

TITLE PAGE FOR
4924 Sherkston Road
Consent Application: B48/24

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>

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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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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 9, 2024

Region File: PLCS202401405

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 Consent Application
Town File: B48/24
Owner: John and Barbara Day
Applicant: Carol Moroziuk
4924 Sherkston Road
Town of Fort Erie**

Staff of the Public Works Growth Management and Planning Division have reviewed the above-mentioned Consent Application for 4924 Sherkston Road in the Town of Fort Erie.

The applicant is proposing to sever a 6208.5 m² (0.6 ha) surplus farm dwelling lot at 4924 Sherkston Road ("Part 1"), with a 28.09 ha remnant lot ("Part 2") to be retained. The lands are zoned Agricultural (A) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990, as amended. Through communication with Town staff, it is understood that a Zoning By-Law Amendment is forthcoming to rezone Part 2 to Agricultural Purposes Only (APO) to preclude its use for future residential use.

Regional pre-consultation notes for the proposal were circulated to the Town on July 11, 2024 and subsequently to the applicant. The following comments are provided from a Provincial and Regional perspective to assist the Town and the Committee of Adjustment with its consideration of the Application.

Provincial and Regional Policy

According to the *Provincial Planning Statement, 2024* ("PPS"), the subject lands are located within a Prime Agricultural Area and are designated Prime Agricultural Area in the *Niagara Official Plan, 2022* ("NOP").

Provincial and Regional policies recognize that agricultural land is a valuable asset that must be managed and protected. Accordingly, the policies of the PPS and NOP restrict lot creation in agricultural areas, and only permit severances for agricultural lots, legal or technical reasons, minor boundary adjustments, a residence surplus to a farming operation, and infrastructure (subject to specific criteria). Staff acknowledge that the severance is proposed as a residence surplus to a farming operation.

The NOP permits the severance of a residence surplus to a farming operation subject to certain criteria. Policy 4.1.5.2 requires that the new lot contain a habitable residence, which existed as of December 16, 2004, and that its size be limited to 0.4 hectares in area, except for any additional area deemed necessary to support sewage and water services, to a maximum of 1 hectare. To reduce fragmentation of the agricultural land base, the NOP requires that the remnant parcel of farmland created through the consent be merged with an abutting parcel. Where this is not possible, the remnant parcel of farmland is required to be zoned to preclude its use for residential purposes.

Staff have reviewed the circulated signed affidavit prepared by Fehrhaven Farms C/O Mark David Fehrman (dated November 14, 2024). Part 2 lands have been rented by Fehrhaven Farms for over 30 years. The document outlines Part 2 is to be purchased by a holding company as part of the Fehrhavens Farms corporate group for its continued agricultural use. Furthermore, the outbuildings present are not considered farm related and are not being actively used by the farm through its current farming operations.

The consent as proposed exceeds the required 0.4 hectares; however, staff acknowledge the additional area is being retained to allow for lot line consistency with neighbouring parcels, to wholly contain the on-site private sewage disposal system and to retain the accessory buildings as part of the new property.

Archaeological Resources

The PPS and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 4.6.2 of the PPS and Policy 6.4.2.1 of the NOP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.

The subject lands are identified as having archaeological potential on Schedule K of the NOP. However, as the proposal would not facilitate new construction through the surplus farm severance (Part 1) and future APO zoning of the retained parcel (Part 2), an archaeological assessment is not required at this time. Staff advises the applicant

that any future Planning Act applications for the property may be subject to Archaeological Assessments as per Policy 6.4.2.6 of the NOP.

Additionally, the Town of Fort Erie also has jurisdiction on matters related to archaeological resources through its Archaeological Management Plan and Schedule D of the Town's Official Plan (Archaeological Potential mapping). Town staff should be satisfied that all archaeological resource concerns associated with the applications have been addressed before any new site disturbance is permitted on-site. Should an archaeological assessment be warranted to support the consent or future Zoning By-law amendment application, Regional staff request a copy of the assessment(s) and associated Ministry of Citizenship and Multiculturalism's (MCM) acknowledgement letter(s).

Furthermore, in recognizing that there is always a possibility of discovering deeply buried archaeological materials, Regional staff provide the following standard archaeological resource warning clause for the applicant's information:

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 Niagara Regional Police Service 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/pdf/archaeological-management-plan.pdf>

Private Sewage System

No record was found for the existing sewage system servicing the property at 4924 Sherkston Road. At the time of our inspection on December 4, 2024, one lid of a single-chamber septic tank located east of the dwelling was exposed. No visual defects were observed with the existing sewage system. The exact location of the tile bed is unknown but appears to be located further east of the dwelling.

Staff note the existing sewage system appears to be wholly contained within Part 1, and the proposed consent is not anticipated to adversely affect the existing sewage system. Furthermore, staff note there appears to be usable area for any future septic system that may be required in the future with relation to the proposed parcel.

As such, staff offer no objection to the consent application as submitted from a servicing perspective, provided no changes are proposed for the existing dwelling with living space, number of bedrooms and fixture units.

Conclusion

Regional Public Works Growth Management and Planning Division staff is satisfied that the proposed surplus farm dwelling consent is consistent with the Provincial Planning Statement and in conformity to the Niagara Official Plan subject to the future Agricultural Purposes Only Zoning by-law amendment for Part 2 to preclude its use for future residential use.

Please send copies of the staff report and notice of the Committee's decision on this application. 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.

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Quintin Michlik, Private Sewage System Inspector, Niagara Region

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 Consent, B48/24

4924 Sherkston Road, Fort Erie
ARN 270302001828100

To the Committee of Adjustment,

Further to your request for comments for the consent 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 270302001828100** and notes that, the area of proposed lot creation/severance is outside of our regulated areas. As such, the NPCA has **no objection**.

Please be advised that the Part 2 is impacted by NPCA Regulated Areas. In the case that future works are proposed within an NPCA Regulated Area, the NPCA would require to review and approval works and issue work permits prior to the start of development.

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

4924 Sherkston Road Consent Application: B48/2

From Keegan Gennings <KGennings@forterie.ca>

Date Wed 12/11/2024 3:30 PM

To Jayne Nahachewsky <JNahachewsky@forterie.ca>

Jayne,

I have no comments concerning the consent for 4924 Sherkston Road.

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.

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<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/f000062955065510195755064645ed9/2155/1922021514743094062/2024-11-27/2024Circulation%20Package%20for%2020241219Jewson%20Road%20Drain.pdf](#)

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/ff0000029350e53f0193735e84245eb3/2150/7807215020072200050/2024-11-07%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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