

**Committee of Adjustment Meeting
AGENDA**

Monday, August 21, 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 held Monday, July 17, 2017 2 - 9
5. **SUBMISSIONS**
 - a. Agenda Cover 10 - 10
 - b. Agenda 11 - 11
 - c. Minor Variance Application A-25/17 - Jeffrey Paquette, 12215 Dillon Drive 12 - 13
6. **DEFERRALS**
7. **NEW BUSINESS**
 - a. 2018 Committee of Adjustment Budget
8. **OLD BUSINESS**
 - a. 2017 Conference COA Best Practices Discussion
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 July 17, 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
		Lee Anne Doyle
		Jim Mackie
		Tom Marentette
		Tony Muscedere
	Manager, Planning	Chad Jeffery
	Secretary-Treasurer	Donna Ferris

ABSENT: None

III DISCLOSURE OF PECUNIARY INTEREST

Members Lee Anne Doyle, Bill Altenhof and Tom Marentette declare an interest regarding Application B-08/17 as they are parishioners of the Good Shepherd Parish, which is affiliated with the former St. Gregory's Church Parish located at 13789 St. Gregory's Rd.

IV MINUTES

- Minutes of the regular Committee of Adjustment meeting held Monday, June 19, 2017.

Motion: (CA-35/17) Moved by Lee Anne Doyle
Seconded by Paul Morand

That the Minutes of the regular Committee of Adjustment meeting held Monday, June 19, 2017 be adopted, as printed and circulated subject to Motion (CA-28/17) being recorded in accordance with the Town's rules of procedure as the motion failed.

Carried

V SUBMISSIONS

The following submissions were heard:

Application for Severance B-08/17 – Windsor-Essex Catholic District School Board, 13765 St. Gregory's Road

Interested parties present: Kathy Hengl, Solicitor for the Developer
Penny King, Executive Superintendent of Business,
Windsor-Essex Catholic District School Board
Gary McKenzie, Senior Manager of Facilities Services,
Windsor-Essex Catholic District School Board

The applicant is proposing to sever the vacant southerly 1.72 hectares (4.27 acres) of the existing St. Andre elementary school site (outlined in red on attached Schedule A) and retain the northerly 0.94 hectares (2.33 acres) which is occupied by the school (outlined in green on attached Schedule A). The proposed severed lot has a frontage of 102.9 metres (337.5 feet) on Tecumseh Road, while the proposed retained lot has a frontage of 41.3 metres (135.4 feet) on St. Gregory's Road. In addition, the applicant proposes to create an easement over the southerly severed parcel (in favour of Windsor-Essex Catholic District School Board) for existing municipal services that service the school from Tecumseh Road (see Schedule B for details). The proposed severed and retained parcels are designated Institutional in the St. Clair Beach Official Plan and zoned Institutional Zone (I) in the St. Clair Beach Zoning By-law 2065.

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.

Town Engineering Department: An Apportionment Agreement is entered into between the Applicant and the Town.

DISCUSSION

Kathy Hengl appears before the Committee to discuss the Application. Ms. Hengl advises that she is the solicitor for Rosati Construction who has a contractual interest in the subject lands. She further indicates that a previous severance was granted regarding the subject lands but the time had lapsed to fulfill the conditions due to servicing issues that had to be worked out between the Town and Rosati Construction. She also indicates that the subject lands referred to in the current application is slightly larger in size from the initial application.

Administration advises that the Town has met with Rosati Construction regarding the potential development of the lands and the servicing concerns related to the subject lands. Chad Jeffery further advises that the servicing of St. Andrew's Elementary School will run thru an easement on the subject property until such time as the services are relocated. Mr. Jeffery also advises that the standard conditions for severances will apply to this application including park fees and that the proposed severance includes an easement in favour of Windsor-Essex Catholic District School Board.

Upon an inquiry, the Committee is informed that Windsor-Essex Catholic District School Board is responsible for the maintenance of the services that run through the easement on the subject lands.

Motion: (CA-36/16) Moved by Tony Muscedere
Seconded by Paul Morand

That Application B-08/17 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 2065.

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 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;

6. 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*, R.S.O. 1990, as amended, and that the associated costs of same be borne solely by the Applicant. Apportionments for affected Municipal Drains are required and are to be assessed against the lands affected in accordance with any past, current or future drainage by-laws, until otherwise determined under the provisions of the *Drainage Act*; and
7. That the above conditions be fulfilled on or before July 18, 2018 prior to this severance being finalized.

Application for Minor Variance A-22/17 – John Goulet, 13300 Elderberry Court

Interested parties present: John Goulet

The purpose of the Application is to request relief from subsection 6A.1.11 of Zoning By-law 85-18 which establishes a minimum rear yard depth of 9.0 metres (29.53 feet). The Applicant is proposing to construct a new residential dwelling having a rear yard depth of 7.6 metres (24.92 feet). The property is designated Low Density Residential in the Sandwich South Official Plan and zoned Residential Zone 2 (R2-1) in the Sandwich South Zoning By-law. See sketch attached.

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

John Goulet appears before the Committee to discuss the Application. The Committee notes that the lot is irregular in shape making it difficult to construct a similar style and size of home that is currently being built in the area. The Committee also notes that there is no adverse impact upon neighbouring properties and that the general intent of the Official Plan and Zoning By-law is being maintained.

Motion: (CA-37/17) Moved by Lee Anne Doyle
Seconded by Bill Altenhof

That Application A-22/17 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.

Application for Minor Variance A-23/17 – Dominic and Gwen Maurini, 12680 Bellaire Woods Drive

Interested parties present: Dominic and Gwen Maurini

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 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 71.35 square metres (768 square feet); and
- 2) Subsection 7.1.5 establishes that maximum lot coverage is 20 percent. As a result of the construction of the accessory structure, the lot coverage is 21 percent.

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

Dominic and Gwen Maurini appear before the Committee to discuss the Application. Dominic Maurini begins by indicating that when they recently purchased the property, he miscalculated with the height of the garage door in that the door is only 7 feet in height and their travel trailer is 7 feet 6 inches in height. Being unable to store the trailer in the existing garage, he is proposing to construct an accessory structure rather than having the trailer sit in the driveway year round where it's currently parked. The Committee concurs with the rationale of having the trailer stored in an accessory building and notes that there is no adverse impact on neighbouring properties and it is consistent with other residential dwelling lots in the area.

Motion: (CA-38/17) Moved by Tom Marentette
Seconded by Jim Mackie

That Application A-23/17 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.

Application for Minor Variance A-24/17 – Ionel Jumblaru, 6612, Walker Road

Interested parties present: Ionel Jumblaru and Emanuel Jumblaru (son)

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

1. Subsection 15.1.10 which establishes a minimum rear yard depth of 15.0 metres (49.21 feet); and
2. Subsection 15.1.9 which establishes a minimum side yard width of 6.0 metres (19.69 feet).

The Applicant has constructed a structure to house livestock (chickens and ostriches) having a rear yard depth of 13.72 metres (45 feet) and a side yard width of 1.2 metres (3.94 feet). The property is designated Agricultural in the Sandwich South Official Plan and zoned Agricultural (A) in the Sandwich South Zoning By-law. See sketch attached.

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: The western portion of the property falls within the regulated area of the Oldcastle Road Drain however, upon review of the site plan provided, the livestock structure is located on the portion of the property that is not regulated by the ERCA, therefore a permit under Section 28 of the Conservation Authorities Act is not required for the proposed structure. No objection to the proposed application as submitted to ERCA.

County of Essex: Compliance with County By-Law 2481 and 2480 is required. Minimum setback for any proposed structure on this property must be 110 feet from the centre of the ROW of County Road 11 due to the presence of the Oldcastle Road Municipal Drain. Permits are necessary for any changes to existing entrances and structures, or the construction of new structures.

DISCUSSION

Emanuel and Ionel Jumblaru appear before the Committee to discuss the Application. Lee Anne Doyle questions the Applicant with regards to constructing a structure that is not in conformance with the Zoning By-law indicating that if a building permit would have been sought, it would have elevated the problem of having a structure which is not in conformity with the Zoning By-law. Emanuel Jumblaru indicates that not having applied for a building permit was a misunderstanding on behalf of the Applicant. Bill Altenhof refers to Administration with regards to any implications of not obtaining a building permit indicating that they need to be proactive as opposed to reactive. Administration responds indicating that although difficult, the Committee is to view the Application as though the structure has not been built taking into consideration whether the Application meets the four tests, is appropriate development for the area, minor in nature and that the Zoning By-law and Official Plan are being maintained. Administration further advises that the building permit is to be applied for retroactively.

The Committee questions whether the livestock, being the chickens and ostriches, are being housed in the new structure. Emanuel Jumblaru responds informing the Committee that they were waiting for approval prior to putting the livestock in the new structure. He indicates that the smaller chicken coop is currently housing the chickens. The Committee also questions whether or not the Applicant has communicated with the landowner to the south indicating that the water runoff from the roof of the structure currently drains onto his property. The Applicant indicates that he has not communicated with his neighbour but his neighbour hasn't commented on any drainage concerns. The Committee also comments on the lean-to which has been constructed onto the accessory structure. Emanuel Jumblaru indicates that the lean-to will be removed.

Emanuel Jumblaru informs the Committee that the Applicant was only seeking relief for a 54 foot rear yard depth and not 45 feet as indicated on the Notice. Administration advises that the relief requested in the Notice was based upon the Town's mapping system indicating that when the Applicant measured the distance to obtain the rear yard depth relief, the measurement was taken from the accessory structure to the fence however the fence is beyond that of the Applicant's property. Therefore, Administration determined that it would be better to apply for 45 feet rather than 48 or 49 feet which may not have been enough relief sought and then the Applicant would have come back to the Committee seeking additional relief. Bill Altenhof notes that the garage on the site plan is the same distance from the side lot line as the structure currently being built and wonders if a minor variance had been previously sought for the garage. Administration advises that it's important to note that the garage is an accessory structure to the main use which permits a side yard setback of four feet. The structure (barn) for which the relief is being sought is deemed to be considered a main use as the property is zoned agricultural which establishes a 20 foot setback. Administration also points out that MDS is not a factor in this case and that the zoning by-law does establish the number of livestock which in this particular case, the Applicant complies with the zoning by-law regarding the number of livestock presently on the property.

Motion: (CA-39/17) Moved by Tom Marentette
Seconded by Lee Anne Doyle

That Application A-24/17 is granted subject to a drainage plan being approved by the Building Department, that a building permit be obtained from the Building Department and that the lean-to be removed from the structure.

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 agricultural 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 fact that there is limited impact on neighbouring properties and there are no residents in the area objecting to the structure was taken into account when rendering the decision. Imposing the condition with respect to drainage, obtaining a building permit and the lean-to being removed satisfied the Committee that the necessary safeguards had been established to ensure the works would be completed to the satisfaction of the Town and governing bodies.

VI DEFERRALS

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

Interested parties present: Thomas Flood

Original Application

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.

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.

Revised Application

Subsequent to the hearing held on Monday, June 19, 2017, whereby the Application was deferred in order to permit the Applicant to review the proposal with Administration, the Applicant is requesting that the application be amended to request relief to accommodate the construction of an accessory building measuring 12.19 metres (40.0 ft.) by 10.97 metres (36 ft.) totaling 133.78 metres (1440 sq. ft.) in area. The relief sought for height is being withdrawn.

CORRESPONDENCE

ERCA: No objection.

County of Essex: The Applicant is required to comply with County Road regulations and no new access will be permitted to County Road 34.

DISCUSSION

Thomas Flood appears before the Committee to discuss the Application. The Chair points out that a for sale sign has been posted on the subject property. Thomas Flood confirms that the property has been listed but is not aware of any offers on the property. The Committee raises concern about granting a minor variance for the subject property as the Applicant is the one who has demonstrated the need for such a large structure. In response to the Committee's inquiry,

Administration advises that although a minor variance decision typically runs with the property, a condition can be imposed that if granted, the minor variance is conditional upon the Applicant owning the property as Mr. Flood has demonstrated the need for the oversized structure. The Committee indicates that if Mr. Flood doesn't acquire the property, the new owners can make an Application to the Committee and then demonstrate their need for an oversized structure. In reference to the County of Essex's comments indicated that no new access will be permitted, Lee Anne Doyle questions the access to the new structure. Thomas Flood indicates that there is an existing curb cut for access to the new structure and where the residents currently access the property, there is no curb cut. Upon an inquiry from the Committee, Mr. Flood advises that the drainage for the structure will be in accordance with the specification provided by the Building Department. Lee Anne Doyle is supportive of the application as the Applicant has demonstrated a hardship in complying with Zoning By-law, he has reduced the size of the structure and its use is unique to the needs of the Applicant. Bill Altenhof advises that he does not support the approval of the minor variance.

Motion: (CA-40/17) Moved by Tony Muscedere
Seconded by Paul Morand

That Application A-20/17 be approved subject to a drainage plan being approved by the Building Department, that the Applicant comply with County Road Regulation 2481, and that the Applicant own the property at the time of issuance of the building permit.

Carried

VII NEW BUSINESS

Drainage

Mike Voegeli, Manager of Building Services and Chief Building Official, is in attendance at the Committee of Adjustment meeting to provide the Committee with information to assist in matters that come before the Committee when drainage concerns or issues arise. Mike Voegeli advises that in accordance with the Building Code, drainage from a structure cannot affect nor have an adverse impact on neighbouring properties. Some of the most common methods to provide drainage on properties are swales, rear yard drains, French drains, retaining walls and ponds through storm water management plans. In new subdivisions, drainage plans are prepared by an Engineer. Mike Voegeli goes on to state that drainage challenges often occur when there are small side yards or a limited area to capture surface water. Tom Fuerth questions the types of conditions that the Committee can impose and how they are enforceable once the Committee has granted a decision. Mike Voegeli indicates that discussion regarding drainage needs to take place and a drainage plan be submitted with the building permit application which can be reviewed at the time of issuing the building permit. Chad Jeffery indicates that drainage is a recurring issue with the Committee. It is noted that some areas in Tecumseh do not have storm drains. Bill Altenhof questions whether the application should be modified to include a storm water management plan. It is determined that a standard condition be imposed to address storm water management and that a storm water management plan be included at the time of issuance of the building permit and that the Building Department work with individuals to determine the best course of action to be taken.

Judy Johnson and Scott Greer request to speak to the Committee regarding Minor Variance A-20/17, Robert Flood, 11800 County Road 42. The Chair advises that the opportunity to speak to the Application is closed but allows them an opportunity to address the Committee. Judy Johnson advises that they attended at the Town's municipal offices earlier in the day and was informed that a minor variance runs with the property and not the Applicant. The Chair indicates that typically a minor variance does run with the property but the Committee imposed a condition in this case whereby the granting of the minor variance was subject to the Applicant owning the property at the time of issuance of the building permit. The Chair further indicates that the Applicant deferred this matter at the last Committee hearing in order to meet with Administration to review the proposal indicating that the Applicant had gone to great lengths in determining the hardship in not being able to conform to the Zoning By-law.

VIII UNFINISHED BUSINESS

IX ADJOURNMENT

Motion: (CA- 41/17) Moved by Lee Anne Doyle
Seconded by Paul Morand

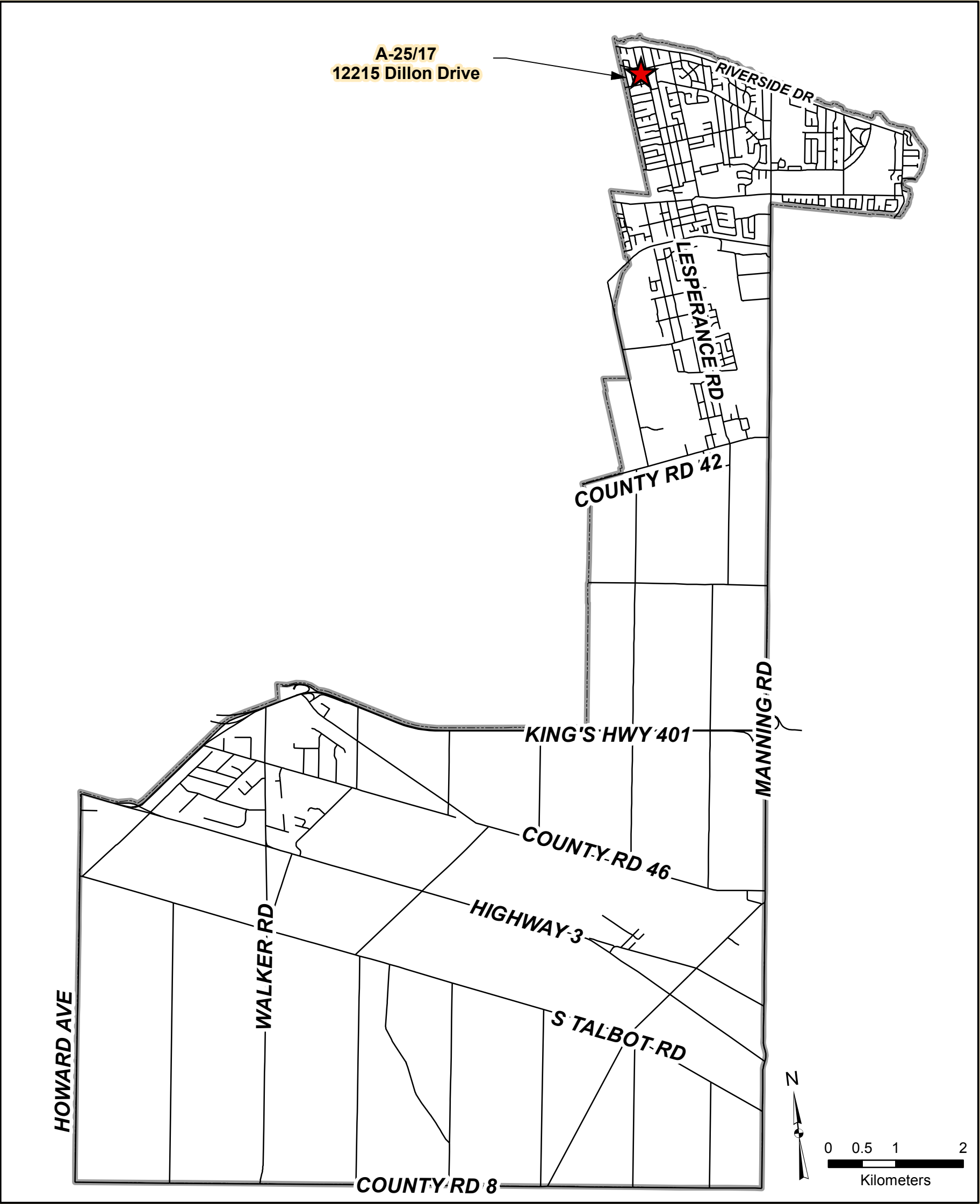
That there being no further business the July 17, 2017 regular meeting of the Committee of Adjustment now adjourn at 6:35 p.m.

Carried

Tom Fuerth, Chairperson

Donna Ferris, Secretary-Treasurer

DRAFT



Prepared By:
Tecumseh Planning and
Building Department



Subject Properties

August 21, 2017
Committee of
Adjustment Meeting
Key Map

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, August 21, 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, July 17, 2017

V SUBMISSIONS

5:00 p.m.

Application for Minor Variance A-25/17 – Jeffrey Paquette, 12215 Dillon Drive

The purpose of the Application is to request relief from Subsection 8.1.5 c) of Zoning By-law 1746 which establishes a maximum total lot coverage of 30 percent. The Applicant is proposing to construct a 228.0 square metre (748 square foot) open covered porch resulting in total lot coverage of 39 percent. The existing 3-season sunroom will be removed.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 3 (R3) in the Tecumseh Zoning By-law. See sketch attached.

VI DEFERRALS

VII NEW BUSINESS

2018 Committee of Adjustment Budget

VIII OLD BUSINESS

2017 Conference COA Best Practices Discussion

IX ADJOURNMENT

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

Applicant: **Jeffrey Paquette**

Location of Property: **12215 Dillon Drive; Lot 5, Plan M-145**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from Subsection 8.1.5 c) of Zoning By-law 1746 which establishes a maximum total lot coverage of 30 percent. The Applicant is proposing to construct a 228.0 square metre (748 square foot) open covered porch resulting in total lot coverage of 39 percent. The existing 3-season sunroom will be removed.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 3 (R3) in the Tecumseh 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 21st day of August, 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 10th day of August, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

DILLON DR

CHENE ST

12215

Proposed 748 sq. foot
open-air covered porch

Application A-25/17

