

PETER J. LESDOW
A R C H I T E C T

SUZANNE ANDERSON,
SECRETARY TREASURER, COMMITTEE OF ADJUSTMENT
CITY OF NIAGARA FALLS
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON
L2E 6X5

December 10, 2025,

RE: RESPONSE TO PLVAR20240814, MINOR VARIANCE
MUNICIPAL FILE #:
LETTER OF INSUFFICIENT SUBMISSION
ADDRESS: BLACKBURN PY
APPLICANT: TERBRO SALES AND SERVICES LTD.
PROPOSAL: TO PERMIT VARIANCES TO THE WESTERLY LOT LINE AND
LANDSCAPE STRIP

Dear Mrs. Anderson,

In response to your above-described letter of December 04, 2024, enclosed are the following:

1. Site Plan

Document originally uploaded as "Blackburn Industrial Minor Variance - 20241203 - 11 of 11 – Architectural Site Plan" relabeled as "Site Plan".

2. Land Registry PIN Sheet/ Final Deed

PIN pages from Service Ontario Print January 10, 2025. This document includes:

- a. Property Index Map showing three parcels of land which make up the Minor Variance Application property, PIN numbers 1739, 1889 & 1890.
- b. Parcel Register (Abbreviated) for Property Identifier 64263-1739 (LT)
- c. Parcel Register (Abbreviated) for Property Identifier 64263-1889 (LT)
- d. Parcel Register (Abbreviated) for Property Identifier 64263-1890 (LT)

Note that the Parcel Registers as described above in Item 2 are all to the Ownership of 'Terbro Sales and Services Limited'. In speaking with the Surveyors at J.D. Barners to get these documents, they confirmed that although the Land Registry Office gives each parcel its own PIN, because the parcels are owned by the same company the Planning Act recognizes these as one property.

Peter J. Lesdow
A r c h i t e c t

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3. Owner Authorization

Document originally uploaded as "Blackburn Industrial Minor Variance - 20241203 - 9 of 11 - Schedule D - Owner Authorization" relabeled as "Owner Authorization".

We trust we have addressed your concerns as laid out in your "Letter of Insufficient Submission" and that this Minor Variance can move forward to scheduling its Committee meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Peter J. Lesdow", with a horizontal line underneath.

Peter J. Lesdow

B.A., B.Arch., O.A.A., M.R.A.I.C., N.C.A.R.B.

Cc Tina Wilby