



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

Consent File B14/24 2778 Dominion Road, Fort Erie

Legal Description: CON 2 LE PT LOT 16 PLAN 473 PT BLK A REG
Roll No.: 2703 020 010 99604 0000
Owner: Marcia Sexsmith
Agent: Debbie Sexsmith

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 consent pursuant to the provisions of Sections 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, May 29, 2025, at 5:00 PM**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

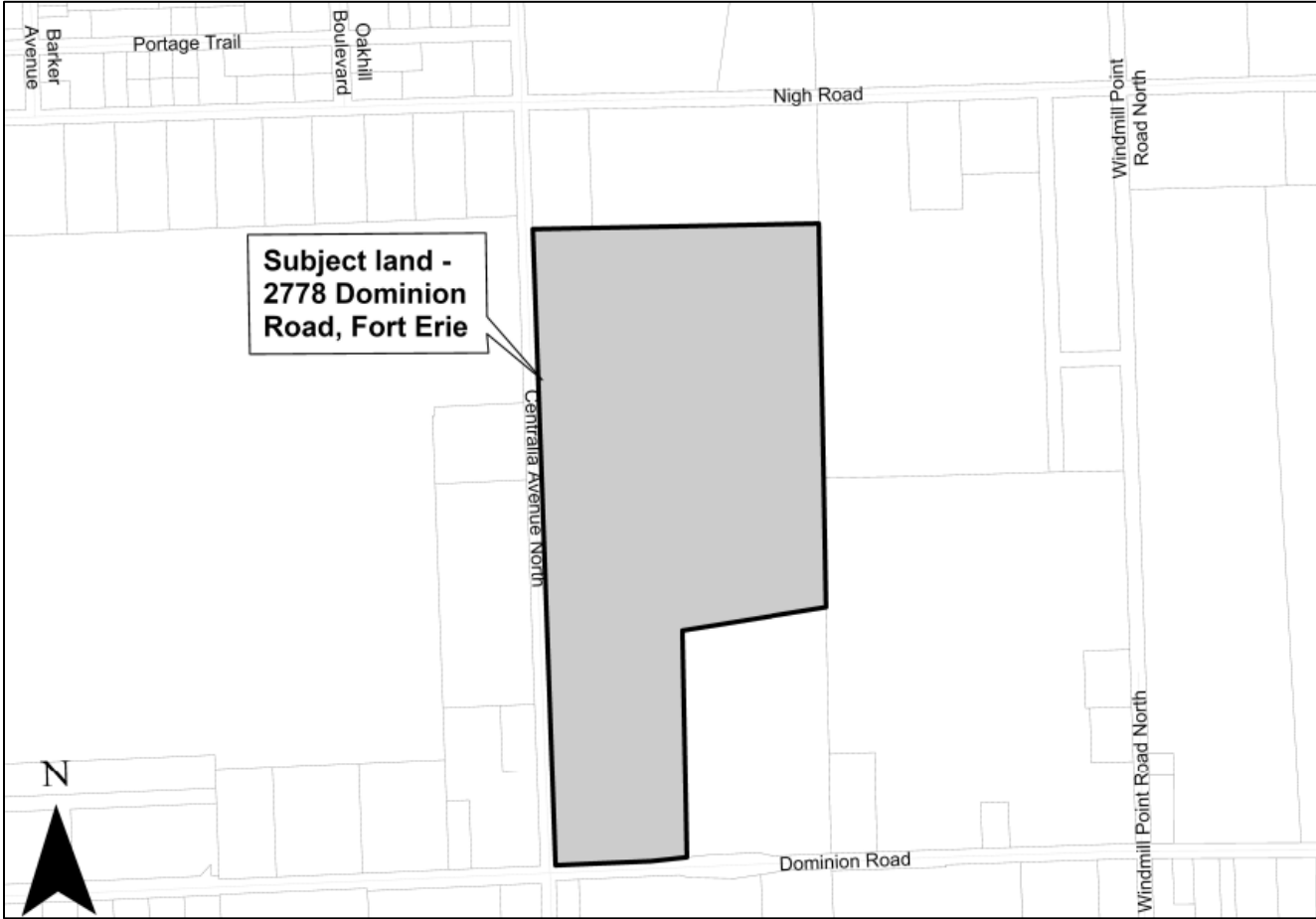
Purpose and Effect: The purpose and effect of this application is to convey Part 1 from Parts 2 & 4 to create one new lot for residential purposes. The proposed lot dimensions are as follows:

	Frontage	Area
Severed Lands (Part 1)	+/- 138.81 meters	+/- 1.093 hectares
Retained Lands (Parts 2 & 4)	+/- 160.16 meters	+/- 24.40 hectares
Daylight Triangle	+/- 15.00 meters	+/- 0.01125 hectares

Current Zoning:
The subject lands are zoned Rural (RU) Zone, Hazard (H) Zone, Environmental Protection (EP) 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 and Environmental Protection 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) 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:

Mohammad Kamruzzaman, Zoning Technician
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2521 or mkamruzzaman@forterie.ca

Mailed – May 2, 2025