



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

Consent File B12/25
440 Ridge Road North, Fort Erie

Legal Description: BERTIE CON 2 LE PT TOWNSHIP LOT 23 PLAN 349 PT
LOTS 19 21 AND 22 RP 59R17993 PARTS 14 TO 17
Roll No.: 2703 020 014 0630 00000
Applicant/Owner: 2855546 Ontario Inc.
Agent: Stephanie Fischer

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, July 17, 2025, at 5:00 PM**

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

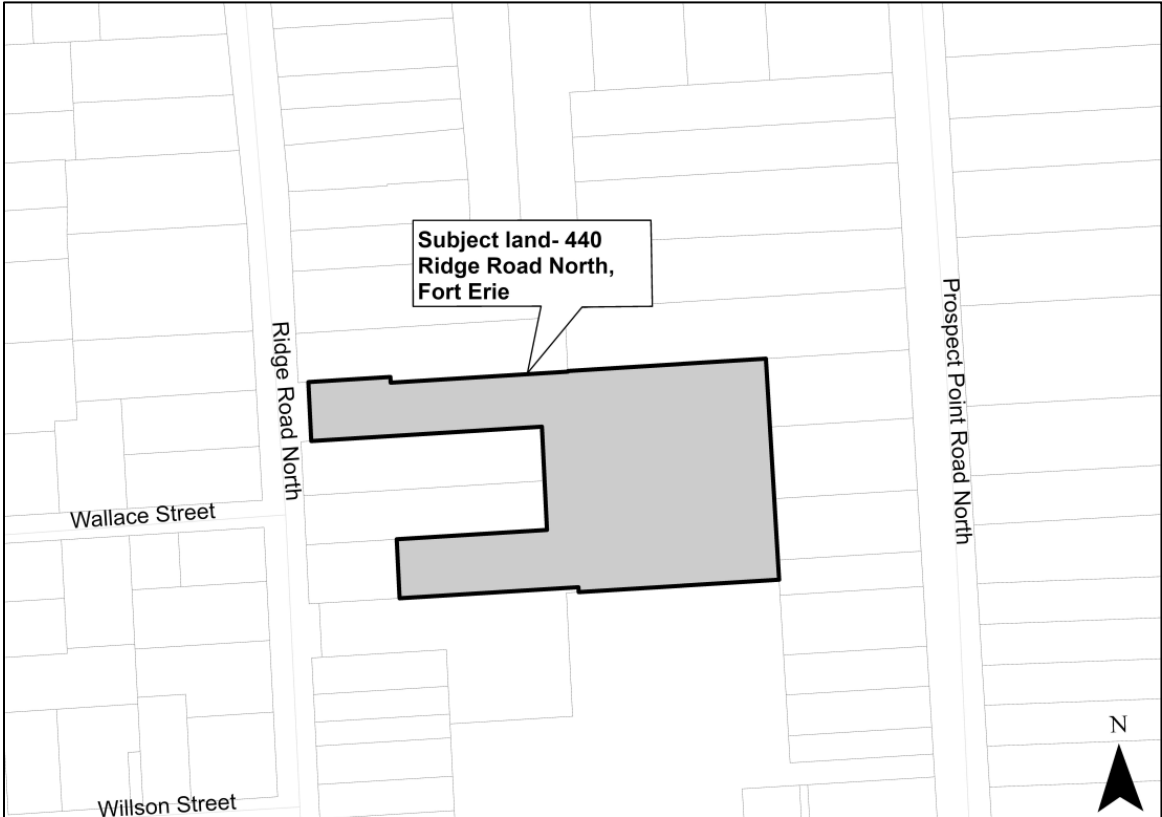
Purpose and Effect: The purpose and effect of this application is to convey Part 1 from Part 2 to merge with Part 3 to facilitate a Boundary Adjustment that addresses an existing driveway encroachment. The proposed lot dimensions are as follows:

	Frontage	Area
Retained Lands (Part 2)	+/- 21.95 metres	+/- 11,801 square metres
Severed Lands (Part 1)	+/- 20.12 metres	+/- 1,809 square metres
Retained Lands (Part 3)	+/- 1.22 metres	+/- 33.0 square metres

Current Zoning:
The subject lands are zoned Residential Multiple 1 (RM1-260(H)) Zone in accordance with the Town of Fort Erie’s Comprehensive Zoning By-law No. 129-1990, as amended. Staff note, the lands are subject to a Holding Provision.

Current Official Plan Designation:
The subject lands are designated Medium Density Residential and Low Density Residential in the Town of Fort Erie’s Official Plan and Residential-Medium Density in the Ridgeway-Thunder Bay Secondary.

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:

Daryl Vanderveen, Intermediate Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2509 or dvanderveen@forterie.ca

Mailed – June 16, 2025