



**TOWN OF FORT ERIE COMMITTEE OF ADJUSTMENT
NOTICE OF HEARING AND APPLICATION FOR MINOR
VARIANCE OR PERMISSION**

FILE NO. A56/19 F.E.

361 ROSEWOOD AVENUE

LOT 89 AND 90, PLAN 477

ROLL NO. 2703 020 017 28900 0000

APPLICANT: JP DESIGN (JASON PIZZICAROLA)

OWNER: MICHAEL AND NOELLE COLPOYS

NOTICE is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider an application for minor variance or permission pursuant to the provisions of Section 45 of the Planning Act, R.S.O. 1990, for the areas described in this notice. A key map showing location and a sketch of the minor variance proposal appear on this notice.

The Public Hearing has been scheduled for **Thursday December 19, 2019 at 6:00 p.m.** in Council Chambers, Fort Erie Town Hall, 1 Municipal Centre Drive, Fort Erie, Ontario.

PURPOSE AND EFFECT:

The purpose and effect of this application is to request a decrease to the rear yard setback for the proposed construction of a rear addition and covered porch and to recognize existing deficiencies in the front yard, exterior side yard and accessory building setbacks.

DETAILS OF APPLICATION:

The Applicant requests a decrease to the rear yard setback of permit the construction of a rear addition and covered porch to 5.0 metres whereas Section 10.3 of the Comprehensive Zoning By-law No. 129-90 requires a minimum 10.0 metre rear yard setback.

The applicant wishes to recognize the existing side yard setback to 2.2 metres and the existing front yard setback of 3.6 metres whereas Section 10.3 of Comprehensive Zoning By-law No. 129-90 requires a 3.0 metre side yard setback and a 7.5 metre front yard setback. The applicant also wishes to recognize the 0.35 metre rear yard setback of the existing garage whereas Section 6.1(b) of the Comprehensive Zoning By-law No. 129-90 requires a 1.0 metre rear yard setback for accessory buildings.

CURRENT ZONING:

The property is zoned "Residential 1 (R1)" Zone in accordance with Comprehensive Zoning By-law 129-90.

CURRENT OFFICIAL PLAN DESIGNATION

The Official Plan for the Town of Fort Erie designates the subject property as Urban Residential.

You are invited to attend this hearing since you are either a property owner in the 60 metre vicinity of the subject property, 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 application for minor variance.

If you wish to be notified of the decision of the Town of Fort Erie Committee of Adjustment in respect of the proposed application, 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. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing. Even if you are the successful party, you should request a copy of the Decision since the Town of Fort Erie Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

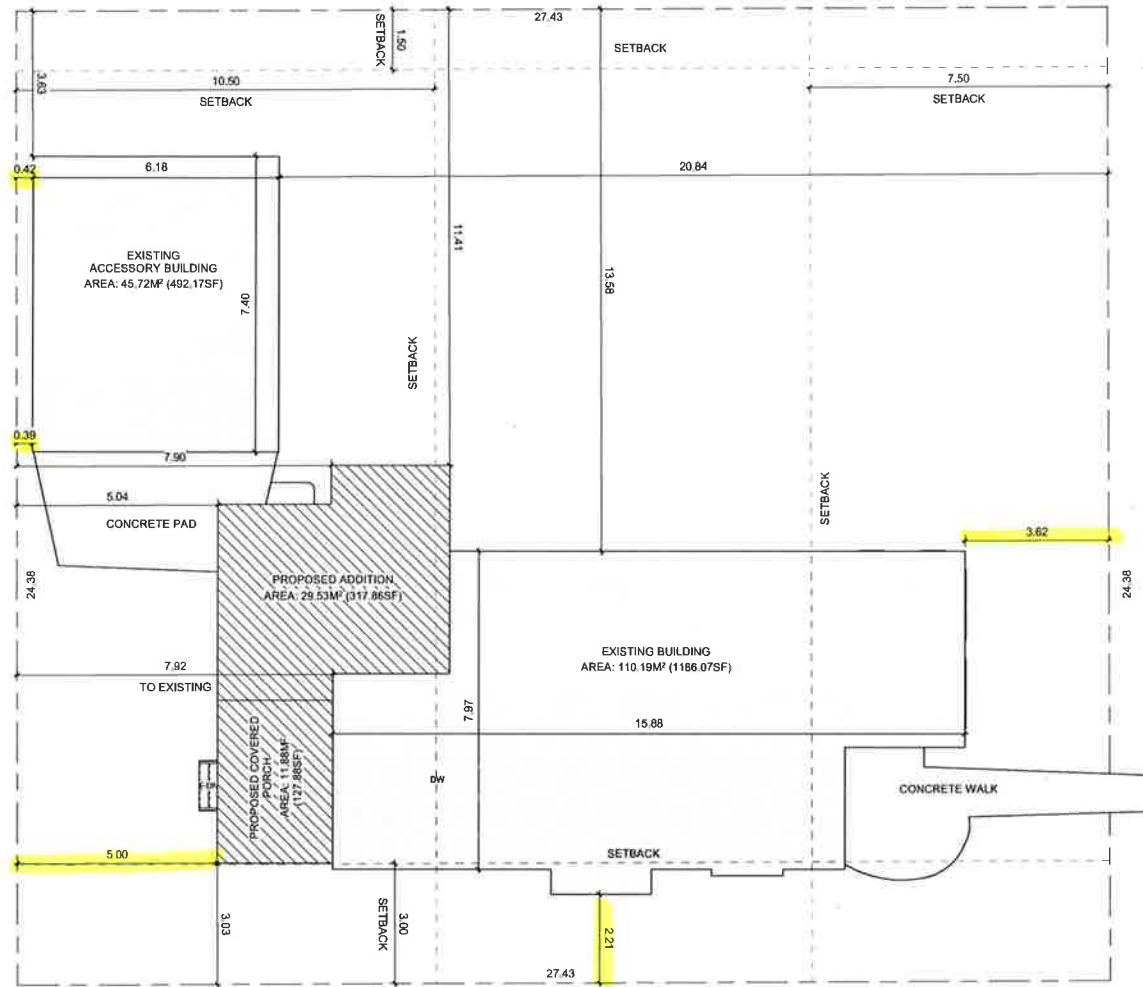
Applicants or their agents are required to attend the hearing. If the Applicant or Agent does not attend this hearing, the Committee may proceed in your absence without further notice.

ADDITIONAL INFORMATION REGARDING THIS APPLICATION IS AVAILABLE TO THE PUBLIC at the Planning and Development Services Department – Monday to Friday 8:30 AM TO 5:00 P.M.

Contact:
Cara Raich, Secretary-Treasurer
Committee of Adjustment,
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
905-871-1600 ext. 2508 or [craich@forterie.ca](mailto: craich@forterie.ca)

MAILED – DECEMBER 4, 2019





LOT SIZE: 668.90M²
 PROPOSED BUILDING SIZE: 151.80M²
 EXISTING BUILDING COVERAGE: 16.74%
 EXISTING ACCESSORY BUILDING COVERAGE: 6.8%
 PROPOSED BUILDING COVERAGE (TOTAL): 22.66%

ROSEWOOD AVE.

☐ OF ASPHALT



CATCHBASIN RIM
175.70

MANHOLE RIM
175.94

MANHOLE RIM
175.98

GRAVEL DRIVEWAY

GLENOLDEN LN.

☐ OF ASPHALT

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 ROSEWAY, ONTARIO L0S 1A0
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 e-mail: jpizzardi@jpdesign.ca
 CERTIFICATE OF PRACTICE: # 4663

COLPOYS

361 ROSEWOOD AVE.
CRYSTAL BEACH

No.	Description	Date

MINOR VARIANCE

22-11-19 1:37:19 PM

SHEET TITLE

SITE PLAN

JOB # 19065

SCALE 3/16" = 1'-0"

SHEET NO. A01

① SITE PLAN
3/16" = 1'-0"