

Committee of Adjustment Meeting  
**AGENDA**

Monday, June 19, 2017, 5:00 pm  
Tecumseh Town Hall  
[www.tecumseh.ca](http://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, May 15, 2017 2 - 5
5. **SUBMISSIONS**
  - a. Agenda Map 6 - 6
  - b. Agenda 7 - 9
  - c. Minor Variance Application A-17/17 - Gary Maenpaa, 1785 Shawnee Road 10 - 11
  - d. Minor Variance Application A-18/17 - Victor Neves and Diane Powers, 214 St. Mark's Road 12 - 13
  - e. Minor Variance Application A-19/17 - Marc Tremblay, 12438 St. Thomas Street 14 - 15
  - f. Minor Variance Application A-20/17 - Robert Flood, 11800 County Road 34 16 - 17
  - g. Application for Minor Variance A-21/17 - Vince Della Valle, 543 Collier Crescent 18 - 19
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 May 15, 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**

<b>PRESENT:</b>	Chairperson:	Tom Fuerth
	Vice-Chairperson:	Paul Morand
	Members:	Bill Altenhof
		Lee Anne Doyle
		Jim Mackie
		Tom Marentette
		Tony Muscedere
	Manager, Planning	Chad Jeffery
	Secretary-Treasurer	Donna Ferris

**ABSENT:** None

**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, April 24, 2017.

Motion: (CA-22/17) Moved by Lee Anne Doyle  
Seconded by Tom Marentette

**That the Minutes of the regular Committee of Adjustment meeting held Monday, April 24, 2017 be adopted, as amended, printed and circulated.**

Carried

**V SUBMISSIONS**

The following submissions were heard:

**Application for Minor Variance A-14/17 – Frank Venuto, 3800 Castlewood Court**

Interested parties present: Frank Venuto

The purpose of the Application is to request the following relief from of Zoning By-law 85-18:

- 1) Subsection 5.27.1 d) i) establishes that accessory buildings in residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969.0 square feet) in area, whichever is lesser, and no individual accessory building or structure shall exceed 70.0 square metres (753.0 square feet) in area. The Applicant is requesting relief to construct an accessory building having a total area of 102.19 square metres (1100.0 square feet); and
- 2) Subsection 5.27.1 e) establishes that accessory buildings in residential zones shall not exceed 4.57 metres (15.0 feet) in height. The Applicant is requesting relief for 5.18 metres (17.0 feet).

The subject property is designated Hamlet Residential in the Sandwich South Official Plan and zoned Hamlet Residential (RH-1) 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 and all required agencies and to each member of the Committee of Adjustment.

**CORRESPONDENCE**

ERCA: No objection.

County of Essex: No response.

**DISCUSSION**

Frank Venuto appears before the Committee to discuss the Application. The Applicant is requested to justify the rationale for requiring an oversized accessory structure that necessitates a minor variance. Frank Venuto explains to the Committee that he has a boat on the driveway and would like to move it off the driveway into shed. Mr. Venuto also advises that the relief sought for the height of the building was requested in order to have the pitch of the roof on the accessory structure the same as the roof pitch on the house.

Motion: (CA-23/17) Moved by Tom Marentette  
Seconded by Lee Anne Doyle

**That Application A-14/17 is granted.**

Carried

**REASONS**

The Committee is supportive of the Application as it 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. The Committee also notes that the granting of the minor variance has no adverse impact on neighbouring properties as the property is large in size.

**Application for Minor Variance A-15/17 – Michael Abaldo, 5384 Oldcastle Road**

Interested parties present: Michael Abaldo

The purpose of the Application is to request the following relief from of Zoning By-law 85-18:

- 1) Subsection 5.27.1 d) i) establishes that accessory buildings in residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969.0 square feet) in area, whichever is lesser, and no individual accessory building or structure shall exceed 70.0 square metres (753.0 square feet) in area. The Applicant is requesting relief to construct an accessory building having an area of 118.91 square metres (1280.0 square feet) resulting in a total area of accessory buildings of 174.66 square metres (1880.0 square feet).

The subject property is designated Hamlet Residential in the Sandwich South Official Plan and zoned Hamlet Residential (RH-1) 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 and all required agencies and to each member of the Committee of Adjustment.

**CORRESPONDENCE**

ERCA: No objection.

County of Essex: No response.

## DISCUSSION

Michael Abaldo appears before the Committee to discuss the Application. The Committee requests that the Applicant explain the reasoning for requiring the additional accessory structure on his property. Mr. Abaldo explains to the Committee that he owns four classic cars of which three are being stored off site. He further advises that one of his cars was damaged while being stored off site and indicates that he has invested a substantial amount of money and therefore would like to store the vehicles on his own property. He also indicated to the Committee that his current vehicle is kept outside during the winter months as opposed to the garage and as he is a volunteer firefighter, it would decrease the time in which he responds to call if his vehicle is kept in the garage particularly in the winter months with snow. Upon an inquiry by the Committee, Mr. Abaldo advises that the storage of the vehicles is strictly personal and it's not for the purpose of storing vehicles for other people. Mr. Abaldo also advises that he purchased the property in May of 2016. The Committee inquires as to why a second accessory building is required as opposed to constructing an addition to the existing accessory structure. Mr. Abaldo advises that there is a row of spruce trees that he would prefer not to remove and an addition would not line up properly with the existing structure. The Committee also inquires as to whether or not a driveway would be extended to the proposed structure and whether any work and or repairs would be done to the vehicles on site. Mr. Abaldo advises that a driveway may be installed sometime in the future depending on the costs of the proposed structure and that any works done on the vehicles is done by others off site and that the structure would be used strictly for storage.

Motion: (CA-24/17)      Moved by      Tom Marentette  
Seconded by      Bill Altenhof

**That Application A-15/17 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 for the neighbourhood, the general intent and purpose of the Official Plan and Zoning By-law is maintained and the variance is minor in nature.

# **Application for Minor Variance A-16/17 – Anthony Teno, 12420 Little River Boulevard**

Interested parties present: Anthony Teno

The purpose of the Application is to request relief from Subsection 6.1.5 of Zoning By-law 1746 which establishes a maximum total lot coverage of 30 percent. The Applicant is proposing to construct a 34.19 square metre (368 square foot) sunroom resulting in total lot coverage of 35 percent.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 1 (R1) 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.

## DISCUSSION

Anthony Teno appears before the Committee to discuss the Application. The Committee has no questions for the Applicant indicating that based upon the site inspection, the Application meets the four tests, the intent and purpose of the Official Plan and Zoning By-law are met, there are no adverse impacts on neighbouring properties and that the relief sought in the minor variance is minor in nature.

Motion: (CA-25/17)      Moved by      Lee Anne Doyle  
Seconded by      Paul Morand

**That Application A-16/17 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**

OACA Conference

Lee Anne Doyle provides a brief outline of the workshop she has prepared for the OACA conference in Ottawa being held from June 4 – 7, 2017.

## **VIII UNFINISHED BUSINESS**

## **IX ADJOURNMENT**

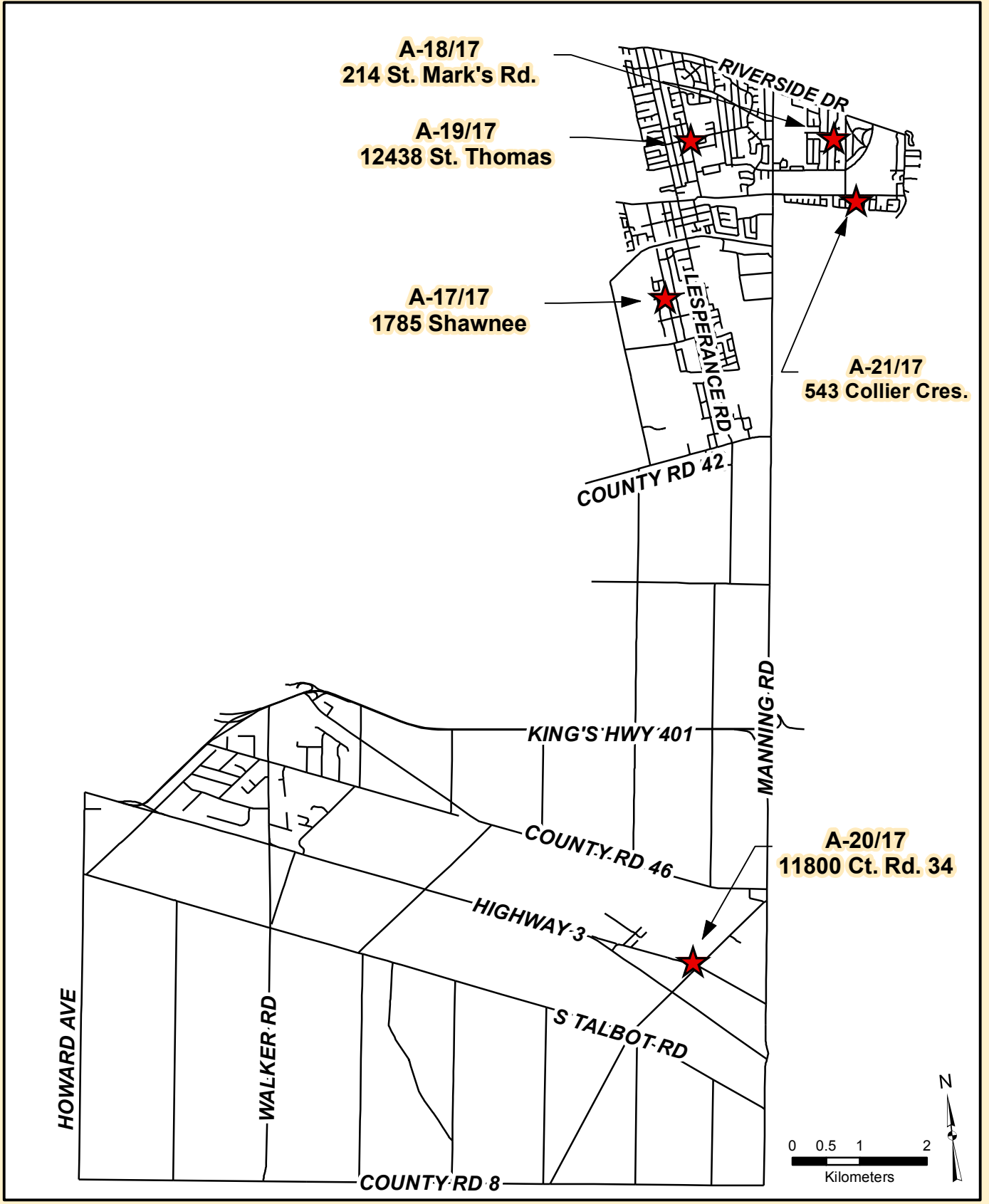
Motion: (CA-26/17)    Moved by     Tony Muscedere  
                                    Seconded by   Paul Morand

**That there being no further business the May 15, 2017 regular meeting of the Committee of Adjustment now adjourn at 5:24 p.m.**

Carried

Tom Fuerth, Chairperson

**Donna Ferris, Secretary-Treasurer**



Prepared By:  
Tecumseh Planning and  
Building Department



**Subject Properties**

**June 19, 2017**  
Committee of  
Adjustment Meeting  
**Key Map**

**Town of Tecumseh  
Committee of Adjustment  
Regular Meeting  
Monday, June 19, 2017  
5:00 p.m.  
Tecumseh Town Hall**

**AGENDA**

**I CALL TO ORDER**

**II ROLL CALL**

**III DISCLOSURE OF PECUNIARY INTEREST**

**IV MINUTES**

1. Minutes of the regular Committee of Adjustment meeting dated Monday, May 15, 2017.

**V SUBMISSIONS**

5:00 p.m.

**Minor Variance Application A-17/17 – Gary Maenpaa, 1785 Shawnee Road**

The purpose of the Application is to request the relief from the following subsections of Zoning By-law 85-18:

1. Subsection 5.6.1 a) iv) which establishes that balconies are permitted to encroach into the required front yard 1.5 m (4.92 ft.). The proposed balcony encroaches 2.27 m (7.45 ft.) into the required front yard;
2. Subsection 5.6.1 a) v) which establishes that open, roofed porches not exceeding one storey in height are only permitted to project into the required rear yard to a maximum distance of 2.5 m (8.2 ft.) including eaves and cornices. The proposed open, roofed porch projects 3.8 m (12.45 ft.) into the required front yard; and
3. Subsection 5.6.1 a) vi) which establishes that free-standing outdoor air conditioning units are only permitted to project into the required rear yard a maximum distance of 1.5 m (4.92 ft.); and subsection 5.6.2. which establishes that a free-standing outdoor air conditioning unit shall be prohibited in the front yard. The applicant proposes to locate the air conditioning unit in the front yard.

The subject property is designated Tecumseh Hamlet Residential in the Sandwich South Official Plan and zoned Residential Zone 1 (R1) in the Sandwich South Zoning By-law 85-18. See sketch attached.

5:05 p.m.

**Minor Variance Application A-18/17 – Victor Neves and Diane Powers, 214 St. Mark's Road**

The purpose of the Application is to request relief from the following subsections of Zoning By-law 2065:

1. Subsection 7.1.3 e) ii) which establishes a minimum rear yard depth of 7.62 metres (25 feet); and
2. Subsection 7.1.3 e) iii) which establishes a minimum interior side yard width of 3.05 metres (10 feet) for the subject lot.

The Applicant is proposing to construct an addition having a rear yard depth of 3.81 metres (12.5 feet) and an interior side yard width of 2.13 metres (7 feet).

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. See sketch attached.

5:10 p.m.

**Minor Variance Application A-19/17 – Marc Tremblay, 12438 St. Thomas Street**

The purpose of the Application is to request relief from Subsection 7.1.5 of Zoning By-law 1746 which establishes a maximum total lot coverage of 30 percent. The Applicant is proposing to construct a 37.16 square metre (400 square foot) garage resulting in total lot coverage of 33 percent.

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

5:15 p.m.

**Minor Variance Application A-20/17 – Robert Flood, 11800 County Road 34**

The purpose of the Application is to request relief from the following subsections of Zoning By-law 85-18:

1. Subsection 5.27.1 d) i) which establishes that accessory buildings in residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969.0 sq. ft.) and no individual structure shall exceed 70.0 square metres (753.0 sq. ft.); and
2. Subsection 5.27.1 e) i) which establishes that accessory buildings in residential zones shall not exceed 4.57 metres (15.0 ft.) in height.

The Applicant is requesting relief to construct an accessory building 12.19 metres (40.0 ft.) by 14.63 metres (48.0 ft.) totaling 178.37 square metres (1920.0 sq. ft.) in area and



having a height of 5.395 metres (18.0 ft.). The subject property contains an existing accessory structure of approximately 7.4 square metres (79.65 sq. ft.) which is proposed to be removed.

The subject property is designated Maidstone Hamlet Residential in the Sandwich South Official Plan and zoned Hamlet Residential Zone (RH) in the Sandwich South Zoning By-law 85-18. See sketch attached.

5:20 p.m.

**Minor Variance Application A-21/17 – Vince Della Valle, 543 Collier Crescent**

The purpose of the Application is to request relief from Subsection 5.9 e) of Zoning By-law 2065 which establishes that roofed unenclosed porches are permitted to project into the required rear yard a depth of 2.44 metres (8.0 feet) for the subject lot. The Applicant is proposing to construct an unenclosed roofed porch that projects into the required rear yard 4.6 metres (15.08 feet).

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.

**VI DEFERRALS**

**VII NEW BUSINESS**

**VIII OLD BUSINESS**

**IX ADJOURNMENT**

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

*Applicant:*     **Gary Maenpaa**

*Location of Property:*     **1785 Shawnee Road; Part 4 & 6, 12R-14153  
(former Township of Sandwich South)**

*Purpose of Application:*     **Minor Variance**

**The purpose of the Application is to request the relief from the following subsections of Zoning By-law 85-18:**

**1.Subsection 5.6.1 a) iv) which establishes that balconies are permitted to encroach into the required front yard 1.5 m (4.92 ft.). The proposed balcony encroaches 2.27 m (7.45 ft.) into the required front yard;**

**2.Subsection 5.6.1 a) v) which establishes that open, roofed porches not exceeding one storey in height are only permitted to project into the required rear yard to a maximum distance of 2.5 m (8.2 ft.) including eaves and cornices. The proposed open, roofed porch projects 3.8 m (12.45 ft.) into the required front yard; and**

**3.Subsection 5.6.1 a) vi) which establishes that free-standing outdoor air conditioning units are only permitted to project into the required rear yard a maximum distance of 1.5 m (4.92 ft.); and subsection 5.6.2. which establishes that a free-standing outdoor air conditioning unit shall be prohibited in the front yard. The applicant proposes to locate the air conditioning unit in the front yard.**

**The subject property is designated Tecumseh Hamlet Residential in the Sandwich South Official Plan and zoned Residential Zone 1 (R1) in the Sandwich South Zoning By-law 85-18. 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 19th day of June, 2017 at 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

Dated this 9th day of June, 2017

\_\_\_\_\_  
Donna Ferris  
Secretary-Treasurer  
Town of Tecumseh Committee of Adjustment

# KARNOT ADDITION

## 1785 SHAWNEE ROAD, TECUMSEH, ONTARIO

SITE DATA	
PLAN	-
LOT/PART NUMBERS(S)	6
ZONING	R1
LOT AREA	15,860 S.F.
ALLOWABLE LOT COVERAGE	35% (5,551 S.F.)
ACTUAL LOT COVERAGE	12.2% (1,927 S.F.)
BUILDING AREA(S)	
EXISTING 1ST FLOOR	532 S.F.
EXISTING GARAGE	548 S.F.
PROPOSED COVERED PORCH	180 S.F.
PROPOSED ADDITION	712 S.F.

[a]

DORY AZAR  
ARCHITECT

1126 LESPERANCE ROAD  
TECUMSEH ONTARIO N8N 1X2  
519.819.7874 dory@doryazar.com  
www.doryazar.com

CONSULTANT

SEAL

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ALL DRAWINGS AND SPECIFICATIONS ARE THE  
PROPERTY OF THE ARCHITECT AND MUST BE  
RETURNED AT THE COMPLETION OF THE WORK.  
GENERAL CONTRACTOR SHALL CHECK AND VERIFY  
DIMENSIONS. REPORT ANY DISCREPANCIES TO THE  
ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWINGS.

ISSUES

DESIGN REVIEW – APRIL 11, 2017  
MINOR VARIANCE APPLICATION – MAY 3, 2017  
MINOR VARIANCE REVISIONS – JUNE 5, 2017  
MINOR VARIANCE REVISIONS – JUNE 8, 2017

CLIENT

PROJECT INFORMATION

KARNOT ADDITION  
1785 SHAWNEE ROAD  
TECUMSEH, ONTARIO

PROJECT NUMBER

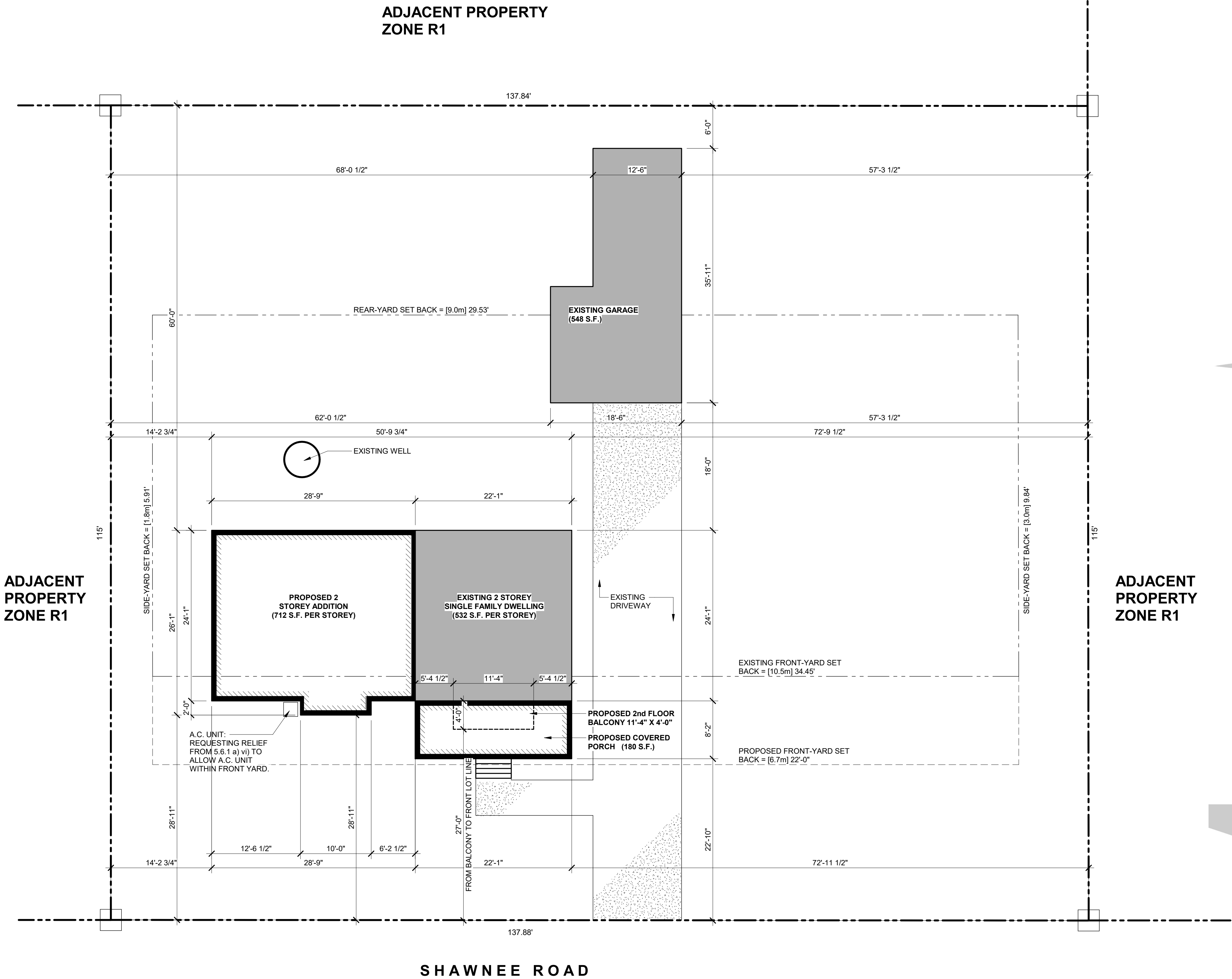
2017-014

DRAWING TITLE

PROPOSED  
SITE PLAN

DRAWING NUMBER

D1



2  
D1 FRONT PERSPECTIVE VIEW 1 -  
FOR REFERENCE ONLY



3  
D1 FRONT PERSPECTIVE VIEW 2 -  
FOR REFERENCE VIEW ONLY

1  
D1 SITE PLAN  
1/8" = 1'-0"

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

*Applicant:* **Victor Neves and Diane Powers**

*Location of Property:* **214 St. Mark's Road; Lot 61, Plan 1560  
(former Village of St. Clair Beach)**

*Purpose of Application:* **Minor Variance**

**The purpose of the Application is to request relief from the following subsections of Zoning By-law 2065:**  
**1.Subsection 7.1.3 e) ii) which establishes a minimum rear yard depth of 7.62 metres (25 feet); and**  
**2.Subsection 7.1.3 e) iii) which establishes a minimum interior side yard width of 3.05 metres (10 feet) for the subject lot.**

**The Applicant is proposing to construct an addition having a rear yard depth of 3.81 metres (12.5 feet) and an interior side yard width of 2.13 metres (7 feet). 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. 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 19th day of June, 2017 at 5:05 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.

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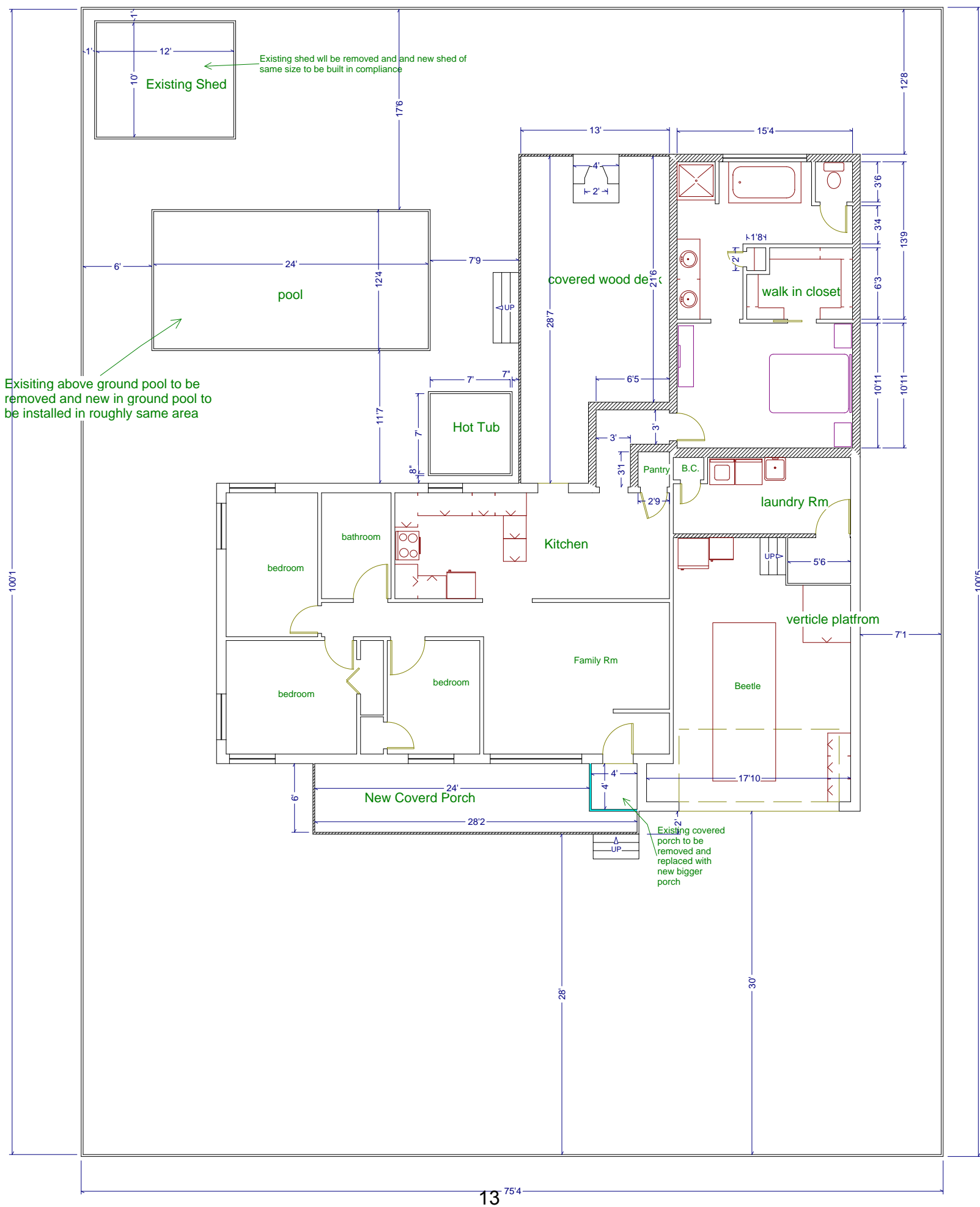
**NOTICE OF DECISION**

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Dated this 9th day of June, 2017

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Donna Ferris  
Secretary-Treasurer  
Town of Tecumseh Committee of Adjustment



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

*Applicant:* **Marc Tremblay**

*Location of Property:* **12438 St. Thomas Street  
Lot 55 & S. Pt Lot 56, Plan 1105**

*Purpose of Application:* **Minor Variance**

**The purpose of the Application is to request relief from Subsection 7.1.5 of Zoning By-law 1746 which establishes a maximum total lot coverage of 30 percent. The Applicant is proposing to construct a 37.16 square metre (400 square foot) garage resulting in total lot coverage of 33 percent. The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh Zoning By-law. See sketch attached.**

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Dated this 9th day of June, 2017

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Donna Ferris  
Secretary-Treasurer  
Town of Tecumseh Committee of Adjustment



Proposed 20' x 20'  
accessory structure  
4 feet from interior side  
and rear lot line.

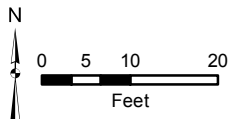
(Existing gazebo and  
shed to be removed)

12438

LACASSE BLVD

ST THOMAS ST

Application A-19/17



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

*Applicant:*     **Robert Flood**

*Location of Property:*     **11800 County Road 34; S. Pt. Lot 294, NTR  
(former Township of Sandwich South)**

*Purpose of Application:*     **Minor Variance**

**The purpose of the Application is to request relief from the following subsections of Zoning By-law 85-18:**  
**1.Subsection 5.27.1 d) i) which establishes that accessory buildings in residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969.0 sq. ft.) and no individual structure shall exceed 70.0 square metres (753.0 sq. ft.); and**

**2.Subsection 5.27.1 e) i) which establishes that accessory buildings in residential zones shall not exceed 4.57 metres (15.0 ft.) in height.**

**The Applicant is requesting relief to construct an accessory building 12.19 metres (40.0 ft.) by 14.63 metres (48.0 ft.) totaling 178.37 square metres (1920.0 sq. ft.) in area and having a height of 5.395 metres (18.0 ft.). The subject property contains an existing accessory structure of approximately 7.4 square metres (79.65 sq. ft.) which is proposed to be removed.**

**The subject property is designated Maidstone Hamlet Residential in the Sandwich South Official Plan and zoned Hamlet Residential Zone (RH) in the Sandwich South Zoning By-law 85-18. 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 19th day of June, 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

Dated this 9th day of June, 2017

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Donna Ferris  
Secretary-Treasurer  
Town of Tecumseh Committee of Adjustment



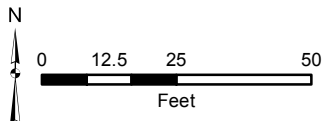
Proposed 40' x 48'  
accessory structure  
4 feet from side  
and rear lot line.

Existing  
accessory structure  
to be removed.

11800

COUNTY RD 34

Application A-20/17



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

*Applicant:* **Vince Della Valle**

*Location of Property:* **543 Collier Crescent; Lot 136, Plan M132  
(former Village of St. Clair Beach)**

*Purpose of Application:* **Minor Variance**

**is to request relief from Subsection 5.9 e) of Zoning By-law 2065 which establishes that roofed unenclosed porches are permitted to project into the required rear yard a depth of 2.44 metres (8.0 feet) for the subject lot. The Applicant is proposing to construct an unenclosed roofed porch that projects into the required rear yard 4.6 metres (15.08 feet). 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 19th day of June, 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.

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Town of Tecumseh Committee of Adjustment



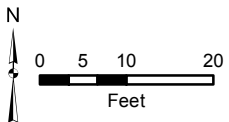
**Proposed 12'8" x 15'1"**  
**opened roofed porch.**

**(Existing pergola to be removed)**



**543**

**Application A-21/17**



**COLLIER CRES**