



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

Minor Variance File A50/24 2491 Windmill Point East Lane, Fort Erie

Legal Description: Lot 11 PL 67 NP407

Roll No.: 2703 020 010 03200 0000

Applicant/Owner: Fouad Abdel Malik

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 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, December 19, 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 increase the Maximum Building Height to facilitate construction of a detached garage.

Details of Minor Variance Application:

The Applicant is requesting the following variances to Sections 6 and 16 and of the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit an increase to Maximum Lot Coverage of 11% whereas 10% is required.
2. To permit a decrease to the 1 in 100-year flood elevation setback of 22 metres whereas 30 metres is required.

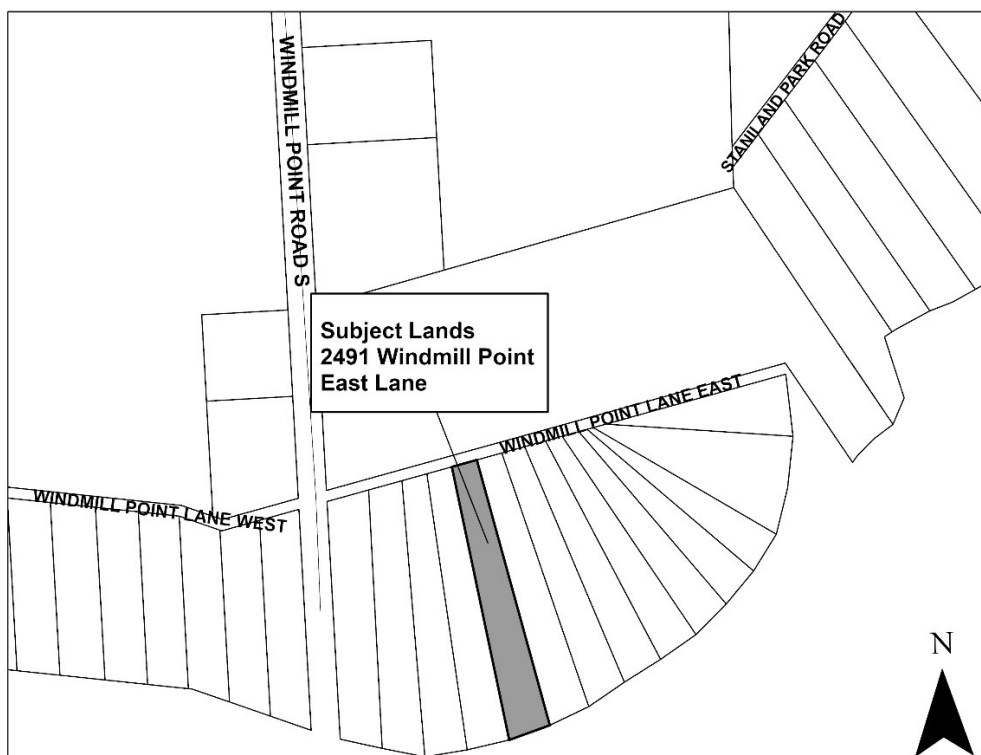
Current Zoning:

The subject lands are zoned WRR 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 "Rural Residential" in 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, December 18, 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.

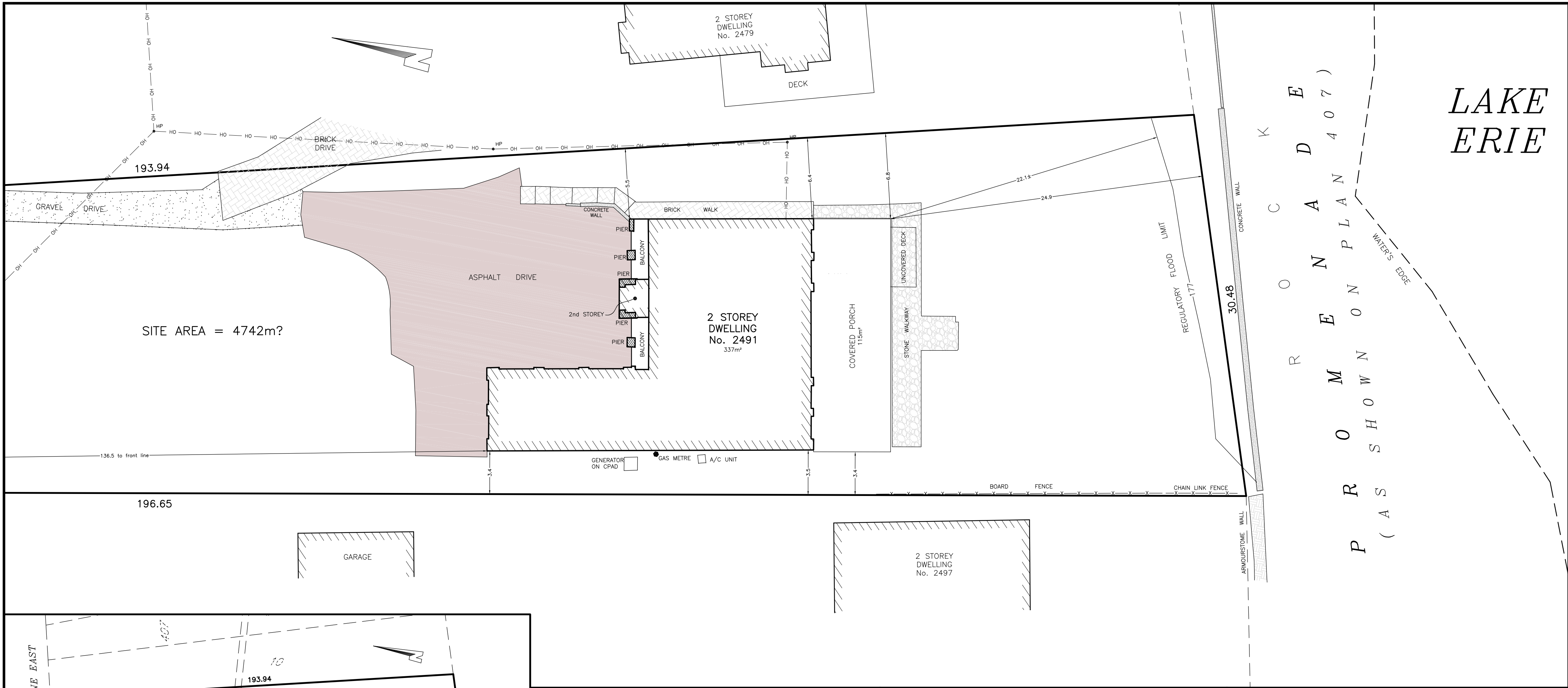
If you wish to be notified of the Committee of Adjustment's decision with respect to the proposed applications, you must make a **Written** submission to the Secretary-Treasurer of the Committee of Adjustment at the address noted below either **prior to, or at the Hearing**.

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

Posted on Town's Website – November 27, 2024. Not mailed due to ongoing Canada Post strike.



LAKE
ERIE

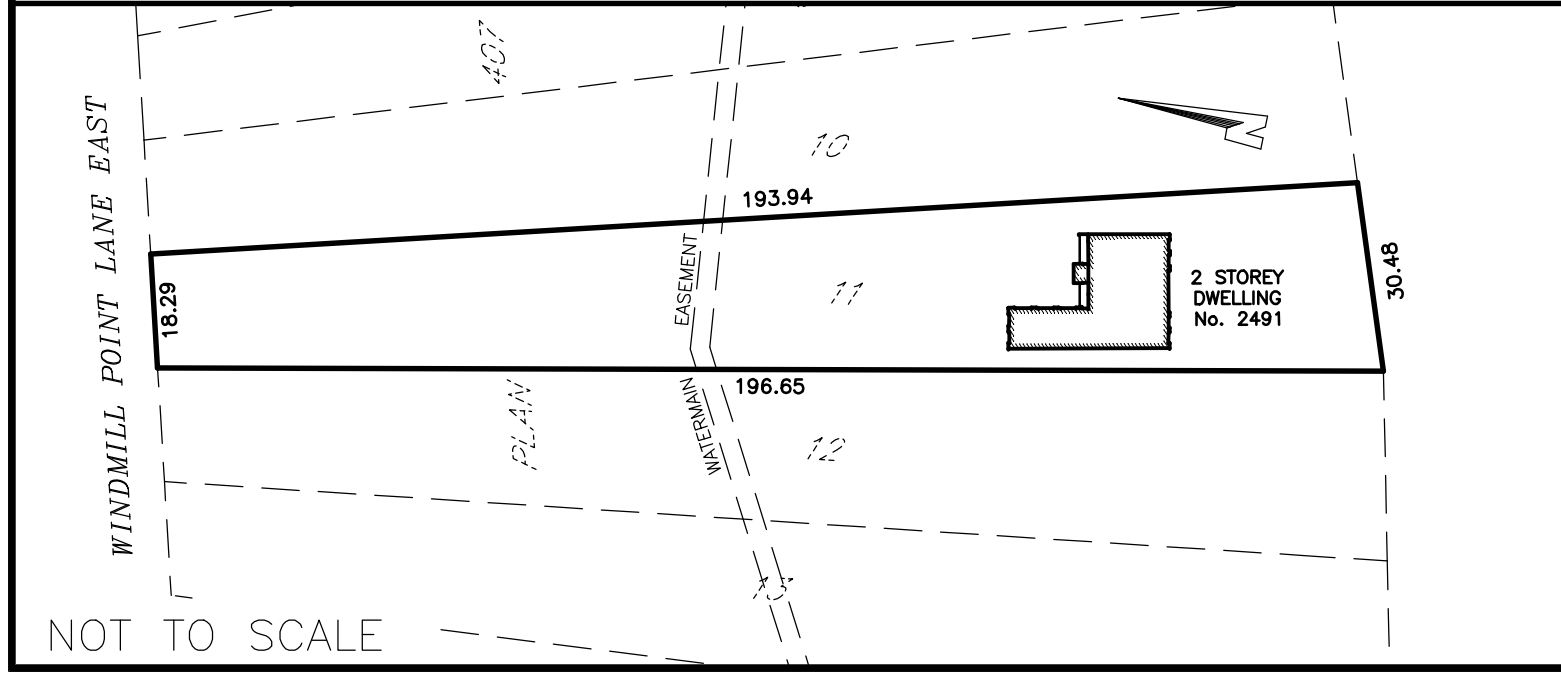
R O M E N O N P L A N 4 0 7
 P R O M E N O N P L A N 4 0 7
 (P A S S H O W N O N P L A N 4 0 7)

SITE AREA = 4742m²

196.65

GARAGE

2 STOREY DWELLING No. 2497



NOT TO SCALE

SKETCH
 PREPARED FOR MINOR VARIANCE APPLICATION
 LOT 11
 REGISTERED PLAN 407
 IN THE
TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 = 200

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DATE: AUG. 29, 2024 FILE No: 98-54-12(98054-12_MV.DWG)