B49/24 131 and 135 Gilmore Road, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84285ea1/2158/7415768828804016518/Circulation%20Package%20for%20131%20and%20135%20Gilmore%20Road.pdf>

MV File A79/24 1716 Rebecca Street, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c844d5ea9/2159/2247698726197578999/Circulation%20Package%20for%201716%20Rebecca%20Street%20Fort%20Erie.pdf>

MV File A50/24 2491 Windmill Point East Lane, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84135e9d/2160/-866340210083441722/Circulation%20Package%20for%202491%20Windmill%20Point%20East%20Lane.pdf>

MV File A80/24 2826 Nigh Road, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c84625ead/2161/-729367605985798164/Circulation%20Package%20for%202826%20Nigh%20Road%20Fort%20Erie.pdf>

Consent File B50/24 3613 and 3607 East Main Street, Fort Erie

<https://filr.forterie.ca:8443/filr/public-link/file-download/ff8080829350c53f0193735c843a5ea5/2162/-4367335364747214056/Circulation%20Package%20for%203613%20and%203607%20East%20Main%20Street.pdf>

Please submit all comments by December 10, 2024. If you do not have any comments for the applications or some of the applications, could you please reply, "No comments will be provided".

Kind regards,

Jayne Nahachewsky
Secretary Treasurer
Committee of Adjustment

Town of Fort Erie
Planning Department
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
p: 905-871-1600 ext. 2534

forterie.ca | JNahachewsky@forterie.ca



Re: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing

From Zachary George <ZGeorge@forterie.ca>

Date Tue 12/10/2024 2:58 PM

To Jayne Nahachewsky <JNahachewsky@forterie.ca>

Hello,

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.

Conditions:

1. That the owner/applicant submit an Arborist Report and Tree Preservation Plan prepared by a qualified arborist in accordance with the Town's (Tree) By-law No. 33-2024, as amended, to the satisfaction of the Town.
2. That the owner/applicant submit a Landscape Plan prepared by a qualified person, OALA in good standing or equivalent, demonstrating the re-planting using compensation ratios per Table B.1 of (Tree) By-law No. 33-2024, or payment of cash-in-lieu at the prevailing rate, to the satisfaction of the Town.

4924 Sherkston

The subject property is not located within the Town's Urban Boundary but is within Natural Heritage system. There are Natural Heritage features present. There is a regulated wetland at the north end of the property, as well as a wetland buffer from an adjacent 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 (OALA 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.

Conditions:

1. That the owner/applicant submit an Arborist Report and Tree Preservation Plan prepared by a qualified arborist in accordance with the Town's (Tree) By-law No. 33-2024, as amended, to the satisfaction of the Town.
2. That the owner/applicant submit a Landscape Plan prepared by a qualified person, OALA in good standing or equivalent, demonstrating the re-planting using compensation ratios per Table B.1 of (Tree) By-law No. 33-2024, or payment of cash-in-lieu at the prevailing rate, to the satisfaction of the Town.
3. That the Applicant/Owner make payment in the amount of \$1000.00 to the Town of Fort Erie for a boulevard street tree. The Tree will be placed on the road allowance frontage if it is practical to do so, otherwise the tree will be planted elsewhere in the Town to enhance the Tree Canopy Cover.

11 Lewis

The subject property is located within the Town's Urban Boundary but not 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).

Replacement ratios for any tree removed would be subject to Table B1 in Bylaw 33-2024.

Conditions:

1. That the owner/applicant submit an Arborist Report and Tree Preservation Plan prepared by a qualified arborist in accordance with the Town's (Tree) By-law No. 33-2024, as amended, to the satisfaction of the Town.
2. That the owner/applicant submit a Landscape Plan prepared by a qualified person, OALA in good standing or equivalent, demonstrating the re-planting using compensation ratios per Table B.1 of (Tree) By-law No. 33-2024, or payment of cash-in-lieu at the prevailing rate, to the satisfaction of the Town.

131 and 135 Gilmore

The subject property is located within the Town's Urban Boundary but not 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).

There do not appear to be any tree's that will be required for removal however the applicant will be require to confirm this information to waive the conditions.

1. That the owner/applicant submit an Arborist Report and Tree Preservation Plan prepared by a qualified arborist in accordance with the Town's (Tree) By-law No. 33-2024, as amended, to the satisfaction of the Town.
2. That the owner/applicant submit a Landscape Plan prepared by a qualified person, OALA in good standing or equivalent, demonstrating the re-planting using compensation ratios per Table B.1 of (Tree) By-law No. 33-2024, or payment of cash-in-lieu at the prevailing rate, to the satisfaction of the Town.
3. That the Applicant/Owner make payment in the amount of \$1000.00 to the Town of Fort Erie for two boulevard street trees. The Trees will be placed on the road allowance frontage if it is practical

to do so, otherwise the tree will be planted elsewhere in the Town to enhance the Tree Canopy Cover.

1716 Rebecca

The subject property is not located within the Town's Urban Boundary but is within Natural Heritage system. There are Natural Heritage features present. There is a small portion of "other woodland" at the west 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 (OALA in good standing).

Based on the drawing provided by the applicant it appears that the proposed work is in close proximity to regulated trees. A Tree Protection Plan is requested to ensure the trees are not negatively affected by the proposed work.

Conditions:

1. That the owner/applicant submit an Arborist Report and Tree Preservation Plan prepared by a qualified arborist in accordance with the Town's (Tree) By-law No. 33-2024, as amended, to the satisfaction of the Town.
2. That the owner/applicant submit a Landscape Plan prepared by a qualified person, OALA in good standing or equivalent, demonstrating the re-planting using compensation ratios per Table B.1 of (Tree) By-law No. 33-2024, or payment of cash-in-lieu at the prevailing rate, to the satisfaction of the Town.

2491 Windmill Point East Lane

The subject property is not located within the Town's Urban Boundary but is within Natural Heritage system. There are Natural Heritage features present. There is a regulated shoreline extent at the southern 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 (OALA in good standing).

Based on the application received, it appears that the work has already been done and that this request is retroactive in nature. Therefore, there should be no need for a Tree Protection Plan or EIS.

2826 Nigh

The subject property is not located within the Town's Urban Boundary but is within Natural Heritage system. There are Natural Heritage features present. There is an "other woodland" that surrounds the entire 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 (OALA in good standing).

Based on the application received, it appears that the work is slated to take place in a very narrow passage that falls in the footprint of the existing structure. Therefore, there should be no need for a Tree Protection Plan or EIS.

3613 and 3607 East Main Street

The subject property is located within the Town's Urban Boundary but not 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).

This boundary adjustment is legal and technical in nature, there is not a requirement for a Tree Protection Plan or Landscape Plan, nor will the Town require a boulevard tree.

Sincerely,

Zach George

Junior Environmental Planner

Town of Fort Erie

Planning and Development Services

1 Municipal Centre Drive, Fort Erie, ON L2A2S6

p: 905-871-1600 ext. 2536

forterie.ca | zgeorge@forterie.ca



From: Jayne Nahachewsky <JNahachewsky@forterie.ca>

Sent: Thursday, November 28, 2024 1:40 PM

To: Cof A updated Circulation Group <cofaupdatedcirculationgroup@forterie.onmicrosoft.com>

Subject: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing



Re: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing

From Troy Davidson <TDavidson@forterie.ca>
Date Mon 12/9/2024 10:21 AM
To Jayne Nahachewsky <JNahachewsky@forterie.ca>

Hi Jayne,

See comments below.

Thanks

Troy Davidson
Drainage Superintendent
Town of Fort Erie
Infrastructure Services
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
P: 905-871-1600 ext. 2405

[forterie.ca](https://www.forterie.ca) | TDavidson@forterie.ca



From: Jayne Nahachewsky <JNahachewsky@forterie.ca>
Sent: November 28, 2024 1:40 PM
To: Cof A updated Circulation Group <cofaupdatedcirculationgroup@forterie.onmicrosoft.com>
Subject: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing

Good afternoon,

Please find the links for the circulation packages for the applications submitted for consideration for the December 19, 2024 Hearing below.

MV File A75/24 2034 Jewson Road, Fort Erie - Municipal Drain = Nigh Road Water Shed

[kHDe://file.forterie.ca:8442/file/Duplicate link/file-](#)

[download/f000062955065510195755064645ed9/2155/1922021514743094062/2024-11-](#)

[27/2024-Circulation-%20Package-%20for-%202024-11-28-Jewson-%20Road-Drf](#)

Consent File B48/24 4924 Sherkston Road, Fort Erie - Municipal Drains = Schooley Drain - East Side Property, Beaver Creek South Trib - East Side of Property, Baer Drain - West Side of Property

~~<https://file.forterie.ca:8443/file/public-link/file-download/ff0000029350e53f0193735e84245eb3/2150/7807213020072200050/2024-11-07%20Circulation%20Package%20for%204924%20Sherkston%20Road.pdf>~~

MV File A16/24 11 Lewis Street, Fort Erie - Municipal Drains = None

~~<https://file.forterie.ca:8443/file/public-link/file-download/ff0000029350e53f0193735e84735eb1/2157/3641506279702021343/Circulation%20Package%20for%2011%20Lewis%20Street%20Fort%20Erie.pdf>~~

Consent File B49/24 131 and 135 Gilmore Road, Fort Erie - Municipal Drains = None for Both Properties

~~<https://file.forterie.ca:8443/file/public-link/file-download/ff0000029350e53f0193735e84205ea1/2158/7415760820804016518/Circulation%20Package%20for%20131%20and%20135%20Gilmore%20Road.pdf>~~

MV File A79/24 1716 Rebecca Street, Fort Erie - Municipal Drains = None

~~<https://file.forterie.ca:8443/file/public-link/file-download/ff0000029350e53f0193735e81145ea9/2159/2247698726197570900/Circulation%20Package%20for%201716%20Rebecca%20Street%20Fort%20Erie.pdf>~~

MV File A50/24 2491 Windmill Point East Lane, Fort Erie - Municipal Drains = None

~~<https://file.forterie.ca:8443/file/public-link/file-download/ff0000029350e53f0193735e81145ea9/2160/866340210083141722/Circulation%20Package%20for%202491%20Windmill%20Point%20East%20Lane.pdf>~~

MV File A80/24 2826 Nigh Road, Fort Erie - Municipal Drains = None

~~<https://file.forterie.ca:8443/file/public-link/file-download/ff0000029350e53f0193735e84635ea1/2161/739367605005708164/Circulation%20Package%20for%202826%20Nigh%20Road%20Fort%20Erie.pdf>~~

Consent File B50/24 3613 and 3607 East Main Street, Fort Erie - Municipal Drains = Black Creek Drain - Both Properties

~~<https://file.forterie.ca:8443/file/public-link/file-download/ff0000029350e53f0193735e843a5ea5/2162/4367335364747214055/Circulation%20Package%20for%203613%20and%203607%20East%20Main%20Street.pdf>~~

Please submit all comments by December 10, 2024. If you do not have any comments for the applications or some of the applications, could you please reply, "No comments will be provided".

Re: Committee of Adjustment Applications for consideration at December 19, 2024 Hearing

From Kathryn Strachan <KStrachan@forterie.ca>

Date Tue 12/10/2024 4:27 PM

To Jayne Nahachewsky <JNahachewsky@forterie.ca>

Hi Jayne,

I have no comments on the Dec 19th COA packages.

Kind regards,
Kathryn

Kathryn Strachan

Landscape Architect Intern (MLA, BFA)

Town of Fort Erie

Planning and Development Services

1 Municipal Centre Drive, Fort Erie, ON L2A2S6

p: 905-871-1600 ext. 2529

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