



# Town of Fort Erie Committee of Adjustment Notice of Public Hearing And Application for Minor Variance

## Minor Variance File A06/25 1629 Nigh Road, Fort Erie

Legal Description: CON 2 PT LOT 8 LE CON 3 PT LOT 8 LE PT RD ALLOW  
BTWN CON 2 & 3 RP59R 8610 PART 4 REG  
Roll No.: 2703 020 010 64702 0000  
Applicant / Owner: John and Patricia Spencer

**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 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 lands and a sketch of the proposal are included in this Notice.

**Date:** The Public Hearing has been scheduled for **Thursday, May 29, 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 the application is to allow an Accessory Structure in the front yard and to increase the Maximum Height (Accessory Structure) to facilitate development of a new Accessory Structure (garage).

### **Details of Minor Variance Application:**

The Applicant is requesting the following variances to section 6.1 in the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended:

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1. To permit an Accessory Structure (garage) to be located in the Front Yard whereas Accessory Structures are not permitted in the Front Yard.
2. To increase the Maximum Height to 5.9 metres whereas 4.5 metres is required.

### **Current Zoning:**

The subject lands are zoned Rural Residential (RR-108) Zone and Environmental Conservation (EC) Overlay Zone in accordance with the Town of Fort Erie's 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's 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 m 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, May 28, 2025** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Carleigh Ricci ([cricci@forterie.ca](mailto:cricci@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:

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](mailto:rshugan@forterie.ca)

Mailed – May 2, 2025