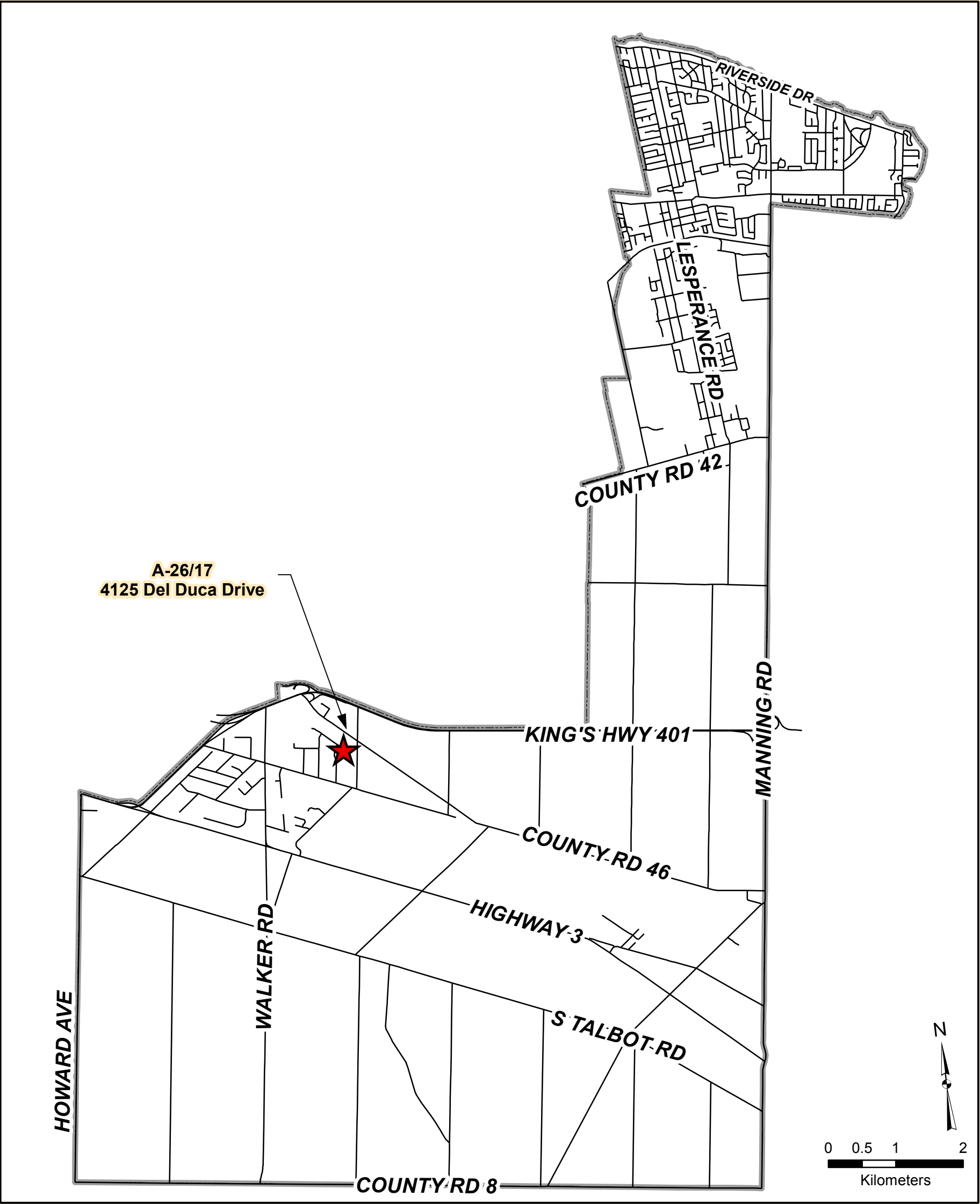


Committee of Adjustment Meeting  
**AGENDA**

Tuesday, September 5, 2017, 4:30 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
5. SUBMISSIONS
  - a. Agenda Cover 2 - 2
  - b. Agenda 3 - 3
  - c. Application for Minor Variance A-26/17 - 2446126 Ontario Ltd., 4125 Del Duca Drive 4 - 5
6. DEFERRALS
7. NEW BUSINESS
8. OLD BUSINESS
9. ADJOURNMENT



Prepared By:  
Tecumseh Planning and  
Building Department



**Subject Properties**

**September 5, 2017**  
Special Meeting of the  
Committee of Adjustment  
**Key Map**

**Town of Tecumseh  
Committee of Adjustment  
Special Meeting  
Tuesday, September 5, 2017  
4:30 p.m.  
Tecumseh Town Hall**

**AGENDA**

**I CALL TO ORDER**

**II ROLL CALL**

**III DISCLOSURE OF PECUNIARY INTEREST**

**IV MINUTES**

**V SUBMISSIONS**

**4:30 p.m.**

**Application for Minor Variance A-26/17 – 2446126 Ontario Ltd, 4125 Del Duca Drive**

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

- 1) Subsection 14.1.9 establishes that the minimum side yard width is 6.0 metres (19.68 ft.). The proposed addition requires westerly side yard relief for 3.05 metres (10 ft.) and southerly side yard relief for 4.57 metres (15 ft.);
- 2) Subsection 14.1.16 establishes that a maximum of 6 parking spaces are permitted in the front yard. The subject property has 28 existing parking spaces in the front yard; and
- 3) Subsection 5.33 establishes that 39 parking spaces are required for the subject property of which 2 are to be barrier free parking. The Applicant is proposing 28 spaces of which 1 is barrier free.

The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South 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:*     **2446126 Ontario Ltd.**

*Location of Property:*     **4125 Del Duca Drive; Lot 12, Con 7; Part 30, 12R11352;  
Former Township of Sandwich South**

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

**The purpose of the application is to obtain the following relief from Zoning By-law 85-18:**

**1) Subsection 14.1.9 establishes that the minimum side yard width is 6.0 metres (19.68 ft.). The proposed addition requires westerly side yard relief for 3.05 metres (10 ft.) and southerly side yard relief for 4.57 metres (15 ft.).**

**2) Subsection 14.1.16 establishes that a maximum of 6 parking spaces are permitted in the front yard. The subject property has 28 existing parking spaces in the front yard.**

**3) Subsection 5.33 establishes that 39 parking spaces are required for the subject property of which 2 are to be barrier free parking. The Applicant is proposing 28 spaces of which 1 is barrier free.**

**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**

**Tuesday, the 5th day of September, 2017 at 4:30 pm**

**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 24th day of August, 2017

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

Minor Variance Application  
A-26/17  
2446126 Ontario Ltd.  
4125 Del Duca Drive

