



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

Minor Variance File A51/24 Unassigned Parcel 0-7646, Fort Erie

Legal Description: LT 173 and Part Lot 174 Plan 436 designated as Part 4 on 59R16750; Town of Fort Erie
Roll No.: 2703 020 012 25600 0000
Applicant / Owner: 2259110 Ontario Inc. (Millen Custom Homes)

Notice is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider an application for minor variance or permission pursuant to the provisions of Section 45 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject property and a sketch of the minor variance proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, February 20, 2025 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 lot coverage and reduce the minimum rear yard setback to permit construction of a single detached dwelling.

Details of Application:

The Applicant is requesting the following variances to Section 10.3 of the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-90, as amended:

1. To permit a Maximum Lot Coverage of 43% whereas 25% is required.
2. To permit a Minimum Rear Yard setback of 9.91 metres whereas 10 metres is required.

Zoning:

The subject lands are zoned Residential 1 (R1) Zone in accordance with the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-90, as amended.

Official Plan Designation:

The subject lands are designated Low Density Residential in the Town of Fort Erie’s Official Plan and further designated Residential – Low Density in the Ridgeway-Thunder Bay Secondary Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the application as you are either a property owner located within the 60 m radius of the subject land 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. Please be advised that all written and oral comments received will become part of the application's 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, February 19, 2025** 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 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**.

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 Minor Variance process is available at <https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:
Robin Shugan, Intermediate Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
905-871-1600 ext. 2527 or rshugan@forterie.ca

Mailed – January 23, 2025