



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

Minor Variance File A30/25 and A31/25
Consent File B10/25

255 Schooley Road, Fort Erie

Legal Description: PLAN 85 LOT 568 LOT 569 NP425

Roll No.: 2703 020 017 0310 00000

Applicant / Owner: Wilfred and Donna Robins

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, 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 the applications is to reduce minimum lot frontage and setback requirements to facilitate conveyance of Part 1 from Part 2 to create one new lot for residential purposes. Part 3 is being provided as a road widening. The proposed lot dimensions are as follows:

	Frontage	Area
Severed Lands (Part 2)	+/- 10.66 meters	+/- 634.2 square meters
Retained Lands (Part 1)	+/- 10.66 meters	+/- 634.2 square meters
Severed Lands (Part 3)	+/- 21.33 meters	+/- 83.1 square meters

Details of Minor Variance Application A30/25:

The Applicant is requesting the following variance to section 11.3 in the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended:

- 1. To reduce the minimum lot frontage to 10.66 meters, whereas 15.0 meters is required.

Details of Minor Variance Application A31/25:

The Applicant is requesting the following variances to section 11.3 in the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended:

- 1. To reduce the minimum lot frontage to 10.66 meters, whereas 15.0 meters is required.
- 2. To reduce the minimum interior side yard setback platform to 1.8 meters, whereas 3.0 meters is required.

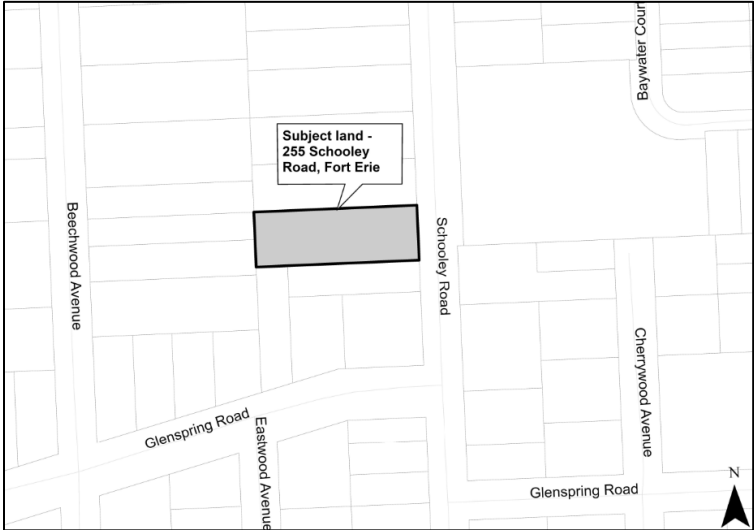
Current Zoning:

The subject land is zoned Residential 2 (R2) 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 land is designated Urban Residential in the Town of Fort Erie’s Official Plan and 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 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** 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:

Helie Upadhyay, Planning Technician
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2535 or hupadhyay@forterie.ca

Mailed – June 16, 2025