



**TOWN OF FORT ERIE COMMITTEE OF ADJUSTMENT  
NOTICE OF HEARING AND APPLICATION FOR CONSENT**

**FILE NO. B37/19 F.E. AND B38/19 F.E.  
247 SOUTH MILL STREET**

**LOT 17 WEST SIDE OF SOUTH MILL STREET, PLAN 349 AND  
PART OF LOT 24, CONCESSION 1 LAKE ERIE  
ROLL NOS. 2703 020 015 14600 0000  
APPLICANT: JASON PIZZICAROLA  
OWNER: NADINE PIZZICAROLA**

**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, pursuant to the provisions of Sections 50 and 53 of the Planning Act, R.S.O. 1990, for the areas described in this notice. A key plan and a sketch of the consent proposal appear on this notice.

The Public Hearing has been scheduled for **THURSDAY, DECEMBER 19, 2019 AT 6:00 P.M.** **in the Council Chambers,** Fort Erie Town Hall, 1 Municipal Centre Drive, Fort Erie, Ontario.

**PURPOSE AND EFFECT:**

An application has been submitted for consent for the purpose of creating easements for a rear yard catch basin and drainage outlet in association with the construction of single detached dwellings on lots created through Consent File Nos. B30/18 and B31/18.

**CONSENT FILE NO. B37/19 F.E.**

To create an easement over Part 8 (as shown on the severance sketch), being Part of Lot 17 West Side of South Mill Street, Plan 349 in favour of Parts 1, 2, 3, 4 and 7 (as shown on the severance sketch), being Part of Lot 17 West Side of South Mill Street, Plan 349 for drainage and access to maintain the catch basin and storm pipe proposed to be constructed within Parts 7 and 8.

**CONSENT FILE NO. B38/19 F.E.**

To create an easement over Part 7 and Part 8 (as shown on the severance sketch), being Part of Lot 17 West Side of South Mill Street, Plan 349 in favour of Part 1 and Part 2 (as shown on the severance sketch), being Part of Lot 17 West Side of South Mill Street, Plan 349 and Part of Lot 24 Concession 1 Lake Erie in perpetuity for drainage and access to maintain the catch basin and storm pipe proposed to be constructed within Parts 7 and 8.

The retained parcels, shown as Parts 1, 2, 3, 4, 5 and 6 on the severance sketch, municipally known as 247 South Mill Street will retain the existing dwelling and two new dwellings to be constructed on Part 1 and 2 and Parts 3, 4, and 7.

**CURRENT SECONDARY PLAN DESIGNATION**

The Ridgeway-Thunder Bay Secondary Plan for the Town of Fort Erie designates the subject property as Residential – Low Density.

**CURRENT ZONING BY-LAW DESIGNATION**

The property is zoned “Residential 2 (R2)” Zone in accordance with Zoning By-law 129-90.

**You are invited to attend this hearing since you are either a property owner in the vicinity of the subject property, 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 application for consent. Please be advised that comments received will become part of the application record and available to the public and the applicant.**

**If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed application, 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. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment Decision may be appealed by the applicant or another member of the public.**

If a person or public body that files an appeal of a Decision of the Town of Fort Erie Committee of Adjustment, in respect of the proposed consent, does not make written submissions to the Town of Fort Erie Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

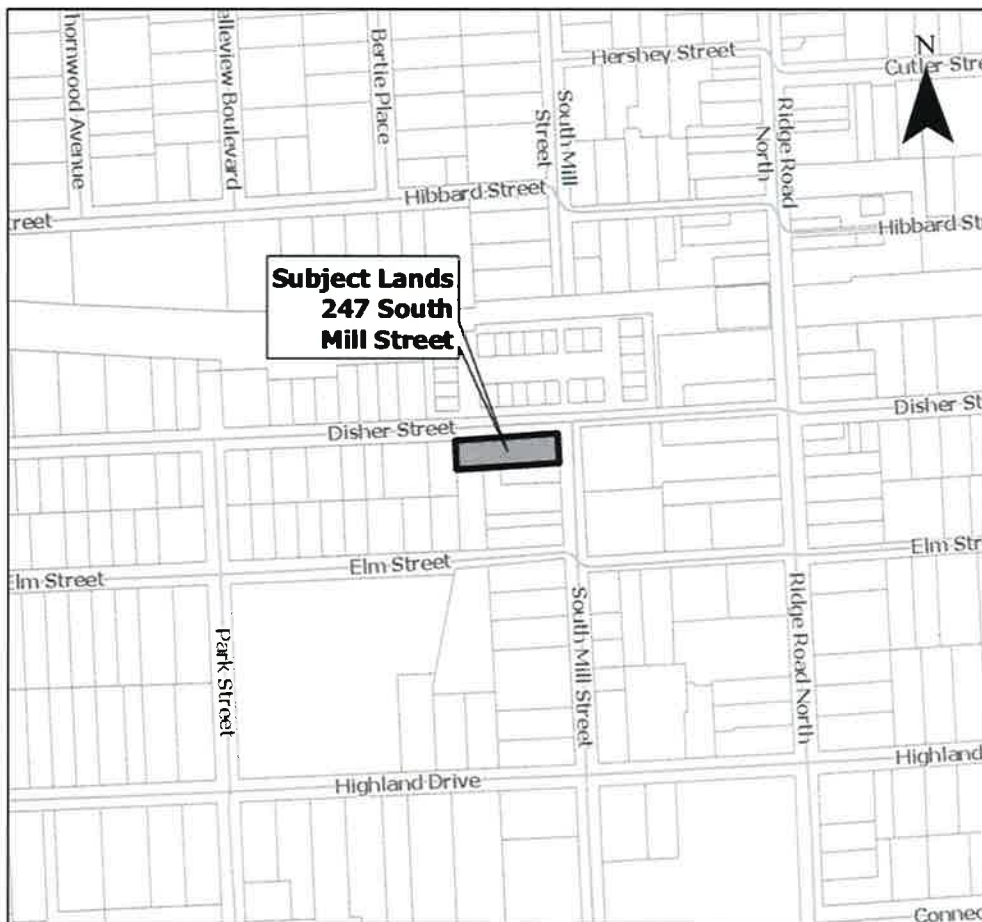
Applicants or their agents are required to attend the hearing. If the applicant or Agent does not attend this hearing, the Committee may proceed in your absence without further notice.

**ADDITIONAL INFORMATION REGARDING THIS APPLICATION IS AVAILABLE TO THE PUBLIC at the Planning and Development Services Department – Monday to Friday 8:30 AM TO 5:00 P.M.**

**Contact:**

**Cara Raich, Secretary-Treasurer, Committee of Adjustment  
Planning and Development Services Department  
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6  
905-871-1600 ext. 2508 or [craich@forterie.ca](mailto:craich@forterie.ca)**

**MAILED – NOVEMBER 29, 2019**

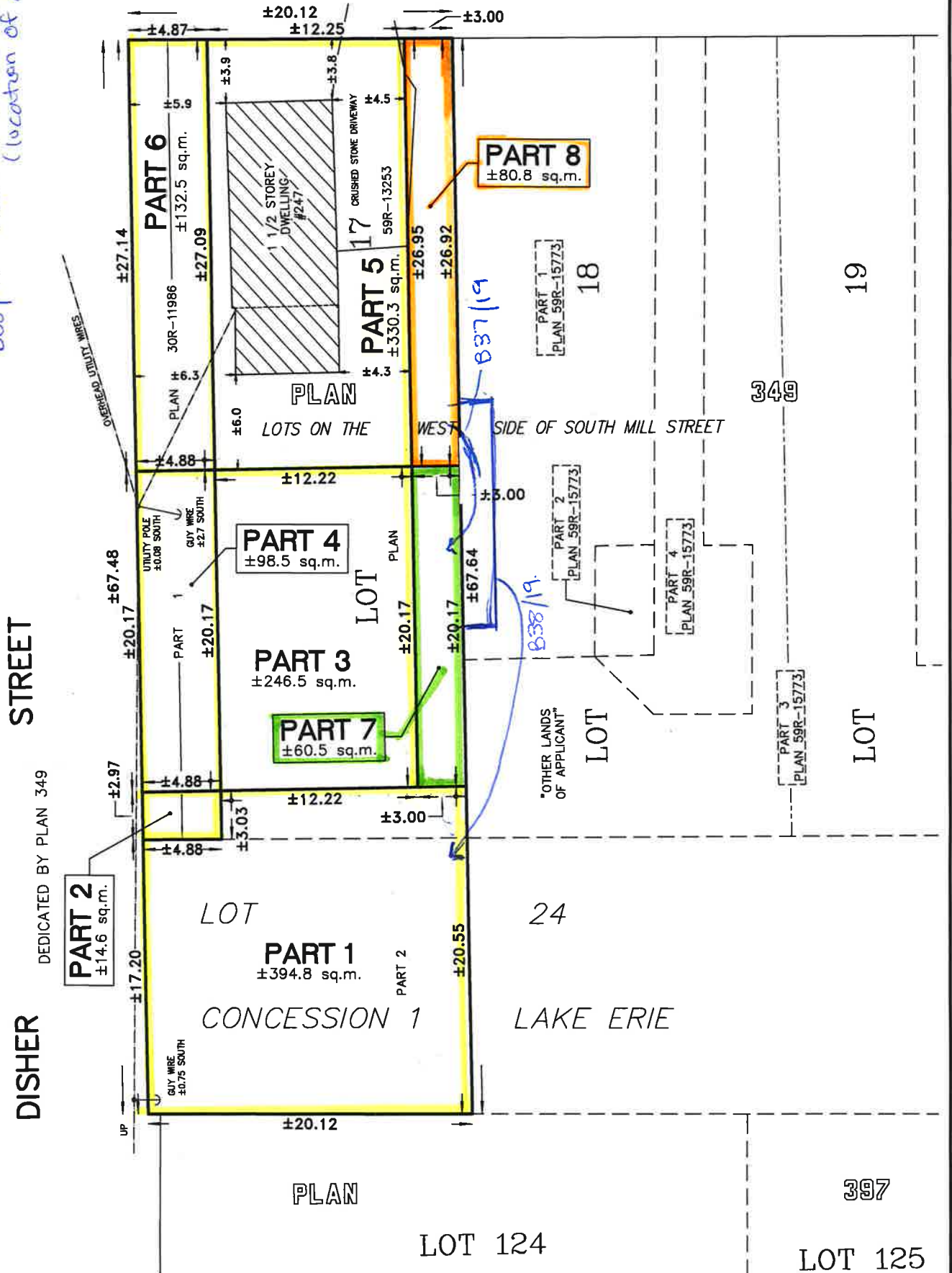


SKETCH PREPARED FOR SEVERANCE/MINOR VARIANCE APPLICATION  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN  
 CURRENT SEVERANCE/MINOR VARIANCE APPLICATION. © THIS SKETCH IS PROTECTED BY COPYRIGHT.

**SOUTH MILL STREET**

DEDICATED BY PLAN 397

B37/19 - Part 8 access to Part 7.  
 B38/19 - Part 7 + 8 access to Part 1  
 (location of drainage outlet)



NOTE:  
 THIS SKETCH IS PREPARED FROM  
 COMPILED AND CALCULATED  
 INFORMATION, AND NOT FROM  
 AN ACTUAL SURVEY.  
 DISTANCES SHOWN HAVE NOT  
 BEEN VERIFIED

**VOID**

IF USED FOR ANY OTHER  
 PURPOSE THAN THIS  
 CURRENT SEVERANCE/  
 MINOR VARIANCE  
 APPLICATION

PRELIMINARY  
 ONLY

OCT. 10, 2019  
 DATE

MARK GILMORE  
 Ontario Land Surveyor

BLANTHIER & GILMORE SURVEYING LTD.  
 173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477  
 SKETCH OF PROPOSED SEVERANCE/MINOR VARIANCE  
 LOT 17  
 LOTS ON THE WEST SIDE OF SOUTH MILLS STREET  
 PLAN 349  
 PART OF LOT 24 CONCESSION 1 LAKE ERIE  
 IN THE  
 TOWN OF FORT ERIE  
 REGIONAL MUNICIPALITY OF NIAGARA  
 DRAWN BY: CM  
 CHECKED BY: MG  
 SCALE: 1:250  
 SURVEY 22-065

