



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

**FILE NO. A55/19 F.E.
3548 ALGONQUIN DRIVE
BLOCK 42, PLAN 59M372
ROLL NO. 2703 020 012 37365 0000
APPLICANT: BRUCE HORSBURGH
OWNER: THE ALGONQUIN CLUB (JACQUES DION)**

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 an increase to the maximum lot coverage for a proposed addition to be used for storage purposes and to be located on the south side of the The Algonquin Club.

DETAILS OF APPLICATION:

The Applicant requests an increase to the maximum lot coverage to 11% for the construction of a attached storage structure whereas Section 33 of Comprehensive Zoning By-law No. 129-90 requires maximum lot coverage of 10%. The proposed increase to lot coverage will include the main building, pool shed and attached storage shed.

CURRENT ZONING:

The property is zoned "Open Space (OS-368)" 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**

MAILED – DECEMBER 4, 2019



Lot coverage 10% to 11%

ALGONQUIN CLUB
3548 ALGONQUIN DRIVE
RIDGEWAY, ONT

DRIFTWOOD TRAIL

