



Town of Fort Erie Committee of Adjustment Notice of Public Hearing and Applications for Consent & Minor Variance

Minor Variance File A74/24 3914 Alexandra Road, Fort Erie

Legal Description: Lot 239 Plan 395

Roll No.: 2703 030 003 38000 0000

Applicant / Owner: Ceyda Kandemir

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 and minor variance application, pursuant to the provisions of Sections 45, 50, and 53 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, November 21, 2024 at 5:00 pm**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect:

The purpose and effect of this application is to reduce the minimum interior side yard setback and to permit a building height of two stories to facilitate the proposed addition to the existing dwelling.

Details of Minor Variance Applications:

The Applicant is requesting the following variances to the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

File A74/24:

1. To permit Maximum Lot Coverage of 41% whereas 40% is permitted.
2. To permit a Minimum Interior Side Yard of 0.7 metres whereas 1.5 metres is permitted.
3. To permit a Minimum Rear Yard of 6.5 metres whereas 7.0 metres is permitted.
4. To permit a Maximum Building Height of 2 stories whereas 1.5 stories are permitted.

Current Zoning:

The subject lands are zoned R2 Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated "Urban Residential".

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the applications as you are either a property owner located within the 60 metres radius of the subject lands 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 applications. Please be advised that all written and oral comments received will become part of the applications' record, and will be available to the public and Applicant.

If you wish to make a written submission, you may do so by providing your reasons for support or opposition prior to 12:30 PM on **Wednesday, November 20, 2024** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Jayne Nahachewsky (JNahachewsky@forterie.ca) who will provide them to the Committee of Adjustment.

If you wish to be notified of the Committee of Adjustment's decision with respect to the proposed applications, 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**.

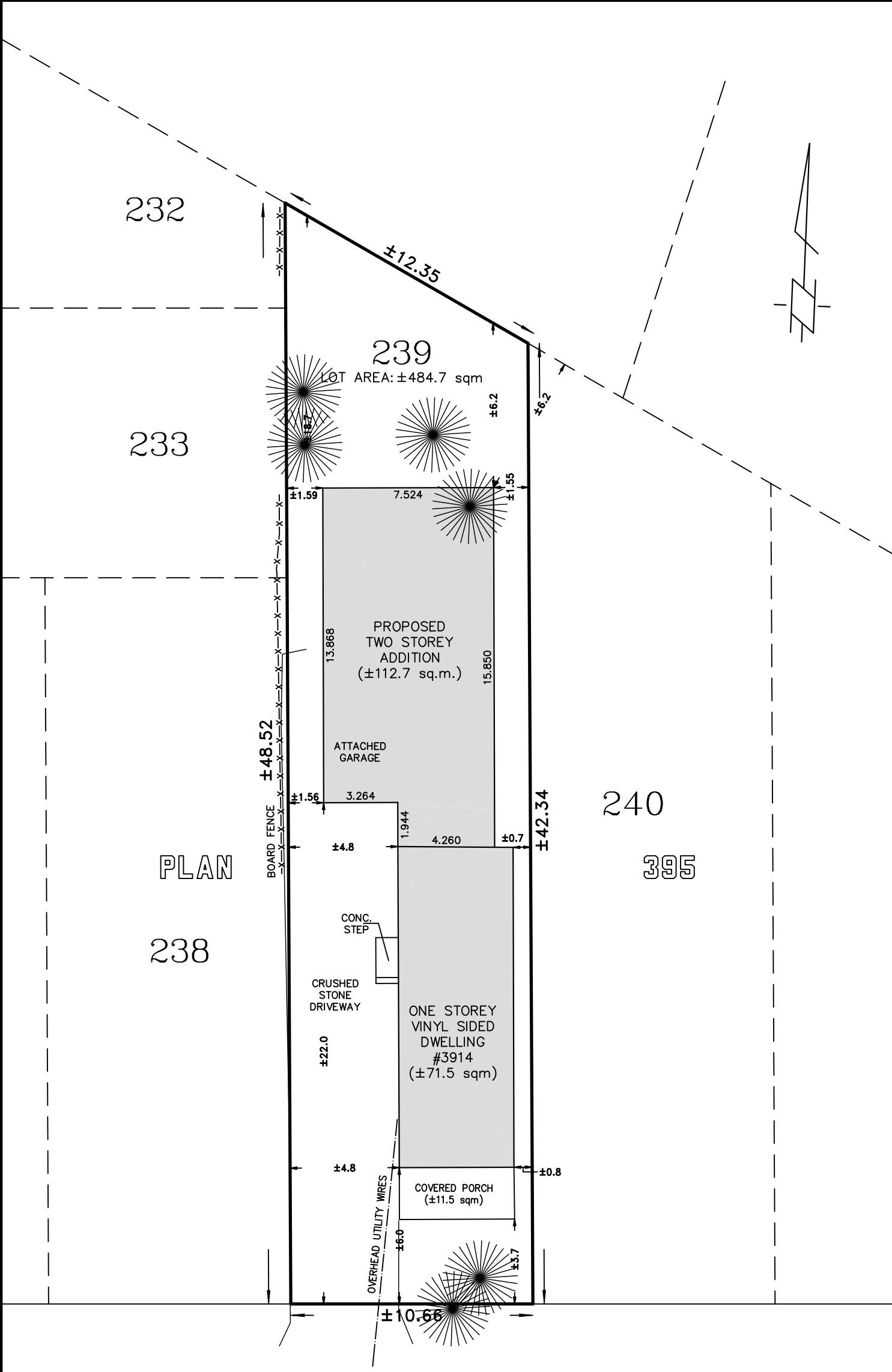
Applicants or their Agents are required to attend the Hearing. If the Applicant or Agent does not attend this Hearing, the Committee may proceed in their absence without further notice.

Further information on the Consent and Minor Variance processes is available at:
<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:

Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca

Mailed – October 31, 2024



232

239

LOT AREA: ±484.7 sqm

233

240

395

PLAN

238

BOARD FENCE ±48.52

PROPOSED TWO STOREY ADDITION (±112.7 sq.m.)

ATTACHED GARAGE

ONE STOREY VINYL SIDED DWELLING #3914 (±71.5 sqm)

COVERED PORCH (±11.5 sqm)

CRUSHED STONE DRIVEWAY

CONC. STEP

OVERHEAD UTILITY WIRES

ALEXANDRA ROAD

PROPOSED LOT COVERAGE: ±38.0%

LANTHIER & GILMORE SURVEYING LTD.
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SKETCH OF
LOT 239
PLAN 395
IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
DRAWN BY: CM CHECKED BY: MG
SCALE: 1:200 SURVEY 22-832