
RE: NPCA Comments, Request for Comments - Committee of Adjustment Hearing - May 15, 2025

From Kartiki Sharma <ksharma@npca.ca>

Date Mon 4/28/2025 4:32 PM

To Carleigh Ricci <CRicci@forterie.ca>

 1 attachment (829 KB)

RE: NPCA Comments, Request for comments - 1011 Gilmore Road, Fort Erie;

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

Good Afternoon Carleigh,

The NPCA has reviewed the CoA Applications for the May 15th, 2025 Hearing and can offer the following comments:

1. 0-5866 Neva Road (ARN 270302001053400), Minor Variance, A13-25 :

Based on the NPCA mapping there is an unmapped floodplain east of the subject property. The application is currently under review by our technical staff to confirm if the subject property is outside the floodplain.

I will provide the NPCA comments for this file as soon as I hear back from our technical staff, apologies for the delay on this file.

2. 393 Oakwood Avenue, Minor Variance, A14-25:

The NPCA has reviewed the Minor Variance Application for the subject property. Based on the NPCA mapping the subject property does not contain and is not impacted by NPCA Regulated Features. Therefore, the NPCA has no objections.

3. 532 Ridgeway Road, Minor Variance, A15-25:

- The minor variance application is to permit Short-Term Rental, dedicated as a permitted use whereas the use is not permitted.
- Based on the NPCA mapping, NPCA notes that the subject property is a NPCA regulated back-dune area.
- NPCA notes the confirmation provided in the application:
- That for short term rental the property will not be owner occupied and will be exclusive to short term rental.
- No proposed development or site alteration.
- As such, at this time NPCA has no objections to the short-term rental at the subject property as it will not constitute as development or site alteration.
- Please note that any future proposed development on the subject property will require NPCA review and approval along with possible work permits (associated permit fee would apply).

4. 913 Centralia Avenue North, Minor Variance, A16-25

The NPCA has reviewed the Minor Variance Application for the subject property. Based on the NPCA Mapping the subject property does not contain and is not impacted by NPCA Regulated Features.

Therefore, the NPCA has no objections.

5. 179 Garrison Road, Minor Variance File, A17/25

The NPCA has reviewed the Minor Variance Application for the subject property. Based on the NPCA Mapping the subject property does not contain and is not impacted by NPCA Regulated Features. Therefore, the NPCA has no objections.

6. 247 Ridge Road North, Minor Variance, A18-25

The NPCA has reviewed the Minor Variance Application for the subject property. Based on the NPCA Mapping the subject property does not contain and is not impacted by NPCA Regulated Features. Therefore, the NPCA has no objections.

7. 1101 Gilmore Road, Consent, B46-24

Please see the attached email from NPCA on April 10 2025, regarding the comments for 1101 Gilmore Road.

Please let me know if you have any questions.

Kind Regards,

Kartiki Sharma
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

905.788.3135 ext. 278
[www.npca.ca%20]www.npca.ca
ksharma@npca.ca

For more information on Permits and Planning please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>.

From: Carleigh Ricci <CRicci@forterie.ca>

Sent: April 14, 2025 4:22 PM

To: Keegan Gennings <KGennings@forterie.ca>; Nadean Reichelt <NReichelt@forterie.ca>; Taylor Boyle <TBoyle@forterie.ca>; Jordan Frost <JFrost@forterie.ca>; Robert Judd <RJudd@forterie.ca>; Yashesh Gandhi <YGandhi@forterie.ca>; Edward Terry <ETerry@forterie.ca>; Aaron Hair <ahair@forterie.ca>; Breanna Antonio <BAntonio@forterie.ca>; Kimberlyn Smith <KSmith@forterie.ca>; Elizabeth Latif <ELatif@forterie.ca>; Kathryn Strachan <KStrachan@forterie.ca>; Jessica Abrahamse <JAbrahamse@forterie.ca>; Zachary George <ZGeorge@forterie.ca>; Anamika Dilwaria <ADilwaria@forterie.ca>; Mark Iamarino <MIamarino@forterie.ca>; Devon Morton <DMorton@forterie.ca>; Robin Shugan <RShugan@forterie.ca>; Daryl Vander Veen <DVanderVeen@forterie.ca>; Mohammad Kamruzzaman <MKamruzzaman@forterie.ca>; Helie Upadhyay <HUpadhyay@forterie.ca>; Jessica Goodings <JGoodings@forterie.ca>; Christopher Smith <CSmith@forterie.ca>;



Interoffice Memorandum

File No.: A14-25
Date: April 27th, 2025

To: Helie Upadhyay, Planning Technician
From: Taylor Boyle, Project Manager, Development Engineering
RE: PDS Engineering Comments for Committee of Adjustment
Address: 393 Oakwood Avenue

Purpose and Effect:

Short-term Rental License and request legal parking. The applicant is seeking a variance to reduce the width requirement for the driveway from 3m to 2.8m. The driveway is located on the south side of the dwelling

Details of Minor Variance Application:

MUNICIPAL SERVICES

Watermain:

Oakwood Ave

150mm dia. AC (TOFE)

Sanitary Sewer:

200mm dia. PVC (TOFE)

Storm Sewer:

375mm dia. PVC (TOFE)

ROADS

Oakwood Avenue is designated as a Local Road as per the Town's current Official Plan, with a designated right-of-way width of 20m. A widening is not required at this time.

Town of Fort Erie Development Engineering Staff have reviewed the above noted application and supporting documentation to address the technical concerns regarding the submitted minor variance application.

Development Engineering Staff offer the following comments:

- Development Engineering Staff have no comments for the proposed minor variance application.

Development Engineering Staff offer the following conditions:

- Development Engineering staff have no conditions for the proposed Minor Variance Application.

Prepared by: Taylor Boyle, C. Tech., rcsi
Project Manager, Development Engineering

c. Mark Iamarino, PBBS
Keegan Gennings, PBBS
Jordan Frost, IS
Jessica Goodings, Fire Services

393 Oakwood

The subject property is located within the Town's Urban Boundary but is not within 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 over 30 cm DBH 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 require tree removal, nor are there any effected trees on site.

Minor Variance File A14/25 393 Oakwood Avenue, Fort Erie

From Nadean Reichelt <NReichelt@forterie.ca>

Date Thu 4/24/2025 5:48 PM

To Carleigh Ricci <CRicci@forterie.ca>

Building department has no comments.

Respectfully,

Nadean Reichelt *C.B.C.O, A.Sc.T., C.P.S.O.*
Deputy Chief Building Official
Town of Fort Erie
nreichelt@forterie.ca
905-871-1600 x-2523

From: Carleigh Ricci

Sent: Monday, April 14, 2025 4:21 PM

To: Keegan Gennings; Nadean Reichelt; Taylor Boyle; Jordan Frost; Robert Judd; Yashesh Gandhi; Edward Terry; Aaron Hair; Breanna Antonio; Kimberlyn Smith; Elizabeth Latif; Kathryn Strachan; Jessica Abrahamse; Zachary George; Anamika Dilwaria; Mark Iamarino; Devon Morton; Robin Shugan; Daryl Vander Veen; Mohammad Kamruzzaman; Helie Upadhyay; Jessica Goodings; Christopher Smith; Mark Schmitt; Jayne Nahachewsky; Philip Riley; Abdul Malik; Troy Davidson; Sean Hutton; Darren Kearns; Abby LaForme; andrew.carrigan@canadapost.postescanada.ca; doug.crown@cogeco.com; Mike.embleton; rowcentre@bell.ca; planninganddevelopment@bell.ca; newdevelopment@rci.rogers.com; municipalnotices@enbridge.com; caitlin.goodale@niagararegion.ca; devon.haluka@niagararegion.ca; devtplanningapplications@niagararegion.ca; susan.dunsmore@niagararegion.ca; Escobar, Valentina; Kartiki Sharma; planninginfo@npca.ca; pleithwood@npca.ca; ppearson@npca.ca; smastroianni@npca.ca; tlennard@npca.ca; Rachel Adamsky; Mustafa, Sheraz; janet.sperling@ontario.ca; jennifer.olah@ontario.ca; matthew.prestinaci@ontario.ca; neave.constantine@ontario.ca; Ali, Usama (MTO); real_estatecanada@cpr.ca; planning@dsbn.org; planning@ncdsb.com

Subject: Request for Comments - Committee of Adjustment Hearing - May 15, 2025

Dear Reviewer,

The Town of Fort Erie is requesting your comments related to the following Committee of Adjustment matters. Submission materials may be accessed virtually, by selecting the link below.

 [May 15 Circulation](#)

Re: Request for Comments - Committee of Adjustment Hearing - May 15, 2025

From Kathryn Strachan <KStrachan@forterie.ca>

Date Mon 4/28/2025 4:20 PM

To Carleigh Ricci <CRicci@forterie.ca>

Cc Edward Terry <ETerry@forterie.ca>; Elizabeth Latif <ELatif@forterie.ca>

Hi Carleigh,

Please see the landscape comments below:

0-5866 Neva Road

No Comments

393 Oakwood Ave

No Comments

532 Ridgeway Road

No Comments

913 Centralia Ave

No Comments

179 Garrison Road

Landscaped areas should include amenities for residents, benches, tables etc.

Landscape along Garrison should follow the Fort Erie International Gateway – Garrison Road Design Guidelines

247 Ridge Road

No Comments

1011 Gilmore Road

No Comments

Kathryn Strachan

Landscape Architect Intern (MLA, BFA)

Town of Fort Erie

Planning and Development Services

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

p: 905-871-1600 ext. 2529

PDS ZONING REVIEW SHEET:				
FILE NO: A14-25		MUNICIPAL ADDRESS: 393 OAKWOOD AVENUE		
PREVIOUS ZONING AMENDMENTS?				
ZONING: RESIDENTIAL 2B (R2B)		2 YR LIMIT?		
INFILL? YES / NO	PERMITTED	PROVIDED	YES/ NO?	NOTES:
DWELLING: Single-Detached	Single Detached	Single Detached	YES	
MIN. FRONTAGE	10.0 m, * 15m+ frontage - R2 (11.3)	Existing	Existing	
MIN. LOT AREA	260 sq m	Existing	Existing	
MAX. LOT COVERAGE	1 storey - 50 percent Anything greater than 1 storey –40 percent	Existing	Existing	
MIN. FRONT YARD SETBACK	6m to garage 3m to other parts of dwelling	Existing	Existing	
MIN. INT. SYSB (SECTION 12B.3)	1 storey 1.2m, 1.5 storey 1.5m, - no carport/garage 3m	2.8 m (No Attached Garage or Carport)	NO	A minor variance has been applied to reduce the interior side yard setback from 3.0 meters to 2.8 meters in cases where there is no attached garage.
MIN. EXT SYSB	N/A	Existing	Existing	
MIN. REAR YARD SETBACK	1 storey - 5m Anything greater than 1 storey – 7 m	Existing	Existing	
MAX. BLDG HEIGHT	i) 1.5 storey ii) 7.5 m	Existing	Existing	
DIMENSION OF THE PARKING SPACE (ONE SIDE OBSTRUCTED) (SECTION 6.20.J.(i))	3.0 m	2.8 m	NO	A minor variance is required to reduce the parking space dimension (one side obstructed) from 3.0 m to 2.8 m
ACCESS BLDG:				
FRONT YARD				
REAR YARD				
INT. SYSB				
EXT SYSB				
BLDG HEIGHT	1 storey/4.5m			
LOT COVERAGE (10%)	10%			
OTHER:				
1	The walkway must be removed in the area designated for parking.			
2				
3				
4				

Minor Variance File A14/25

From [REDACTED]
Date Mon 4/21/2025 1:39 PM
To Carleigh Ricci <CRicci@forterie.ca>

You don't often get email from [REDACTED] [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.

Attn: Carleigh Ricci

I am replying in regards to the request for variance for Minor Variance File A14/25, roll number 2703030 004 3370 00000.

We have no opposition to this variance.

Regards

[REDACTED]