



Town of Fort Erie Committee of Adjustment  
Notice of Public Hearing And  
Applications for Consent & Minor Variance

Consent File B11/25 and Minor Variance File A32/25  
75 Robinson Street, Fort Erie

Legal Description: PLAN 28 LOT 66 NP 529 CORNER  
Roll No.: 2703 010 053 0680 00000  
Applicant/Owner: Daniel Turner

**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 consent pursuant to the provisions of Sections 45, 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, 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 area requirements to facilitate conveyance of Part 1 from Part 2 to create one new lot for residential purposes. Part 3 is proposed to be conveyed to the Town as a daylight triangle. The proposed lot dimensions are as follows:

	Frontage	Area
Severed Lands (Part 1)	13.46 metres	435.5 square metres
Retained Lands (Part 2)	12.52 metres	542.2 square metres
Daylight Triangle (Part 3)	4.50 metres	10.1 square metres

**Details of Minor Variance Applications:**

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 for Part 1 to 13.46 meters, whereas 15 meters is required.
- 2. To decrease the minimum lot area to 435.5 square meters, whereas 510 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 Low Density Residential in the Town of Fort Erie’s Official Plan and further designated Low Density in the Bridgeburg 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](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:  
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](mailto:mkamruzzaman@forterie.ca)

**Mailed – June 16, 2025**