



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

## Minor Variance File A77/24

### 4062 Glenspring Road, Fort Erie

Part of Lot 262 and Part of Lot 263 PL 62 NP402

Designated as Parts 1 & 3 on 59R-17852

Roll 2703 030 004 24900 0000

APPLICANT: Bryan Keenan

**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 allow for a reduction in the exterior side yard setback and distance between the street intersection and driveway due to the daylighting triangle.

### **Details of Minor Variance Applications:**

The Applicant is requesting the following variance of Section 6.40(a) and 6.20 (d) (iii) of the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

#### **File A77/24:**

1. To permit a minimum exterior side yard for a platform height of 1.27m whereas 1.5 metres is permitted.
2. To permit a minimum distance between Street intersection and Driveway of 6.4metres whereas 7.5 metres is permitted.

### **Current Zoning:**

The subject lands are zoned R2B 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" Zone, with the Town of Fort Erie Official Plan.

### **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](mailto: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.

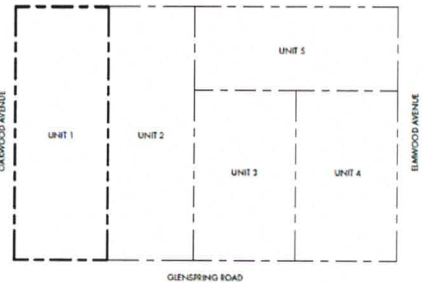
Further information on the Consent and Minor Variance processes is available at:  
<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

### For Additional Information Regarding This Application Contact:

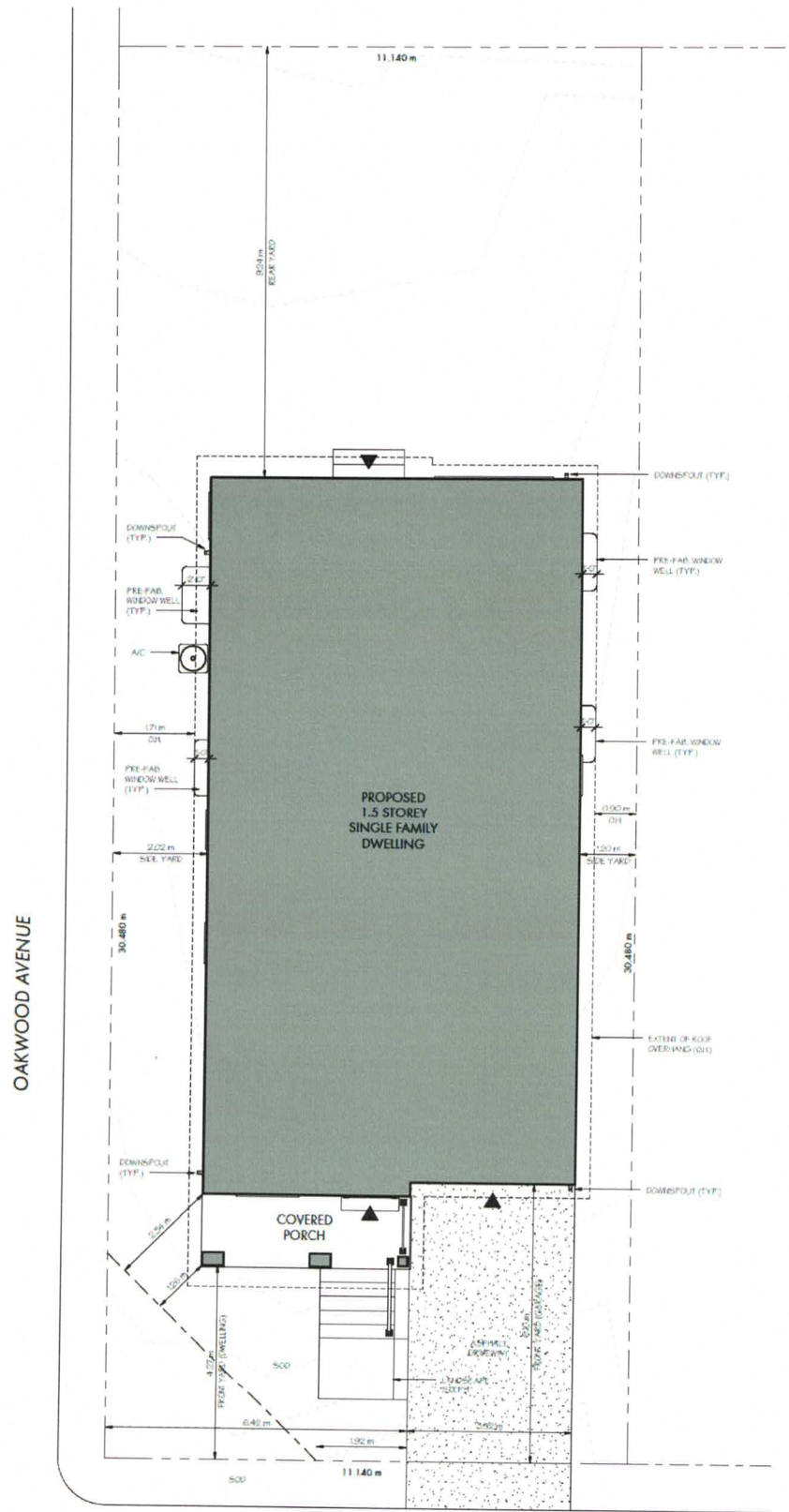
Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment  
Planning and Development Services Department  
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6  
905-871-1600 ext. 2534 or [JNahachewsky@forterie.ca](mailto:JNahachewsky@forterie.ca)

Mailed – October 31, 2024

Site and Building Statistics:		R28 Zoning
Lot Area (min.)	260 m <sup>2</sup>	239 m <sup>2</sup> (ex)
Lot Frontage (min.)	10 m	11.14 m
Setbacks (min.)		
Front Yard (dwelling)	3.0 m	4.27 m
Front Yard (garage)	6.0 m	6.1 m
Rear Yard	7.5 m	9.24 m
Side Yard (interior)	1.2 m	1.2 m
Side Yard (exterior)	2.0 m	2.02 m
Building Height (max.)	7.5 m	7.5 m
	1.5 Storey	1.5 Storey
Lot Coverage (max.)	40%	38%
Dwelling		128 m <sup>2</sup>



**SITE MAP**  
SCALE: 1/32" = 1'-0"



4062 GLENSPRING ROAD  
Crystal Beach

**SITE PLAN**  
SCALE: 3/16" = 1'-0"