



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

Minor Variance File A25/24
264 Ridge Road South, Fort Erie
Legal Description: PT LT 23 CONC BF LE
Roll No.: 2703 020 012 17900 0000
Applicant / Owner: Jihad Malak

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 reduce minimum setback and landscaped open space requirements to accommodate a pool shed and concrete patios.

Details of Application:

The Applicant is requesting the following variances to Sections 6.21, 6.35 and 6.40 of the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended:

1. To permit a reduced Minimum Landscaped Open Space Area of 20% whereas 40% is required.
2. To permit a reduced Accessory Structure (Shed) Setback of 0.49 metres whereas 1.0 metre is required.
3. To permit a reduced Minimum Setback of the hard surface associated with the swimming pool at the southerly interior side yard measuring 60.21 metres in length, per the survey sketch dated April 4, 2024, of 0.21 metres whereas 0.5 metres is required.
4. To permit a reduced Minimum Setback of the hard surface associated with the swimming pool at the northerly interior side yard measuring 23.93 metres in length, per the survey sketch dated April 4, 2024, of 0.08 metres whereas 0.5 metres is required.
5. To permit a reduced Minimum Setback of the hard surface at the easterly rear yard measuring 13.70 metres in length, per the survey sketch dated April 4, 2024, of 0.0 metres whereas 3.0 metres is required.

Current 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.

Current Official Plan Designation:

The subject lands are designated Urban Residential in the Town of Fort Erie's Official Plan and further designated Low Density in the Crystal Beach 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:

**Daryl Vander Veen, Intermediate Development Planner,
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
905-871-1600 ext. 2509 or dvanderveen@forterie.ca**

Mailed – January 23, 2025