



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

FILE NO. B39/19 F.E.

128 COOK AVENUE

LOTS 348,349, 350 AND 351, PLAN 433

ROLL NO. 2703 020 011 15000 0000

APPLICANT: R. BRIAN MILLER LAW (R. BRIAN MILLER)

OWNER: ALEXANDER REILLY III

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 a new lot.

The subject property shown as Part 1 on the severance sketch, with a lot area of 696.8 m² and 18.29 metres of frontage on south side of Poplar Avenue, being part of Lot 350 and all of Lot 351, Plan 433 is proposed for future residential use.

The retained parcel is shown as Part 2 on the severance sketch, with a lot area of 928.9 m² and 24.38 metres frontage on south side of Poplar Avenue and east side of Cook Avenue, being part of Lot 350 and all of Lot 349 and 348, Plan 433 and municipally known as 128 Cook Avenue will continue its existing residential use.

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 1 (R1)" 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.

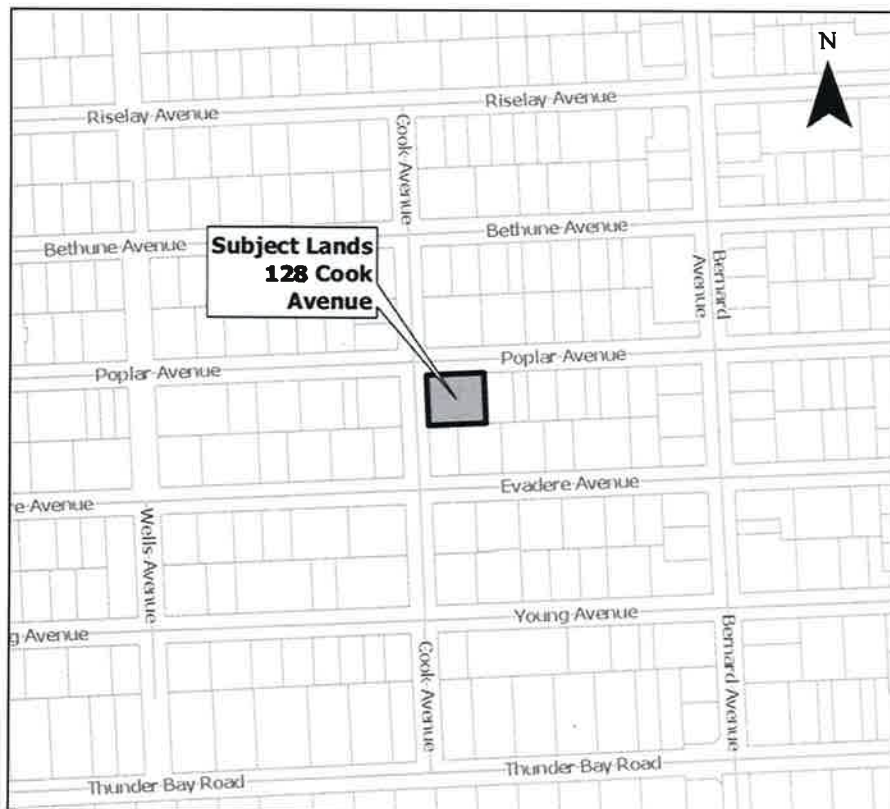
Applicants or their agents are required to attend the hearing. If the applicant or Agent does not attend this hearing, the Committee may proceed in your absence without further notice.

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:

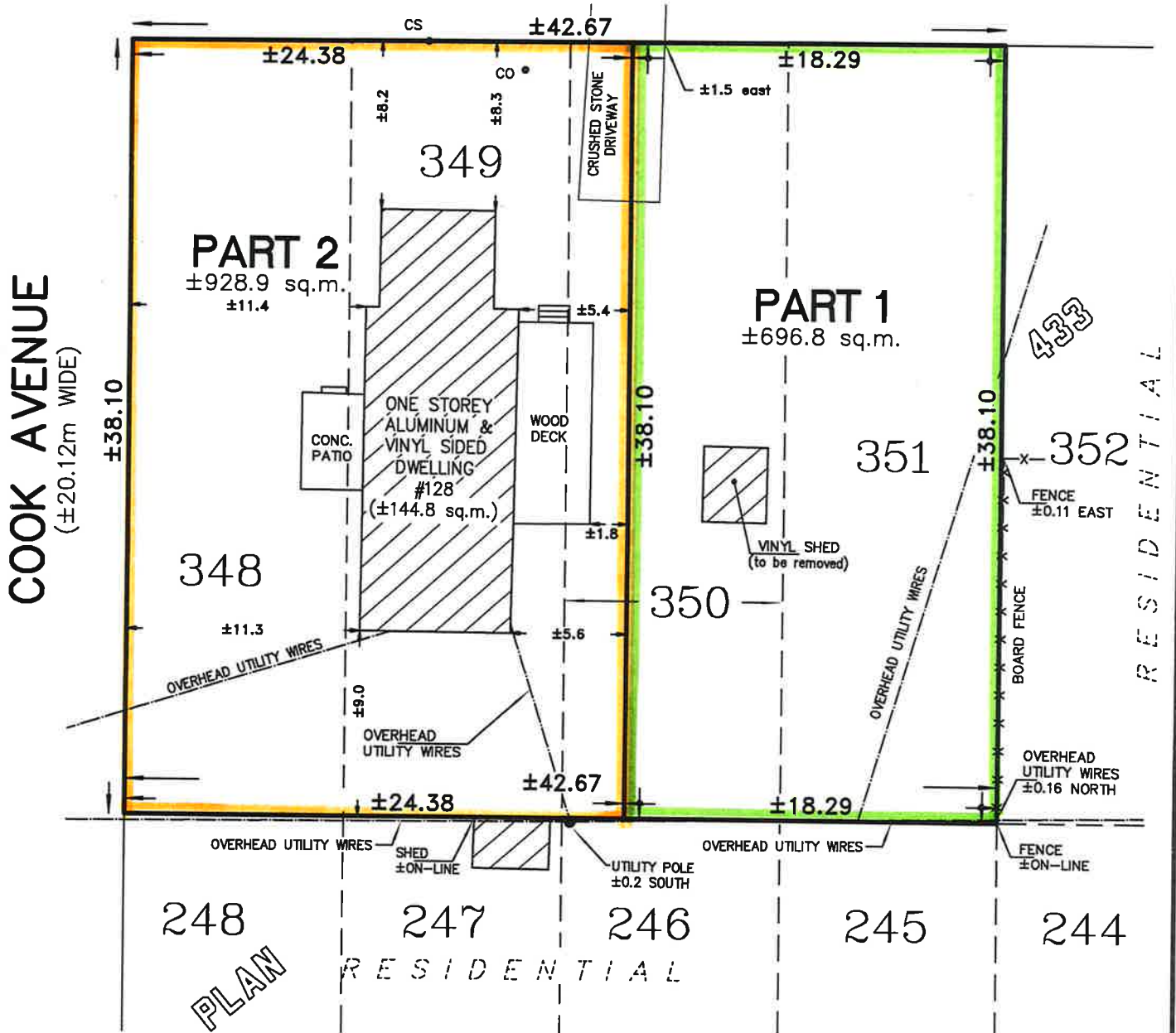
**Cara Raich, Secretary-Treasurer, Committee of Adjustment
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
905-871-1600 ext. 2508 or craich@forterie.ca**

MAILED – NOVEMBER 29, 2019



SKETCH PREPARED FOR SEVERANCE APPLICATION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN
 CURRENT SEVERANCE APPLICATION. ©(2019) THIS SKETCH IS PROTECTED BY COPYRIGHT.

POPLAR AVENUE
 (±20.12m WIDE)



CO DENOTES CLEAN OUT
 CS DENOTES CURB STOP

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
 APPLICATION

PRELIMINARY
 ONLY

SEPT. 5, 2019
 DATE

MARK GILMORE
 Ontario Land Surveyor

BLANTHIER & GILMORE SURVEYING LTD.
 173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477
 SKETCH OF PROPOSED SEVERANCE
 LOTS 348, 349, 350 & 351
 PLAN 433
 IN THE
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 DRAWN BY: CM
 CHECKED BY: MG
 SCALE: 1:300
 SURVEY 22-226