

Committee of Adjustment Meeting
AGENDA

Monday, April 24, 2017, 5:00 pm
Tecumseh Town Hall
www.tecumseh.ca

	Pages
1. CALL TO ORDER	
2. ROLL CALL	
3. DISCLOSURE OF PECUNIARY INTEREST	
4. MINUTES	
a. Minutes of the regular Committee of Adjustment meeting dated Monday, February 27, 2017	3 - 8
5. SUBMISSIONS	
a. Application for Severance B-05/17 Frank O'Neil, South Part Lot 302, South Talbot Road	9 - 10
b. Application for Severance B-06/17 1185610 Ontario Inc., N/S South Talbot Road	11 - 12
c. Application for Minor Variance A-06/17 Dan Soleski, 14237 Riverside Drive East	13 - 14
d. Application for Severance B-07/17 Matthew and Kari Loscher, 6665 10th Concession Road	15 - 16
e. Application for Minor Variance A-07/17 Matthew and Kari Loscher, 6665 10th Concession Road	17 - 18
f. Application for Minor Variance A-08/17 Robert Harrison, 5636 Walker Road	19 - 20
g. Application for Minor Variance A-09/17 1965461 Ontario Ltd., 5335 Outer Drive	21 - 22
h. Application for Minor Variance A-10/17 Home Hardware Stores Limited, 1613 Lesperance Road	23 - 24
i. Application for Minor Variance A-11/17 Ronald Bonner, 1039 Lacasse Boulevard	25 - 26
j. Application for Minor Variance A-12/17 NLC Management Limited, 2045 Solar Crescent	27 - 28

k. Application for Minor Variance A-13/17

29 - 30

Martin and Manuela Solcz, 14202 Riverside Drive East

6. DEFERRALS
7. NEW BUSINESS
8. OLD BUSINESS
9. ADJOURNMENT

**THE CORPORATION OF THE TOWN OF TECUMSEH
MINUTES OF THE COMMITTEE OF ADJUSTMENT MEETING**

A regular meeting of the Committee of Adjustment was held on February 27, 2017 at the Municipal Building, 917 Lesperance Road, Tecumseh, Ontario at 5:00 p.m.

I CALL TO ORDER

The Chairperson calls the meeting to order at 5:00 p.m.

II ROLL CALL

PRESENT:	Chairperson:	Tom Fuerth
	Vice-Chairperson:	Paul Morand
	Members:	Bill Altenhof
		Jim Mackie
		Tom Marentette
		Tony Muscedere
	Manager, Planning	Chad Jeffery
	Secretary-Treasurer	Donna Ferris

ABSENT: Lee Anne Doyle

III DISCLOSURE OF PECUNIARY INTEREST

There is no disclosure of interest made.

IV MINUTES

1. Minutes of the regular Committee of Adjustment meeting held Monday, January 23, 2017.

Motion: (CA-06/17) Moved by Paul Morand
Seconded by Bill Altenhof

That the Minutes of the regular Committee of Adjustment meeting held Monday, January 23, 2017 be adopted, as printed and circulated.

Carried

V SUBMISSIONS

The following submissions were heard:

Application for Severance B-02/17 – Michel and Rose-Ann Mantha, 824 Lesperance Road

Interested parties present: Michel and Rose-Ann Mantha

The purpose of the Application is to request consent to sever a vacant parcel of land, having a frontage of 3.05 metres (10 feet), a depth of 39.62 metres (130 feet) and a total area of 120.77 square metres (1300 square feet) and add it to the abutting property legally described as Lot 50 on Plan 634, creating a residential lot with a frontage of 12.19 metres (40 feet), a depth of 39.62 metres (130 feet) and a total area of 483.10 square metres (5200 square feet) shown as Part 1 on 12R-5324 attached. The Applicant will retain a 6.1 metres (20 feet) strip of land which will merge with Lot 48 on Plan 634 to create a lot, having a frontage of 15.24 metres (50 feet), a depth of 39.62 metres (130 feet) and a total lot area of 603.87 square metres (6500 square feet) shown as Part 2 on 12R-5324 attached. The retained lot contains an existing dwelling and two sheds however the shed located at the southeast corner of the property is being removed. Minor Variance Applications A-02/17 & A-03/17 are being heard concurrently with this Application. The properties are designated Residential in the Tecumseh Official Plan and zoned Residential (R2) in the Tecumseh Zoning By-law.

Notice of hearing for the above submission was circulated to landowners within a radius of 60 metres (200 feet) of the subject property (a list of said owners is on file). Notice of Hearing with a sketch attached was sent to the Applicant, each Council Member, Clerk, Public Works and Engineering Department, Planning and Building Services, Fire Department and all required agencies and to each member of the Committee of Adjustment.

CORRESPONDENCE

ERCA: No objection.

County of Essex: No response.

Application for Minor Variance A-02/17 – Michel and Rose-Ann Mantha, 824 Lesperance Road

Interested parties present: Michel and Rose-Ann Mantha

The purpose of the Application is to request relief from Zoning By-law 1746 as follows:

1. Subsection 7.1.3 which establishes a minimum lot area of 650 square metres (6996.54 square feet). The Applicant is requesting relief for a lot area of 483.10 square metres (5200 square feet); and
2. Subsection 7.1.4 which establishes a minimum lot frontage of 15 metres (49.21 feet). The Applicant is requesting relief for 12.19 metres (40 feet) lot frontage for the newly created dwelling lot.

The property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh Zoning By-law. This Application is being heard concurrently with Application B-02/17 & A-03/17.

Notice of hearing for the above submission was circulated to landowners within a radius of 60 metres (200 feet) of the subject property (a list of said owners is on file). Notice of Hearing with a sketch attached was sent to the Applicant, each Council Member, Clerk, Public Works and Engineering Department, Planning and Building Services, Fire Department and all required agencies and to each member of the Committee of Adjustment.

CORRESPONDENCE

ERCA: No objection.

County of Essex: No response.

Application for Minor Variance A-03/17 – Michel and Rose-Ann Mantha, 824 Lesperance Road

Interested parties present: Michel and Rose-Ann Mantha

The purpose of the Application is to request relief from Zoning By-law 1746 as follows:

1. Subsection 7.1.3 which establishes a minimum lot area of 650 square metres (6996.54 square feet). The Applicant is requesting relief for a lot area of 603.87 square metres (6500 square feet) for the existing lot.

The property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh Zoning By-law. This Application is being heard concurrently with Application B-02/17 & A-02/17.

Notice of hearing for the above submission was circulated to landowners within a radius of 60 metres (200 feet) of the subject property (a list of said owners is on file). Notice of Hearing with a sketch attached was sent to the Applicant, each Council Member, Clerk, Public Works and Engineering Department, Planning and Building Services, Fire Department and all required agencies and to each member of the Committee of Adjustment.

CORRESPONDENCE

ERCA: No objection.

County of Essex: No response.

DISCUSSION

Michel and Rose-Ann Mantha appear before the Committee to discuss the Applications. The Committee notes that severance application proposes to create two lots from Lots 48, 49 and 50 in Plan 634. The Committee indicates that there are similar sized lots in the area having 40 foot frontages and that the proposed severance creates the ideal situation for infill lots.

Motion: (CA-07/17) Moved by Paul Morand
Seconded by Jim Mackie

That Application B-02/17, A-02/17 and A-03/17 is granted.

Carried

REASONS

The Application is in keeping with the Official Plan policies for the Town of Tecumseh as well as Zoning By-law 1746. The Application also meets the four tests of a minor variance in that it is desirable for the appropriate development or use of the land, building or structure, the general intent and purpose of the Official Plan and Zoning By-law is maintained and the variance is minor in nature.

CONDITIONS

1. That at the time the conveyance is prepared for certification, two (2) copies of the reference plan by an Ontario Land Surveyor as well as digital files (.pdf and .dwg) with the .dwg files being in **NAD 83 format (UTM Zone 17 Metric)**, which has been numbered, dated, signed and registered must be submitted to the Town;
2. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year paid in full, as well as any and all arrears owing on the total parcel;
3. That the appropriate documents for the conveyance be prepared in triplicate (3) suitable for registration, all copies to have original signatures, with one copy to remain as a record with the Town;
4. That any cost in excess of the \$550.00 non-refundable application fee, incurred to process this application such as legal and engineering fees, appraisal reports, etc. shall be the responsibility of the applicant and shall be payable to the Town of Tecumseh where applicable, prior to final consent;
5. That the parcel to be retained and the parcel to be severed are to be serviced with separate water supplies, storm and sanitary sewer systems to the satisfaction of the Town of Tecumseh Public Works and Water Departments prior to this severance being finalized;
6. That the parcel to be retained and the parcel to be severed are to be serviced with separate entrances, water supplies and septic systems to the satisfaction of the Town of Tecumseh Public Works, Water and Building Departments prior to this severance being finalized;
7. That subsection 50(3) and/or 50(5), as the case may be, of the Planning Act, R.S.O. 1990, as amended shall apply to any subsequent conveyance of or transaction involving the parcel or land that is the subject of this consent;
8. That at the time the conveyance is presented for certification an amount equal to five percent (5%) cash in lieu of parkland, based on the market value of the land being conveyed the day immediately prior to the approval in principal having been granted, to be paid to the Town of Tecumseh (determined at \$750.00); and
9. That the above conditions be fulfilled on or before February 28, 2018 prior to this severance being finalized.

Application for Severance B-03/17 & B-04/17, 1900 & 1860 North Talbot Road, Steve Fodor

Interested parties present: Brian Chillman, Solicitor for the Applicant
Roger Skinner and Steve Fodor

The purpose of the Application is to request Consent in order to:

1. Create an industrial lot identified as Part 2 on 12R-3842 (outlined in red on the attached sketch) and retain Part 1 on 12R-3842 (outlined in black on the attached sketch); and
2. Create a reciprocal easement over the lands in Part 1 on 12R-3842 (identified in green on the attached sketch) in favour of Part 2 on 12R-3842 (outlined in red) and an easement over the lands in Part 2 on 12R-3842 (identified in pink on the attached sketch) in favour of Part 1 on 12R-3842 (outlined in black).

Minor Variance Application A-04/17 is being heard concurrently with this application. The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law.

Notice of hearing for the above submission was circulated to landowners within a radius of 60 metres (200 feet) of the subject property (a list of said owners is on file). Notice of Hearing with a sketch attached was sent to the Applicant, each Council Member, Clerk, Public Works and Engineering Department, Planning and Building Services, Fire Department, Agent and all required agencies and to each member of the Committee of Adjustment.

CORRESPONDENCE

ERCA: No objection.

County of Essex: No response.

Application for Minor Variance A-04/17 – Steve Fodor, 1900 & 1860 North Talbot Road

Interested parties present: Brian Chillman, Solicitor for the Applicant
Roger Skinner and Steve Fodor

The purpose of the Application is to request relief from Subsection 5.37 b) of Zoning By-law 85-18 which establishes the minimum distance between a driveway and a lot line shall be 0.5 metres (1.64 feet). The Applicant is requesting relief for zero distance between a driveway and a lot line for the purpose of an existing shared driveway. The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law. This Application is being heard concurrently with Severance Applications B-03/17 & B-04/17.

Notice of hearing for the above submission was circulated to landowners within a radius of 60 metres (200 feet) of the subject property (a list of said owners is on file). Notice of Hearing with a sketch attached was sent to the Applicant, each Council Member, Clerk, Public Works and Engineering Department, Planning and Building Services, Fire Department, Agent and all required agencies and to each member of the Committee of Adjustment.

CORRESPONDENCE

ERCA: No objection.

County of Essex: No response.

DISCUSSION

Brian Chillman, Solicitor for the Applicant appears before the Committee to discuss the Applications. Mr. Chillman provides a brief history of the property advising that the property was purchased in 1971 as one parcel and in 1977 a severance was obtained transferring the severed portion to their son, Larry Fodor. The property was then transferred back to Helen and Steve Fodor in 1997. Steve Fodor is now proposing to create an industrial lot identified as Part 2 on 12R-3842 while retaining Part 1 on 12R-3842. Mr. Chillman further advises that a reciprocal easement will be created over the lands in Part 1 on 12R-3842 (identified in green on the attached sketch) in favour of Part 2 on 12R-3842 and an easement over the lands in Part 2 on 12R-3842 (identified in pink on the attached sketch) in favour of Part 1 on 12R-3842. He advises that 1860 and 1900 North Talbot Road currently utilize a shared access and the intent is to continue to share and maintain the access equally between the two sites. He further indicates that the shared access is intended for ingress and egress to the lands only and is not intended for parking purposes. A minor variance is being sought as the 85 foot driveway along the property line has a zero setback. Mr. Chillman indicates that the shared access is currently being used by both and does not negatively impact the two sites. Mr. Chillman indicates that a shared access agreement would be prepared and registered on the title to both properties and would run with the lands. The Committee inquires as to the contents of the shared access agreement, and in particular the maintenance obligations of the parties. Mr. Chillman advises that both parties want the shared access agreement as it is mutually beneficial to both parties. He further indicated that the parties will be jointly responsible for the maintenance of the shared access. Administration advises that joint access agreements sometime pose certain challenges regarding mechanics or operation of the facilities utilizing the lands. Administration advises that the shared access agreement can be imposed as a condition of the severance. Upon an inquiry by the Committee, Brian Chillman indicates that the property is serviced with separate services, including sewer systems, electrical, gas, etc. He further indicates that only the access is shared which enables the parties to access the bay doors on their facilities. The Committee inquires as to the type of businesses that are being conducted out of the two facilities and is one business utilizing the shared access more than the other. Brian Chillman advises that the east side was a sheet metal business but has since

closed and the west lot contains an oil industry distribution business whereby the owner has his own trucking transportation logistics to distribute their product. He further advises that the agreement would be assigned to any new purchasers should the land be sold in the future as the agreement runs with the lands. The Committee enquires about liability insurance as a result of the interaction of truck traffic on the shared access, storm water management, sanitary sewers, water services, and if the Town is provided with a copy of the mutual access agreement and confirmation that same is registered on the title to both properties. The Committee also raises concerns with respect to any future construction and how it will impact storm water management. Administration confirms that the Engineering Department would speak to matters of storm water management and currently there is no proposed construction or change in the grading of the property and any new construction would have to comply with the current by-laws. The shared service agreement would address liability between the parties. Brian Chillman confirms that there is a ditch fronting the properties and that the drainage would remain the same as it has in the past 40 years. The Committee also inquires if the properties are affected by Site Plan Control. Administration advises that the properties are not affected by Site Plan Control. Administration further advises that the parcels are treated as two separate parcels and that storm water management and grading were taken into account at the time the permits were issued for the subject lands. The Committee notes that the Applications were circulated to ERCA and no concerns were raised. Administration also confirms that all future development will require approval of drawings and where applicable Site Plan Control as not all areas in Oldcastle as subject to Site Plan Control.

Motion: (CA-08/17) Moved by Tony Muscedere
Seconded by Tom Marentette

That Application B-03/17, B-04/17 and A-04/17 is granted.

Carried

REASONS

The Application is in keeping with the Official Plan policies for the Town of Tecumseh as well as Zoning By-law 85-18. The Application meets the four tests of a minor variance in that it is desirable for the appropriate development or use of the land, building or structure, the general intent and purpose of the Official Plan and Zoning By-law is maintained and the variance is minor in nature.

CONDITIONS

1. That at the time the conveyance is prepared for certification, two (2) copies of the reference plan by an Ontario Land Surveyor as well as digital files (.pdf and .dwg) with the .dwg files being in **NAD 83 format (UTM Zone 17 Metric)**, which has been numbered, dated, signed and registered must be submitted to the Town;
2. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year paid in full, as well as any and all arrears owing on the total parcel;
3. That the appropriate documents for the conveyance be prepared in triplicate (3) suitable for registration, all copies to have original signatures, with one copy to remain as a record with the Town;
4. That any cost in excess of the \$550.00 non-refundable application fee, incurred to process this application such as legal and engineering fees, appraisal reports, etc. shall be the responsibility of the applicant and shall be payable to the Town of Tecumseh where applicable, prior to final consent;
5. That the Owners enter into, and provide the Town of Tecumseh, a written agreement for the reapportionment of the drainage assessment for the subject lands, in accordance with Section 65(2) of the Ontario Drainage Act, RSO. 1990, as amended, and that the associated costs of same be borne solely by the Applicant. Apportionment for the 6th Concession Drain is required;
6. That the parcel to be retained and the parcel to be severed be serviced with shared access for which a reciprocal easement over the lands in Part 1 on 12R-3842 (identified in green on the attached sketch) in favour of Part 2 on 12R-3842 and over the lands in Part 2 on 12-3842 (identified in pink on the attached sketch) in favour of Part 1 on 12R-3842 is to be created;
7. That the parcel to be retained and the parcel to be severed are to be serviced with separate water supplies, storm and sanitary sewer systems to the satisfaction of the Town of Tecumseh Public Works and Water Departments prior to this severance being finalized; and
8. That the above conditions be fulfilled on or before February 28, 2018 prior to this severance being finalized.

Application for Minor Variance A-05/17 – Nikola & Katerina Dimitrov, 13645 Riverside Drive

Interested parties present: Nikola & Katerina Dimitrov

The purpose of the Application is to request relief from Subsection 7.1.3. e) iii) of Zoning By-law 2065 which establishes a minimum interior side yard width of 15 percent of the lot frontage, which equates to 2.61 metres (8.5 feet) for the subject lot. The Applicant is proposing a minimum interior side yard of 1.82 metres (5.96 feet) to accommodate the construction of a new residence. The existing house has an easterly interior side yard width of 1.28 metres (4.2 feet) and a westerly interior side yard width of 0.88 metres (2.9 feet). The existing house is being demolished. The property is designated Residential in the St. Clair Beach Official Plan and zoned Residential Two Zone (R2) in the St. Clair Beach Zoning By-law.

Notice of hearing for the above submission was circulated to landowners within a radius of 60 metres (200 feet) of the subject property (a list of said owners is on file). Notice of Hearing with a sketch attached was sent to the Applicant, each Council Member, Clerk, Public Works and Engineering Department, Planning and Building Services, Fire Department and all required agencies and to each member of the Committee of Adjustment.

CORRESPONDENCE

ERCA: No objection.

County of Essex: No response.

DISCUSSION

Nikola and Katerina Dimitrov appear before the Committee to discuss the Application. Nikola Dimitrov informs the Committee that they have resided at 13645 Riverside Drive since 2004 and plan on residing at that location for many years to come. The Committee notes the slight discrepancy on the sketch provided indicating that the east side yard arrow is extended to the interior side yard encroachment area as opposed to the exterior side of the dwelling. The Committee notes that the proposed construction will lessen the impact on the neighbouring properties as the existing side yards are less than the proposed side yard requested. The Committee considers the application as an improvement from current side yards setback.

Motion: (CA-09/17) Moved by Bill Altenhof
Seconded by Tony Muscedere

That Application A-05/17 is granted.

Carried

REASONS

The Application meets the four tests of a minor variance in that it is desirable for the appropriate development or use of the land, building or structure, the general intent and purpose of the Official Plan and Zoning By-law is maintained and the variance is minor in nature.

VI DEFERRALS

VII NEW BUSINESS

VIII UNFINISHED BUSINESS

IX ADJOURNMENT

Motion: (CA-10/17) Moved by Tony Muscedere
Seconded by Bill Altenhof

That there being no further business the February 27, 2017 regular meeting of the Committee of Adjustment now adjourn at 5:50 p.m.

Carried

Tom Fuerth, Chairperson

Donna Ferris, Secretary-Treasurer

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR SEVERANCE**

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Frank O'Neil**

Location of Property: **South Part Lot 302, South Talbot Road; Parts 1 & 2 12R15941
(former Township of Sandwich South)**

Purpose of Application: **Severance**

is to divide a vacant rural residential lot (outlined in red) into three portions and add them to the abutting parcels of land as follows:

- 1) 2322.58 sq. m (25000 sq. ft.) highlighted in orange on the sketch attached is to be severed and added to the abutting residential lot, municipally known as 1826 South Talbot Road, resulting in a total lot area of 0.60 hectares (1.49 acres);**
- 2) 872.49 sq. m (9375 sq. ft.) highlighted in blue on the sketch attached is to be severed and added to the abutting farm parcel resulting in a total lot area of 26.16 hectares (64.64 acres); and**
- 3) 1916.13 sq. m (20625 sq. ft.) highlighted in yellow on the sketch attached is to be severed and added to the abutting residential lot, municipally known as 1914 South Talbot Road, resulting in a total lot area of 0.33 hectares (0.81 acres).**

This application is being heard concurrently with severance application B-06/17. The properties are designated Agricultural in the Sandwich South Official Plan and zoned Agricultural (A) in the Sandwich South Zoning By-law.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO
ON**

Monday, the 24th day of April, 2017 @ 5:00 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

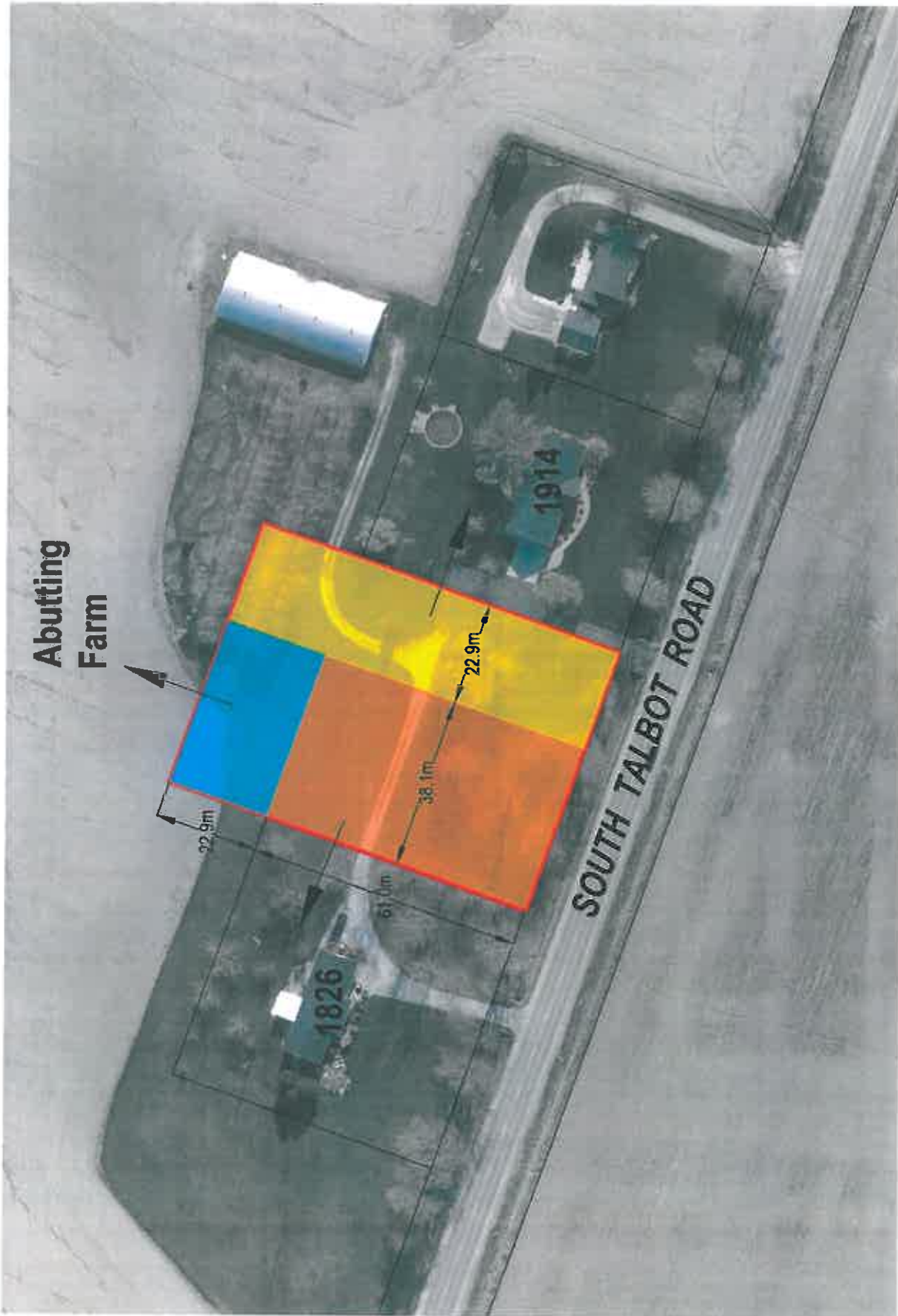
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 6th day of April, 2017



**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR SEVERANCE**

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **1185610 Ontario Inc.**

Location of Property: **N/S South Talbot Road; South Part Lot 302, South Talbot Road
Part 1-4 and Part 5, 12R15074 (former Sandwich South Township)**

Purpose of Application: **Severance**

is to sever approximately 0.28 hectares (0.69 acres) of agricultural land (outlined in red) containing a pole barn and consolidate it with the abutting residential lot, municipally known as 1914 South Talbot Road, as shown on the attached sketch. The retained farm parcel will have an approximate area of approximately 25.83 hectares (63.83 acres). The area of the lot to which the severed parcel is proposed to be added will be approximately 0.61 hectares (1.5 acres). This application is being heard concurrently with severance application B-05/17. The proposed severed (outlined in red) and the retained (outlined in green) parcels are designated Agricultural in the Sandwich South Official Plan and Zoned Agricultural (A) in the Sandwich South Zoning By-law.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO
ON**

Monday, the 24th day of April, 2017 @ 5:00 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 6th day of April, 2017

B-06/17
N/S South Talbot Road



**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT**

Applicant: **Daniel Soleski**

Location of Property: **14237 Riverside Drive East; Lot 25 & Part Lot 26, Plan 924
(former St. Clair Beach)**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from Subsection 7.1.3 e) iii) of Zoning By-law 2065 which establishes a minimum interior side yard width of 3.05 metres (10 feet) for the subject lot. The Applicant is proposing a minimum interior side yard width of 1.52 metres (5 feet) to accommodate the construction of a two-car garage. The property is designated Residential in the St. Clair Beach Official Plan and zoned Residential Type Two Zone (R2) in the St. Clair Beach Zoning By-law.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO**

ON

Monday, the 24th day of April, 2017 @ 5:10 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of

Dated this 6th day of April, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR SEVERANCE**

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Matthew & Kari Loscher**

Location of Property: **6665 10th Concession Road; East Part Lot 3, Concession 9;
Parts 1 & 2, 12R3291: (former Sandwich South Township)**

Purpose of Application: **Severance**

is to sever 0.15 hectares (0.37 acres) of vacant agricultural land (outlined in red) and consolidate it with the abutting residential lot, municipally known as 6675 10th Concession Road, creating a total lot area of 0.49 hectares (1.22 acres). The Applicant will retain a vacant agricultural lot with an approximate area of 13.21 hectares (32.64 acres) (outlined in green). Minor Variance Application A-07/17 is being heard concurrently with this Application. The proposed severed and retained parcels are designated Agricultural in the Sandwich South Official Plan and zoned Agricultural (A) in the Sandwich South Zoning By-law.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO
ON**

Monday, the 24th day of April, 2017 @ 5:15 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 6th day of April, 2017



NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: Matthew & Kari Loscher
Location of Property: 6665 10th Concession Road; East Part Lot 3, Concession 9;
Parts 1 & 2, 12R3291; (former Township of Sandwich South)
Purpose of Application: Minor Variance

is to request the following relief from Zoning By-law 85-18:
1)subsection 15.1.3 which establishes the minimum lot area for an agricultural parcel of land in the Agricultural (A) Zone is 19.0 hectares (46.94 acres). The retained agricultural lot will have an approximate area of 13.21 hectares (32.64 acres); and
2)subsection 15.1.4 which establishes the minimum lot frontage as 150 metres (492.13 feet). The frontage for the retained agricultural lot will require relief for 135 metres (41.15 feet).
The requested relief will be a condition of Severance Application B-07/17 being heard concurrently with this application. The subject property is designated Agricultural in the Sandwich South Official Plan and zoned Agricultural (A) in the Sandwich South Zoning By-law. See sketch attached.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO

ON

Monday, the 24th day of April, 2017 at 5:15 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 6th day of April, 2017



**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT**

Applicant: **Robert Harrison**

Location of Property: **5636 Walker Road; N. Part Lot 303, Concession STR
(former Township of Sandwich South)**

Purpose of Application: **Minor Variance**

is to request relief from subsection 5.27.1 d) i) of Zoning By-law 85-18 which establishes that accessory buildings in residential zones shall not exceed 90.0 square metres (969.0 sq. ft.) in total area and no individual accessory building or structure shall exceed 70.0 square metres (753.0 sq. ft.) in area. The Applicant is requesting relief to construct a 57.23 square metre (616 sq. ft.) addition to the existing accessory building resulting in a total area of 140.00 square metres (1512 sq. ft.). Relief was granted by the Committee of Adjustment in 2009 by way of Minor Variance Application No. A-22/09 to permit the existing 85.8 square metres (921 sq. ft.) garage. The subject property is designated Hamlet Residential in the Sandwich South Official Plan and zoned Hamlet Residential Zone (RH) in the Sandwich South Zoning By-law.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO**

ON

Monday, the 24th day of April, 2017 at 5:20 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of

Dated this 13th day of April, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

WALKER ROAD
(COUNTY ROAD 11)
ROW 100FT



**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT**

Applicant: **1965461 Ontario Ltd.**

Location of Property: **5335 Outer Drive; N. Pt. Lot 306, Concession North Talbot Road
(former Township of Sandwich South)**

Purpose of Application: **Minor Variance**

is to request the following relief from Zoning By-law 85-18:

**1) Subsection 14.1.9 c) establishes that the minimum side yard width is 6 metres (19.68 feet). The Applicant is requesting a 3.5 metre (10 foot) side yard width to accommodate a proposed 743.22 square metre (8,000 sq. ft.) addition to the existing 328.81 square metre (3,550 sq. ft.) structure; and
2) Subsection 5.33 x) (offices, general and professional) and subsection 5.33 viii) (industrial establishments) establish that 25 parking spaces are required on the subject property. The applicant is proposing 24 parking spaces.
The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law. Please refer to the attached sketch.**

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO**

ON

Monday, the 24th day of April, 2017 at 5:25 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

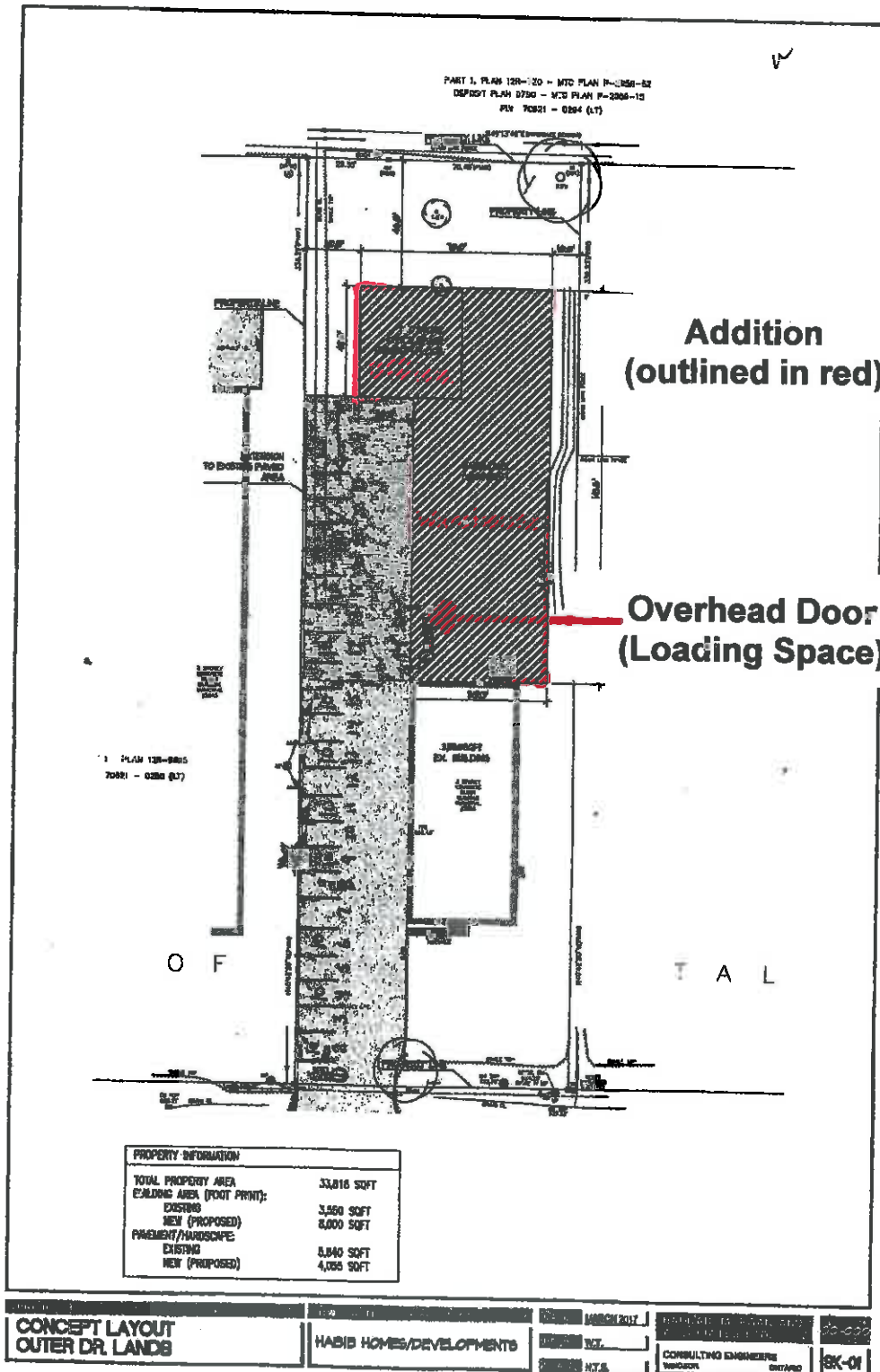
NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of

Dated this 13th day of April, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

A-09/17
5335 Outer Drive



**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE**
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Home Hardware Stores Limited**

Location of Property: **1613 Lesperance Road; Lot 151, Conc. 2 (Sandwich East);
Part 1, 12R8419 and Part 1, 12R9424; (former Twp. Sandwich South)**

Purpose of Application: **Minor Variance**

is to request relief from Zoning By-law 85-18 as follows:

- 1) Subsection 5.33 (ix) establishes that 1 parking space is required for every 18.5 sq m (199 sq ft) of retail floor area. The Applicant is proposing 98 parking spaces whereas the By-law establishes a minimum of 214 parking spaces for the subject property;**
- 2) Subsection 8.1.5 establishes maximum lot coverage is 30%. The proposed additions (highlighted in yellow) result in 31% lot coverage;**
- 3) Subsection 8.1.6 establishes the minimum landscaped open space is 20%. The Applicant is proposing 8.5% landscaped open space;**
- 4) Subsection 8.1.12 establishes a buffer strip with a minimum width of 3 m (9.84 ft) shall be provided abutting side and rear lot lines where a General Commercial Zone abuts a Residential Zone. The Applicant is proposing a 2.2 m (7.22 ft) high solid wood fence as opposed to the buffer strip;**
- 5) Subsection 8.1.14 c) establishes that no outside storage shall be permitted in any required minimum yard directly abutting a Residential Zone. The Applicant is proposing storage in the required minimum sides and rear yards. The property is designated General Commercial in the Sandwich South Official Plan and zoned General Commercial Zone (C1-2 and C1-7) in the Sandwich South Zoning By-law.**

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO**

ON

Monday, the 24th day of April, 2017 at 5:30 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

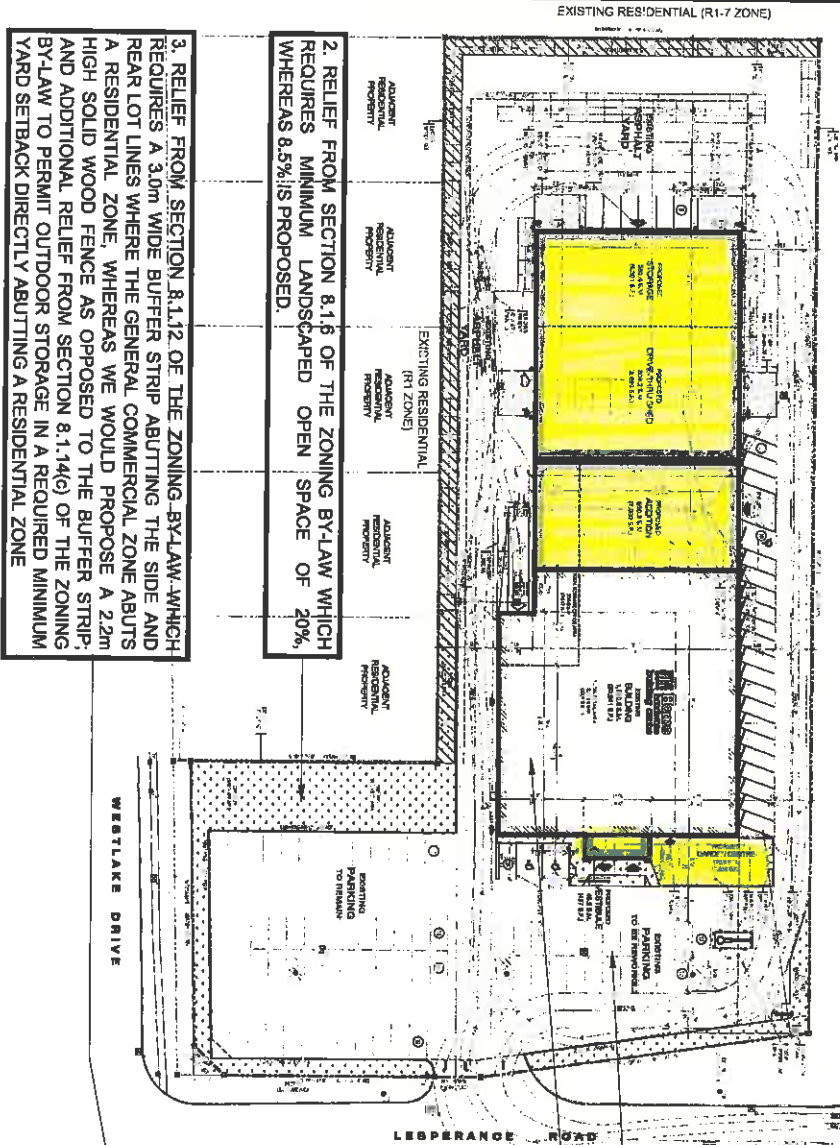
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of

Dated this 13th day of April, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

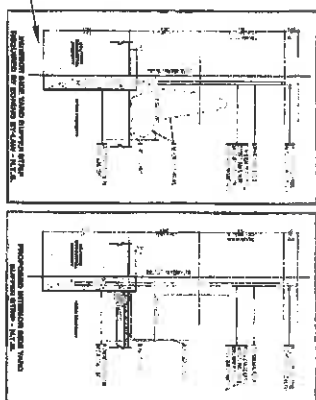


1. RELIEF FROM SECTION 5.33 (ix) OF THE ZONING BY-LAW WHICH REQUIRES A MINIMUM OF 214 PARKING SPACES FOR A RETAIL STORE (1 SPACE PER 18.5m² OF RETAIL FLOOR AREA), WHEREAS 98 PARKING SPACES ARE PROPOSED (1 PER 40.32m² OF RETAIL FLOOR AREA), RESULTING IN A TOTAL REDUCTION OF 116 PARKING SPACES.

4. RELIEF FROM SECTION 8.15 OF THE ZONING BY-LAW WHICH REQUIRES A MAXIMUM LOT COVERAGE OF 30%, WHEREAS 31% IS PROPOSED.

2. RELIEF FROM SECTION 8.16 OF THE ZONING BY-LAW WHICH REQUIRES MINIMUM LANDSCAPED OPEN SPACE OF 20%, WHEREAS 8.5% IS PROPOSED.

3. RELIEF FROM SECTION 8.12 OF THE ZONING BY-LAW WHICH REQUIRES A 3.0m WIDE BUFFER STRIP ABUTTING THE SIDE AND REAR LOT LINES WHERE THE GENERAL COMMERCIAL ZONE ABUTS A RESIDENTIAL ZONE, WHEREAS WE WOULD PROPOSE A 2.2m HIGH SOLID WOOD FENCE AS OPPOSED TO THE BUFFER STRIP, AND ADDITIONAL RELIEF FROM SECTION 8.14(c) OF THE ZONING BY-LAW TO PERMIT OUTDOOR STORAGE IN A REQUIRED MINIMUM YARD SETBACK DIRECTLY ABUTTING A RESIDENTIAL ZONE



AREA OF LANDSCAPING = 8.5% OF SITE AREA

AREA WHERE BUFFER STRIP IS REQUIRED

MINOR VARIANCE SKETCH 1613 LESPERANCE ROAD TOWN OF TECUMSEH

SCALE 1:750 (PAPER SIZE: 11x17)

PROJECT No. P-582

Labreche Patterson & Associates Inc.
Professional Planners, Development Consultants, Project Managers
3301 Tenth Line Drive
Richmond, Ontario
L4B 3L2
P: (416) 896-5955
F: (416) 896-5355



**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT**

Applicant: **Ronald Bonner**

Location of Property: **1039 Lacasse Boulevard; Pt Lot 17, Plan 741;
Part 1, 12R10121**

Purpose of Application: **Minor Variance**

is to request relief from subsection 5.5.1 a) vi) and subsection 5.18 of Zoning By-law 1746. Subsection 5.5.1 a) vi) establishes that the maximum encroachment for open, roofed porches not exceed 2.5 metres (8.2 feet) into the required front yard. The Applicant is proposing to re-construct and enlarge the existing porch along the current setback which encroaches 5.79 metres (19 feet) into the required front yard. Subsection 5.18 establishes that no building or structure shall be erected within the triangular space between the street lines for a distance of 9.0 metres (29.53 feet) from the point of intersection. The proposed enlargement of the porch impedes slightly into the sight visibility triangular space between the street lines.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh Zoning By-law.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO**

ON

Monday, the 24th day of April, 2017 at 5:35 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of

Dated this 13th day of April, 2017

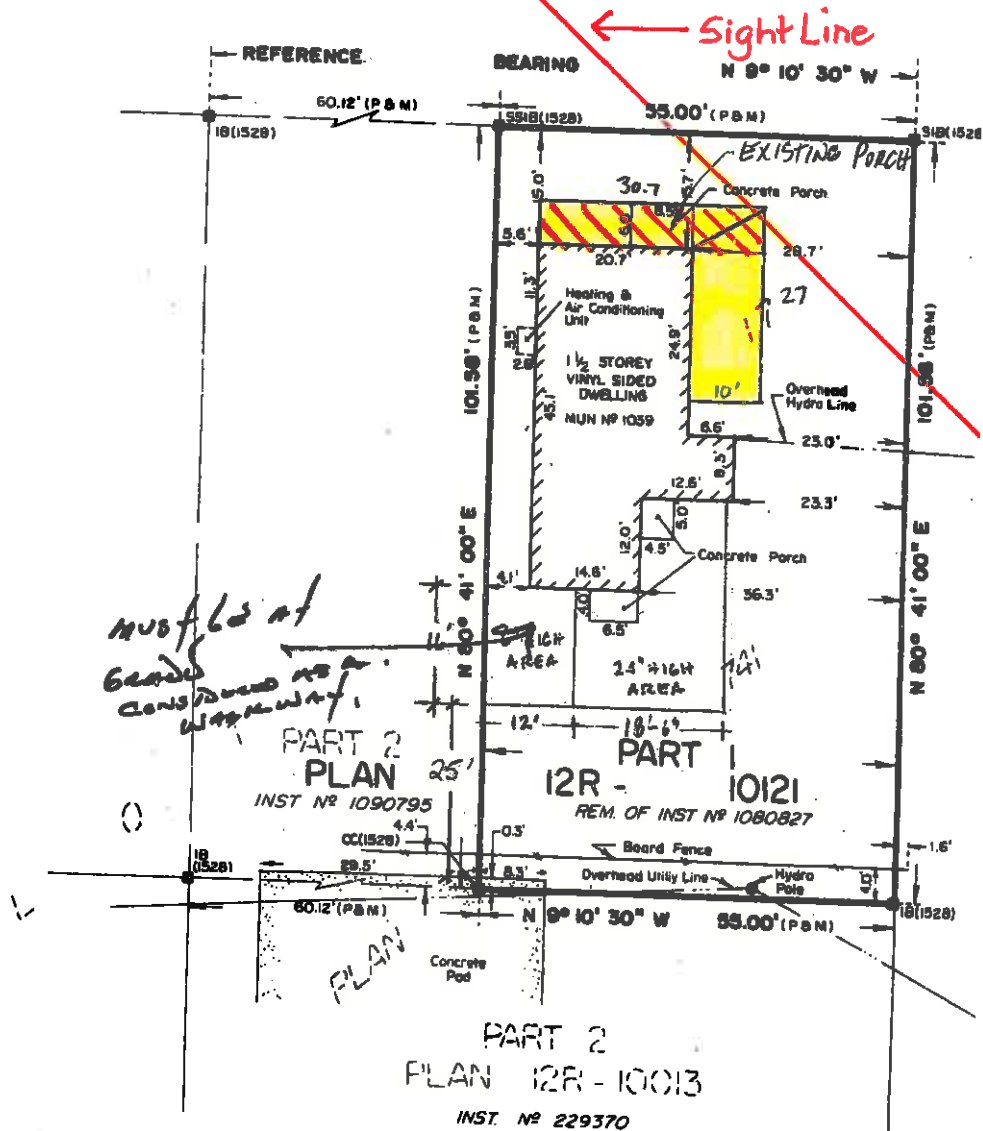
Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

SCOPE OF WORK

- EXISTING FRONT PORCH TO BE REMOVED (8.5' x 6.1')
- NEW PORCH NOT TO EXCEED EXISTING 6' DEPTH FROM HOUSE
- WRAP AROUND FRONT + SOUTH SIDE 30.7' x 27' (SEE DWG)

LACASSE BOULEVARD

(FORMERLY VICTORIA ROAD)
(66' wide per Reg'd Plan 741)



REGISTERED

A-11/17
1039 Lacasse Boulevard

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT**

Applicant: **NLC Management Limited**

Location of Property: **2045 Solar Crescent; Lots 304 & 305, North Talbot Road
Parts 4-8, 12R19982 (former Twp. Of Sandwich South)**

Purpose of Application: **Minor Variance**

- 1)Section 5.33 a) establishes that 4 barrier free parking spaces be provided. The existing property provides only 2 barrier free parking spaces.
- 2)Section 5.34 g) establishes that a landscaped buffer strip with a min. width of 3 m (9.84 ft) shall be provided abutting a front lot line where a parking area accommodates more than 4 parking spaces. The subject property does not have a landscaped buffer strip.
- 3)Section 5.37 b) establishes that the minimum distance between a driveway and a lot line shall be 0.5 m (1.64 ft). The existing driveway providing access from Solar Cr has no setback from the side lot line.
- 4)Section 5.37 e) establishes that every lot shall have a max. of 2 driveways. The subject property has 7 existing driveways.
- 5)Section 14.1.5 establishes that the max. lot coverage is 40%. The Applicant is requesting relief to construct a 1947.61 sq. m (20964 sq ft) addition resulting in a total lot coverage of 42%.
- 6)Section 14.1.16 establishes that a max. Of 6 parking spaces are permitted in the front yard. The subject property has 126 existing parking spaces in the front yard. The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO**

ON

Monday, April 24th, 2017 at 5:40 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

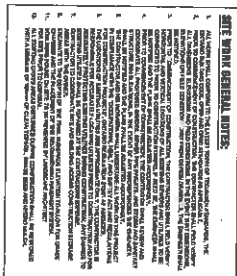
NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of

Dated this 13th day of April, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

ALCO ASSOCIATES INC.
CONSTRUCTION SERVICES
CHICAGO, ILL. 60606

[illegible]

Project Client INDICA TOOL CORPORATION PROPOSED 1017 WARDENBURG AVENUE 2045 SOLAR CRESCENT, HAWTHORNE, OH 43122		Sheet Title PROPOSED SITE PLAN & FACILITIES STAT		1. Initial Revision 2. Revision 3. Revision 4. Revision 5. Revision	
D.L. Date 6/16/11 A.D.	ALEO ASSOCIATES INC. - CONSULTING ENGINEERS				

NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Martin & Manuela Solcz**

Location of Property: **14202 Riverside Drive East; Pt Lots 34 & 35, Plan 1261**
 (former Village of St. Clair Beach)

Purpose of Application: **Minor Variance**

is to request the following relief from Zoning By-law 2065:

1)Subsection 6.1.3 e) iii) establishes that the minimum side yard width is 3.01 metres (10.0 feet). The Applicant is requesting a 2.29 metre (7.5 foot) side yard width to accommodate the proposed construction of a 386.20 square metre (4157 square foot) residential dwelling; and

2)Subsection 6.1.3 e) ii) establishes that the mid-point of the wall nearest to Lake St. Clair of any new dwelling or any addition to an existing dwelling for lots on the north side of Riverside Drive shall not extend beyond the established building line (outlined in red). The Applicant is proposing to construct a 386.20 square metre (4157 square foot) residential dwelling with a rear covered porch to extend beyond the established building line in accordance with the attached sketch.

The property is designated Single Family Residential in the St. Clair Beach Official Plan and zoned Residential Type One Zone (R1) in the St. Clair Beach Zoning By-law. See attached sketch.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO

ON

Monday, the 24th day of April, 2017 at 5:45 p.m.

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

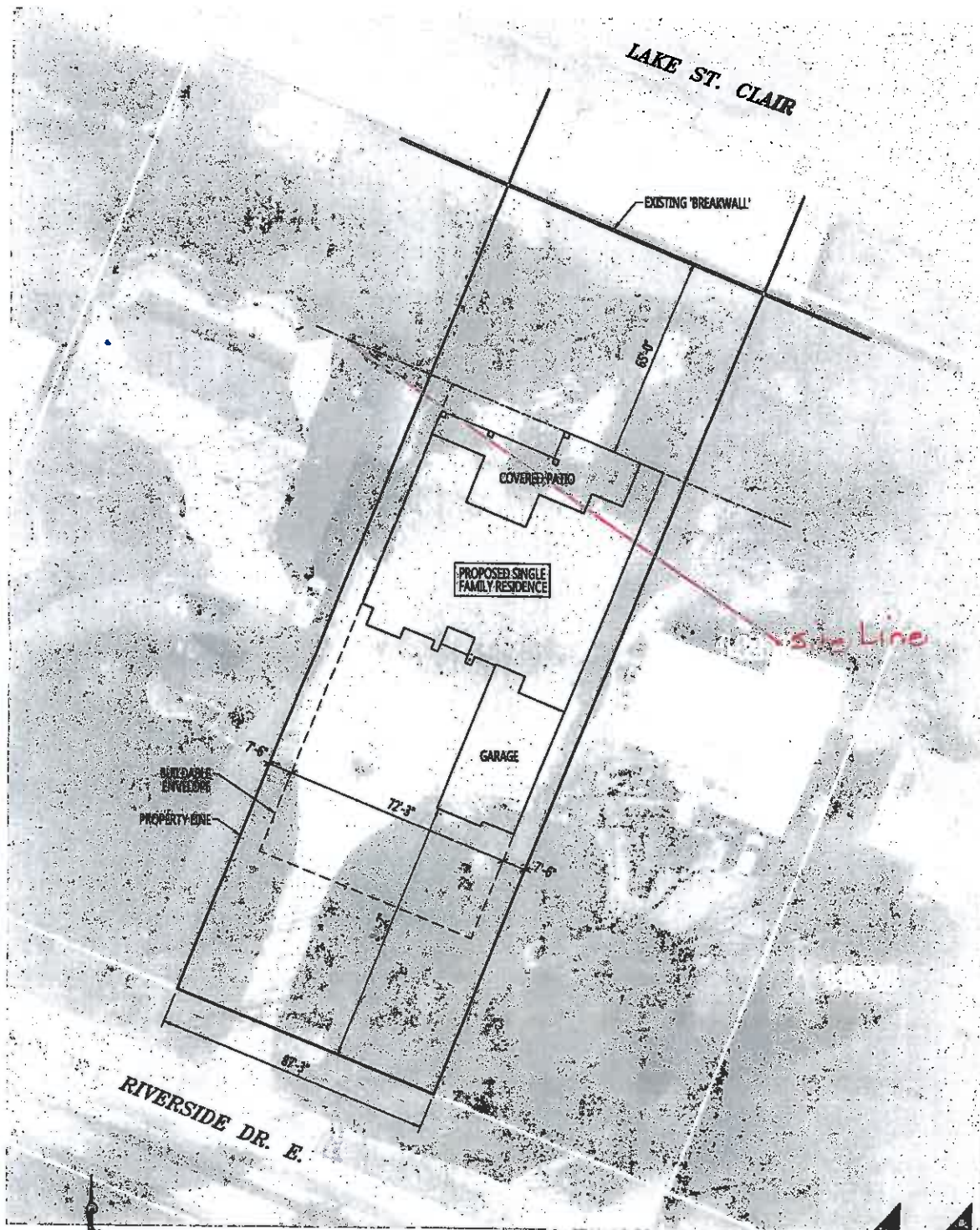
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 13th day of April, 2017



SITE PLAN

SCALE: 1" = 30'

SOLCZ RESIDENCE

**Montemurri
& Associates**
PLANNING DESIGN INTERIORS

Windsor, Ontario
tel: 619 564 9441
email: tnoarch@gmail.com

COPYRIGHT © MONTEMURRI & ASSOCIATES ALL RIGHTS RESERVED

APRIL 12, 2017