



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

Minor Variance File A27/25  
3882 Terrace Lane, Fort Erie  
PLAN 374 LOT 483 PT LOTS 481  
482 AND PT LANE AND RP  
59R9539 PART 2 AND PT PART 1  
IRREG

Assessment Roll Number: 2703 030 001 07000 0000  
Applicant / Owner: Johan Smits

**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 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 this application is to add Short-Term Rental, Dedicated, as a permitted use.

**Details of Minor Variance Application:**

The Applicant is requesting permission pursuant to subsection 45(2) of the Planning Act, R.S.O. 1990, to add a similar use to Section 34.2 of the Town of Fort Erie’s Comprehensive Zoning By-law 129-1990, as amended, as a permitted use:

- 1. To add Short-Term Rental, Dedicated as a permitted use whereas Short-Term Rental, Dedicated is not a permitted use.

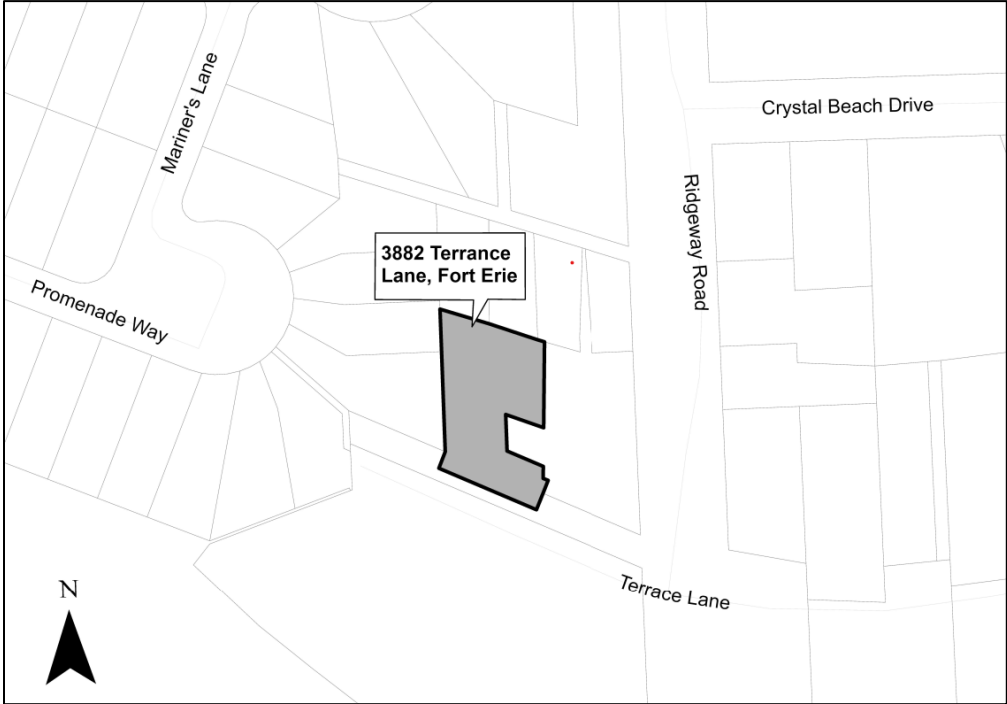
**Current Zoning:**

The subject lands are zoned Residential 2B (R2B) Zone and Hazard (H) 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 Urban Residential and Environmental Protection in the Town’s Official Plan, and Low Density Residential and Environmental Protection in the Crystal Beach Secondary 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 14, 2025 (day prior to Hearing)** 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:

Daryl Vanderveen, Intermediate Planner  
Planning, Building and By-law Services  
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6  
905-871-1600 ext. 2509 or [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca)

Mailed – May 2, 2025