



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

Minor Variance File A17/25 179 Garrison Road, Fort Erie

PLAN 505 PT LOT 6

Assessment Roll Number: 2703 010 035 0130 00000

Owner: Borders Edge Development Ltd.

Applicant / Agent: Jason Pizzicarola

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, July 17, 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 the minimum residential open space, parking and setback requirements and to increase the maximum building height to facilitate development of a new four-storey apartment building.

Details of Minor Variance Application:

The Applicant is requesting the following variance to Section 18.2, 6.20.J(i), 6.20(I) and 26A.3 of the Town of Fort Erie's Comprehensive Zoning By-law 129-1990, as amended:

1. To permit a reduced minimum residential open space of 4.5 square meters for each unit, whereas 10.5 square meters is required.
2. To permit 39 vehicular parking spaces whereas 42 are required.
3. To permit a reduced minimum setback from Garrison Road of 0 meters whereas 65 meters is required.
4. To permit an increased maximum building height of 16.5 meters whereas 15 meters is required.
5. To permit a reduced parking space width of 2.4 metres for parking space #31, whereas 3.0 metres is required for a one side-obstructed space.
6. To permit a reduced parking space setback of 0.0 metres for parking spaces #1, 20, and 40, whereas 3.0 metres is required from the street line.
7. To permit an increased minimum residential component on the ground floor to 49%, whereas 59.5% is permitted.

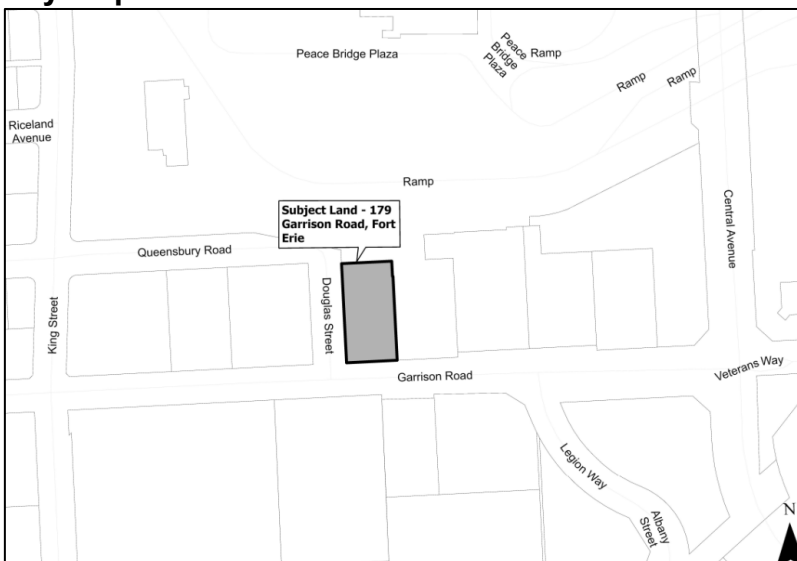
Current Zoning:

The subject lands are zoned Core Mixed Use (CMU1-447) 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 as Core Mixed Use in both the Town's Official Plan and the Gateway 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, July 16, 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) 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:

Devon Morton, Supervisor Development Approvals
Myles Banfield, Junior Development Planner
Planning, Building and By-law Services
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2514 or dmorton@forterie.ca (Devon)
905-871-1600 ext. 2517 or mbanfield@forterie.ca (Myles)

Mailed – June 16, 2025