

Committee of Adjustment Meeting
AGENDA

Monday, September 18, 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, August 21, 2017	2 - 4
b. Minutes of the special Committee of Adjustment meeting dated Tuesday, September 5, 2017	5 - 7
5. SUBMISSIONS	
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b. Agenda	9 - 11
c. Application for Severance B-09/17 - Dijo Industrial Sales Limited, 1680 Rossi Drive	12 - 13
d. Application for Minor Variance A-27/17 - Dijo Industrial Sales Limited, 1680 Rossi Drive	14 - 15
e. Application for Severance B-10/17 - Green Hills Investments Limited, 1655 Manning Road	16 - 17
f. Application for Minor Variance A-28/17 - Dan Beaulieu, 2380 Lesperance Road	18 - 19
g. Application for Minor Variance A-29/17 - David Masotti, 13124 Riverside Drive	20 - 21
6. DEFERRALS	
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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 Monday, August 21, 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
	Director Planning & Building Services	Brian Hillman
	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, July 17, 2017.

Motion: (CA-42/17) Moved by Lee Anne Doyle
Seconded by Paul Morand

That the Minutes of the regular Committee of Adjustment meeting held Monday, July 17, 2017 be adopted, as amended, printed and circulated.

Carried

V SUBMISSIONS

The following submissions were heard:

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

Interested parties present: Jeffrey Paquette and Tara Paquette

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.

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 however a Permit from ERCA is required prior to construction.
County of Essex: No response.

DISCUSSION

Jeffrey and Tara Paquette appear before the Committee to discuss the application. The Committee is informed that the 3-D rendering is provided to show the enhancement that the covered porch adds to the home as opposed to the existing 3-season sunroom. Jeffrey Paquette indicates that the 525 square foot 3-season sunroom was constructed by the previous owners, without a permit, and is currently over the maximum lot coverage of 30 percent. He believes that the current lot coverage is approximately 35 percent. He further informs the Committee that the wooden deck that the 3-season sunroom sits on will be removed and that the 748 square foot opened covered roofed porch will be constructed on a cement pad. The Applicants inform the Committee that in order to accommodate a patio set and a conversation set within the covered area a 748 square foot opened covered porch is required which results in 39 percent lot coverage. The Chair informs the Applicants that the purpose of 30 percent lot coverage is to prevent flooding. The Applicants inform the Committee that they did have water damage as a result of flood surcharging but there was no standing water in the yard and indicated that they were encouraged not to tie into the storm drain. The Chair inquires as to whether or not any measures have been taken or will be taken on the subject property to get water away from the house and if the property is tied into the storm sewer. Bill Altenhof also expresses concern with respect to storm water management and notes that it may be prudent to place a condition on the decision to address storm water management. Tony Muscedere indicates that a French drain may not be visible but may run to the storm sewer in the front yard. Chad Jeffery advises that not all properties drain directly to a storm drain and that a permeable surface for drainage may be an option. Chad Jeffery indicates that the Committee may wish to consider imposing a condition to the decision that a drainage plan be approved by the Building Department. Chad Jeffery also provides clarification for the Committee advising that ERCA deals with elevation of property and the Building Department deals with Building Code matters.

Motion: (CA-43/17) Moved by Tom Marentette
Seconded by Jim Mackie

That Application A-25/17 is granted subject to a drainage plan being approved by the Building Department.

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

2018 Committee of Adjustment Budget

As the budget process will be commencing soon, Lee Anne Doyle raises the matter of the 2018 Committee of Adjustment budget as it pertains to professional development. Administration confirms that approved amount passed by Council in the 2017 Budget is on a go forward basis, provided the amount is not changed by Council. Paul Morand advises that once the contracts are finalized in October, information regarding professional development for 2018 will be brought before the Committee.

Discussion ensues between Administration and the Committee Members regarding compensation for mileage/meetings for the Committee Members. It was determined that due to the size of the municipality, the fact that the majority of the applications are in the vicinity of Town Hall and factoring in the compensation in other municipalities, the Members are satisfied with the status quo.

VIII UNFINISHED BUSINESS

Municipality of the Month

Paul Morand informs the Committee that there is only one application before Tecumseh's submission to be published in the OACA Newsletter.

2017 Conference COA Best Practices Discussion

Lee Anne Doyle provides the Committee with a summary of the workshop “Best Practices” she hosted at the 2017 OACA Conference. She indicates that the Town is currently following many of the best practices which re-enforces the Town’s procedures. Lee Anne Doyle also notes that some of the items brought forward do not apply to the Town. One of the more important points to mention was not discussing the application with the Applicant(s) or other members prior to the hearing in order to ensure that the information received by the Committee is accurate. Council having an arms-length from the Committee was also noted as a valuable point, as well as, knowing when to declare a conflict of interest. Some other points that are listed that may be helpful to the Committee are the preparation of a planning report and a site visit check list. Administration advises that due to lack of resources, a planning report is not prepared for each application however should the Planning Department feel that the Committee will benefit by having greater information which is unique to an application i.e. MDS, that information will be provided to the Committee as the need arises. The general consensus of the Committee is that the drawings, sketches and surveys provided to the Committee require greater resolution and clarity particularly in the industrial sector. The “Best Practices” workshop was beneficial to the members and Administration thanked Lee Anne Doyle for sharing her workshop summary with the Committee and to giving back to the profession.

A quorum is confirmed for a special meeting request for Tuesday, September 5, 2017 at 4:30 p.m.

IX ADJOURNMENT

Motion: (CA-44/17) Moved by Paul Morand
Seconded by Tom Marentette
That there being no further business the August 21, 2017 regular meeting of the Committee of Adjustment now adjourn at 5:58 p.m.
Carried

Tom Fuerth, Chairperson

Donna Ferris, Secretary-Treasurer

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

A special meeting of the Committee of Adjustment was held on Tuesday, September 5, 2017 at the Municipal Building, 917 Lesperance Road, Tecumseh, Ontario at 4:30 p.m.

I CALL TO ORDER

The Chairperson calls the meeting to order at 4:30 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

There is no disclosure of interest made.

IV MINUTES

V SUBMISSIONS

The following submissions were heard:

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

Interested parties present: Max De Angelis, Contractor (Agent) and Lorne Strong, Director of Corporate Operations at 2446126 Ontario Ltd.

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.

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.

ERCA: No objection but recommend that the stormwater management analysis be completed to the satisfaction of the Municipality.

County of Essex: No response.

Town Engineer: Stormwater management plan be approved prior to issuance of the Building Permit and approval from the MOECC required.

DISCUSSION

Max De Angelis appears before the Committee to discuss the Application. He indicates that the purpose for the Application is to construct an addition to the existing structure to house a new piece of specialty equipment required for the Applicant's operation. He indicates that the special meeting was requested as time is of the essence as the equipment is scheduled to arrive at the end of November, 2017. Upon an inquiry by the Committee, Max De Angelis advises that the design of the addition was created to have the smallest building envelope as possible which required them to strategically place the equipment within the addition to lessen the impact on surrounding properties. Bill Altenhof indicates that during his site visit, he noticed that there are currently garbage containers in the location of the proposed addition. The Committee is informed that the bins would be placed along the front face of the building. He indicates that the bins are for primarily for regular refuse. Lorne Strong, Director of Corporate Operations, informs the Committee that the company is purchasing a chip compactor thereby limiting the number of chip bins and that those chip bins would be surrounded by a wood fence. The Committee inquires as to whether or not the location of bins would affect parking. Administration indicates that access to the bins would be required and that the bins can be located in the front yard provided it's not the required front yard. Administration also brings to the attention of the Committee that the site plan included with the Application is an old version and doesn't necessarily reflect what is actually on the subject property. Chad Jeffery further advises that there is second access point of Del Duca Drive which has reduced the number of parking spaces from 28 to 24. Max De Angelis addresses the concern with parking indicating that A. V. Gauge and Fixture is not a typical tool and die operation, they are a fixture maker which requires substantially less employees therefore the number of parking spaces currently is sufficient for the Applicant's operation. He also indicates that the equipment takes up more space compared to a typical manufacturing mold and die casting plant. Lorne Strong advises that A.V. Gauge and Fixture is currently reviewing the distribution of employees whereby some employees that work at 4125 Del Duca Drive site will be relocated across the road to the 4000 Del Duca Drive location and that they will not be adding any additional employees as a result of purchasing the new equipment. The Committee notes from the site visit that there appears to be ample parking available. Lorne Strong confirms that there are approximately 10 employees per shift and indicates that employees walk to and from the two locations. The Committee is informed that the barrier free parking will be located at the front door where it currently exists. The Chair points out that the Committee must take into consideration future plans for the building when rendering a decision. The Chair also confirms the location of the septic system. The Chair also notes the written comments provided by the Town Engineer with respect to stormwater management on the subject property. Upon an inquiry by the Committee, Administration advises there are some variances in the area which have been granted in past having 10 foot side yards. Administration confirms that the application was reviewed with the Building and Fire Departments and that the application is supported subject to the stormwater management being addressed by the Town Engineer. The Committee questions whether or not the application process is required to be recirculated as a result of the reduction in the parking spaces from 28-24 and is advised by Administration that the Committee has the discretion to proceed based upon the amendment.

The owner of 4051 Del Duca Drive is present for the hearing but has no object to the Application.

Motion: (CA-45/16) Moved by Lee Anne Doyle
Seconded by Paul Morand

That Application A-26/17 is granted subject to a stormwater management plan be approved by the Town's Engineer and that item 3) for relief under subsection 5.33 be amended to 24 parking spaces of which 1 is barrier free.

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 and has no adverse impact.

VI DEFERRALS

VII NEW BUSINESS

Lee Anne Doyle confirms with the members as to whether or not they have received the OACA Seminar Package for the October 23-24, 2017 workshops which is being held in Cobourg, Ontario.

VIII UNFINISHED BUSINESS

IX ADJOURNMENT

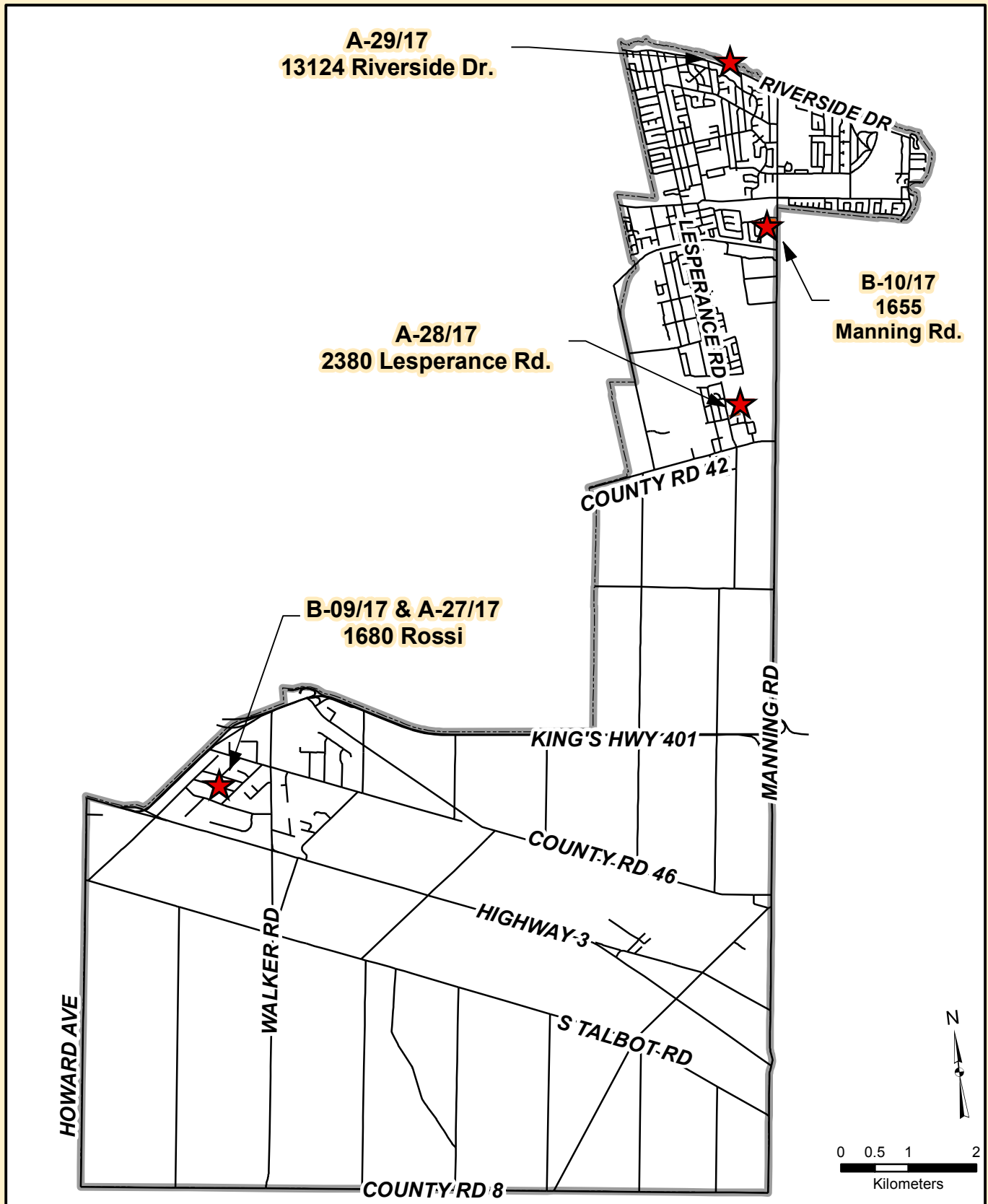
Motion: (CA-46/17) Moved by Bill Altenhof
Seconded by Jim Mackie

That there being no further business the September 5, 2017 special meeting of the Committee of Adjustment now adjourn at 4:57 p.m.

Carried

Tom Fuerth, Chairperson

Donna Ferris, Secretary-Treasurer



Prepared By:
Tecumseh Planning and
Building Department



Subject Properties

September 18, 2017
Committee of
Adjustment Meeting
Key Map

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, September 18, 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, August 21, 2017
2. Minutes of the special Committee of Adjustment meeting dated Tuesday, September 5, 2017

V SUBMISSIONS

5:00 p.m.

Application for Severance B-09/17 – Dijo Industrial Sales Limited, 1680 Rossi Drive

The purpose of the Application is to request consent to sever a 648.1 square metre (0.16 acre) parcel of land (OUTLINED IN RED ON THE SKETCH ATTACHED) and add it to the abutting property at 1655 and 1665 Moro Drive (OUTLINED IN YELLOW ON THE SKETCH ATTACHED) and retain a 1560.7 square metre (0.39 acre) parcel (OUTLINED IN GREEN ON THE SKETCH ATTACHED). Application for Minor Variance A-27/17 is being heard concurrently with this Application to address the undersized retained parcel.

The subject property is currently designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law 85-18.

5:00 p.m.

Application for Minor Variance A-27/17 – Dijo Industrial Sales Limited, 1680 Rossi Drive

The purpose of the Application is to request relief from subsection 14.1.3 of Zoning By-law 85-18 which establishes the minimum lot area as 2000 square metres (21,529.5 square feet). As a result of the severance, under Application for Severance B-09/17 which is being heard concurrently with this Application, the retained portion is 1560.7 square metres (16,799.23 square feet).

The subject property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law 85-18.

5:05 p.m.

Application for Severance B-10/17 – Green Hills Investments Limited, 1655 Manning Road

The purpose of Application B-10/17 is to request consent to sever a 2.0 ha (5.0 ac) commercial parcel of land (Parts 1 and 4 and outlined in red on the sketch attached) and retain a 2.1 ha (5.24 ac) commercial parcel (Parts 2, 3 and 5-8 and outlined in green on the sketch attached) subject to:

- i) a right-of-way over Part 4 in favour of the retained lands for the purpose of pedestrian and vehicular access;
- ii) a right-of-way over Part 3 in favour of the severed lands for the purpose of pedestrian and vehicular access; and
- iii) an easement over Parts 5 to 8 in favour of the severed lands for the purpose of installing and maintaining sewers, utilities and all other necessary services.

The subject property is designated General Commercial in the Tecumseh Official Plan and zoned General Commercial (C3) in the Tecumseh Zoning By-law 1746.

5:10 p.m.

Application for Minor Variance A-28/17 – Dan Beaulieu, 2380 Lesperance Road

The purpose of the Application 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 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 138.98 square metres (1496 square feet) resulting in a total area of accessory buildings of 138.98 square metres (1496 square feet). The existing garden shed will be removed.

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

5:15 p.m.

Application for Minor Variance A-29/17 – David Masotti, 13124 Riverside Drive

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

1. Subsection 6.1.9 which establishes a minimum front yard depth of 7.6 metres (25 feet); and
2. Subsection 6.1.10 a) which establishes a minimum interior side yard width of 1.8 metres (6 feet) for a 2- storey dwelling.

The Applicant is proposing to construct a 76.47 square metre (823.07 square foot) addition comprising a garage and a 2nd storey bonus room over the garage having a front yard depth of 5.18 metres (17 feet) and an interior side yard width of 1.45 metres (4.75 feet). The Applicant also proposes to construct a new opened covered porch in approximately the same location as the existing porch.

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

VI DEFERRALS

VII NEW BUSINESS

VIII OLD BUSINESS

IX ADJOURNMENT

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

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Dijo Industrial Sales Limited**

Location of Property: **1680 Rossi Drive; Part Lot 305, NTR; Part 3, 12R26404
former Township of Sandwich South**

Purpose of Application: **Severance**

The purpose of the Application is to request consent to sever a 648.1 square metre (0.16 acre) parcel of land (OUTLINED IN RED ON THE SKETCH ATTACHED) and add it to the abutting property at 1655 and 1665 Moro Drive (OUTLINED IN YELLOW ON THE SKETCH ATTACHED) and retain a 1560.7 square metre (0.39 acre) parcel (OUTLINED IN GREEN ON THE SKETCH ATTACHED). Application for Minor Variance A-27/17 is being heard concurrently with this Application to address the undersized retained parcel. The subject property is currently designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law 85-18.

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 18th day of September, 2017 at 5:00 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 Finance.

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 30th day of August, 2017

B-09/17



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

Applicant: **Dijo Industrial Sales Limited**

Location of Property: **1680 Rossi Drive; Part Lot 303, NTR; Part 3, 12R26404;
former Township of Sandwich South**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from subsection 14.1.3 of Zoning By-law 85-18 which establishes the minimum lot area as 2000 square metres (21,529.5 square feet). As a result of the severance, under Application for Severance B-09/17 which is being heard concurrently with this Application, the retained portion is 1560.7 square metres (16,799.23 square feet). The subject property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law 85-18.

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 18th day of September, 2017 at 5:00 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.

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NOTICE OF DECISION

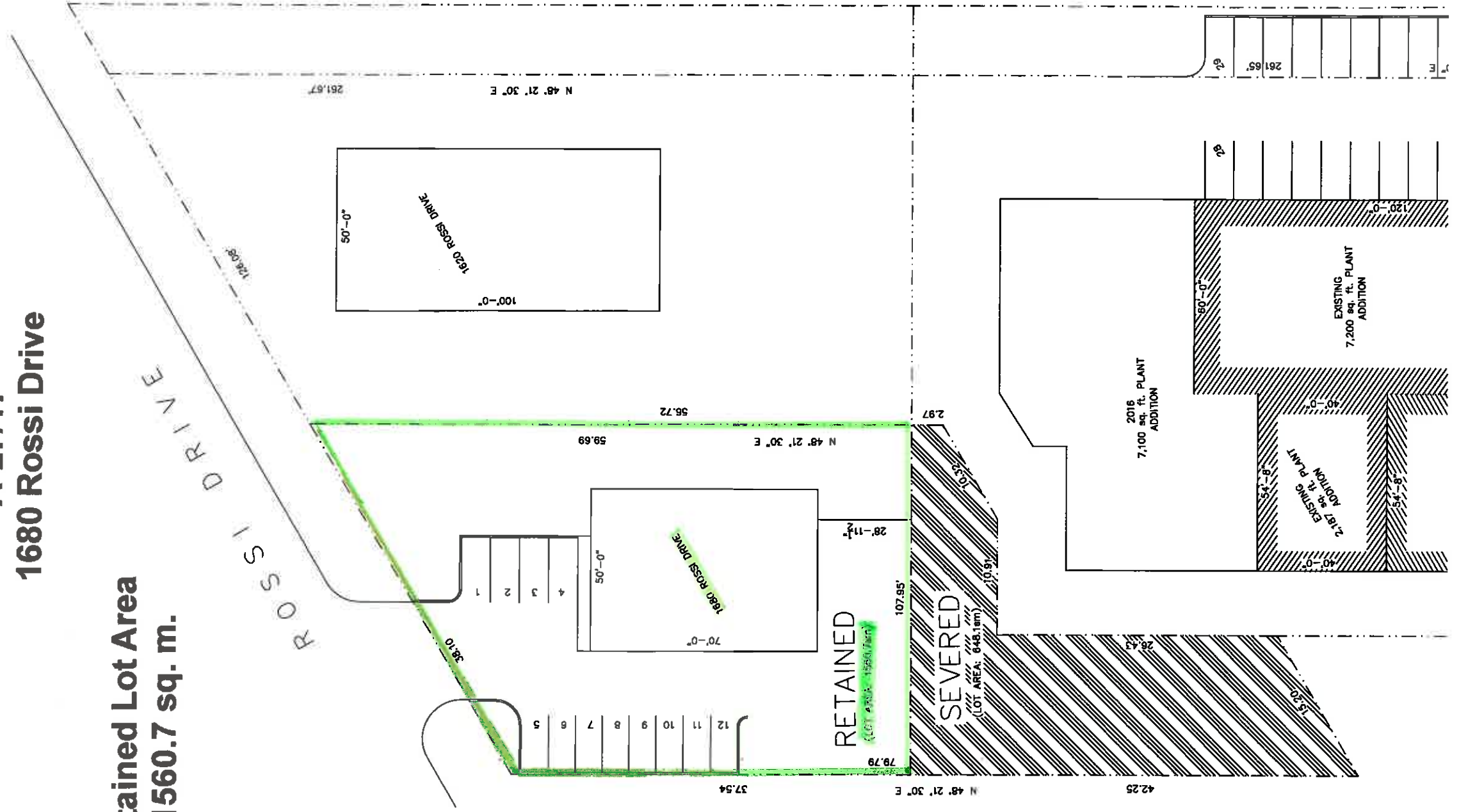
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Dated this 30th day of August, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

A-27/17
1680 Rossi Drive

Retained Lot Area
1560.7 sq. m.



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

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Green Hills Investments Limited**

Location of Property: **1655 Manning Road; PT BLK 99, 12M393;
Parts 2, 18-27 and Part of Parts 16 & 20, 12R18713**

Purpose of Application: **Severance**

The purpose of Application B-10/17 is to request consent to sever a 2.0 ha (5.0 ac) commercial parcel of land (Parts 1 and 4 and outlined in red on the sketch attached) and retain a 2.1 ha (5.24 ac) commercial parcel (Parts 2, 3 and 5-8 and outlined in green on the sketch attached) subject to:
i) a right-of-way over Part 4 in favour of the retained lands for the purpose of pedestrian and vehicular access;
ii) a right-of-way over Part 3 in favour of the severed lands for the purpose of pedestrian and vehicular access; and
iii) an easement over Parts 5 to 8 in favour of the severed lands for the purpose of installing and maintaining sewers, utilities and all other necessary services.

The subject property is designated General Commercial in the Tecumseh Official Plan and zoned General Commercial (C3) in the Tecumseh Zoning By-law 1746.

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 18th day of September, 2017 at 5:05 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

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NOTICE OF DECISION

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Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 31st day of August, 2017

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

Applicant: **Dan Beaulieu**

Location of Property: **2380 Lesperance Road; N. Pt. Lot 152, Con 3
(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 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 138.98 square metres (1496 square feet) resulting in a total area of accessory buildings of 138.98 square metres (1496 square feet). The existing garden shed will be removed. The subject property is designated Residential in the Sandwich South Official Plan and zoned Residential Zone 1(R1) 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 18th day of September, 2017 at 5:10 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

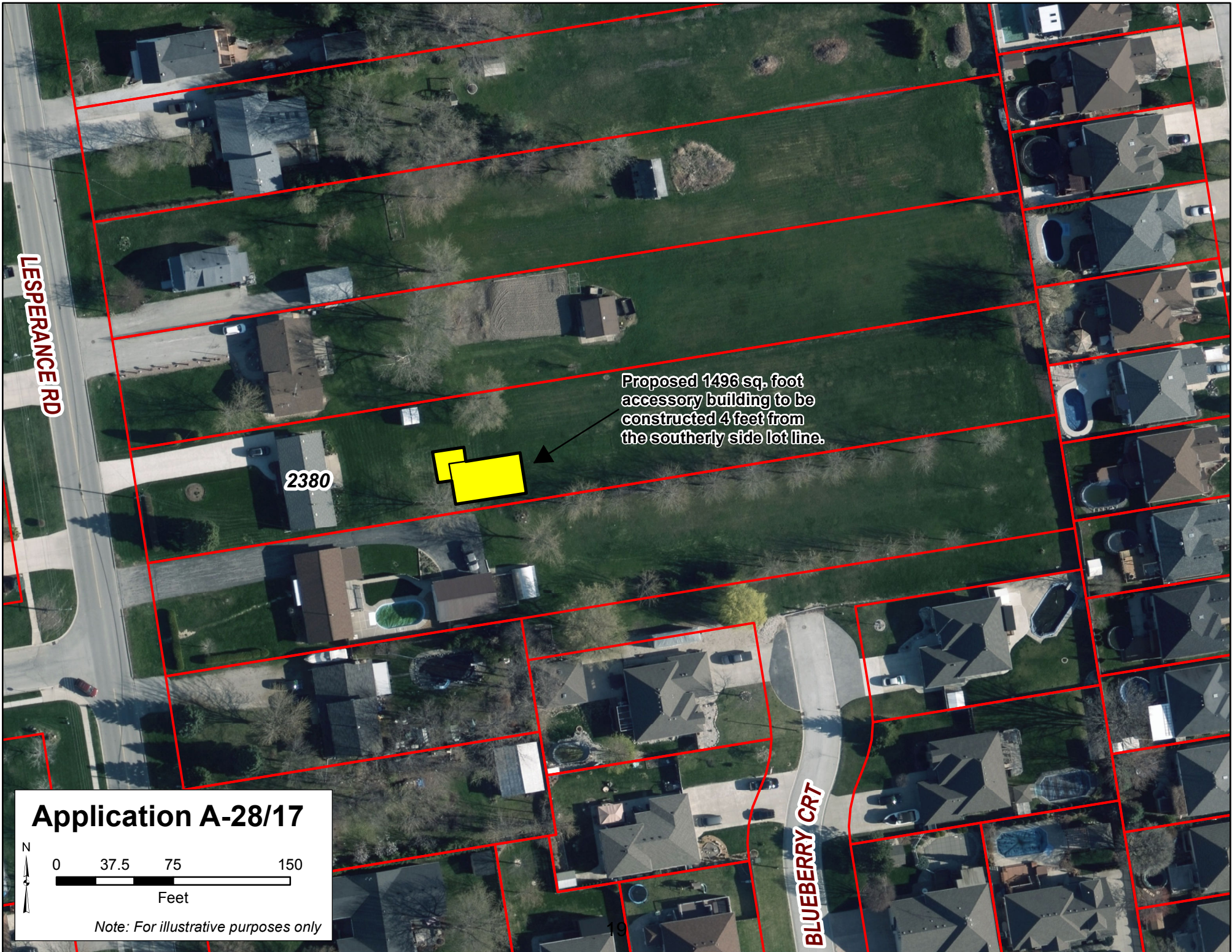
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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 8th day of September, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment



LESPERANCE RD

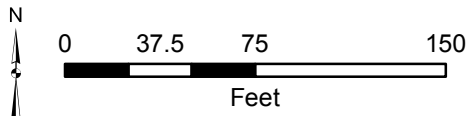
2380

Proposed 1496 sq. foot
accessory building to be
constructed 4 feet from
the southerly side lot line.



BLUEBERRY CRT

Application A-28/17



Note: For illustrative purposes only

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

Applicant: **David Masotti**

Location of Property: **13124 Riverside Drive; Lot 3, Plan 815**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from the following subsections of Zoning By-law 1746:
1.Subsection 6.1.9 which establishes a minimum front yard depth of 7.6 metres (25 feet); and
2.Subsection 6.1.10 a) which establishes a minimum interior side yard width of 1.8 metres (6 feet) for a 2-storey dwelling.

The Applicant is proposing to construct a 76.47 square metre (823.07 square foot) addition comprising a garage and a 2nd storey bonus room over the garage having a front yard depth of 5.18 metres (17 feet) and an interior side yard width of 1.45 metres (4.75 feet). The Applicant also proposes to construct a new opened covered porch in approximately the same location as the existing porch. The property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 1 (R1) 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 18th day of September, 2017 at 5:15 pm

PUBLIC HEARING

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FAILURE TO ATTEND HEARING

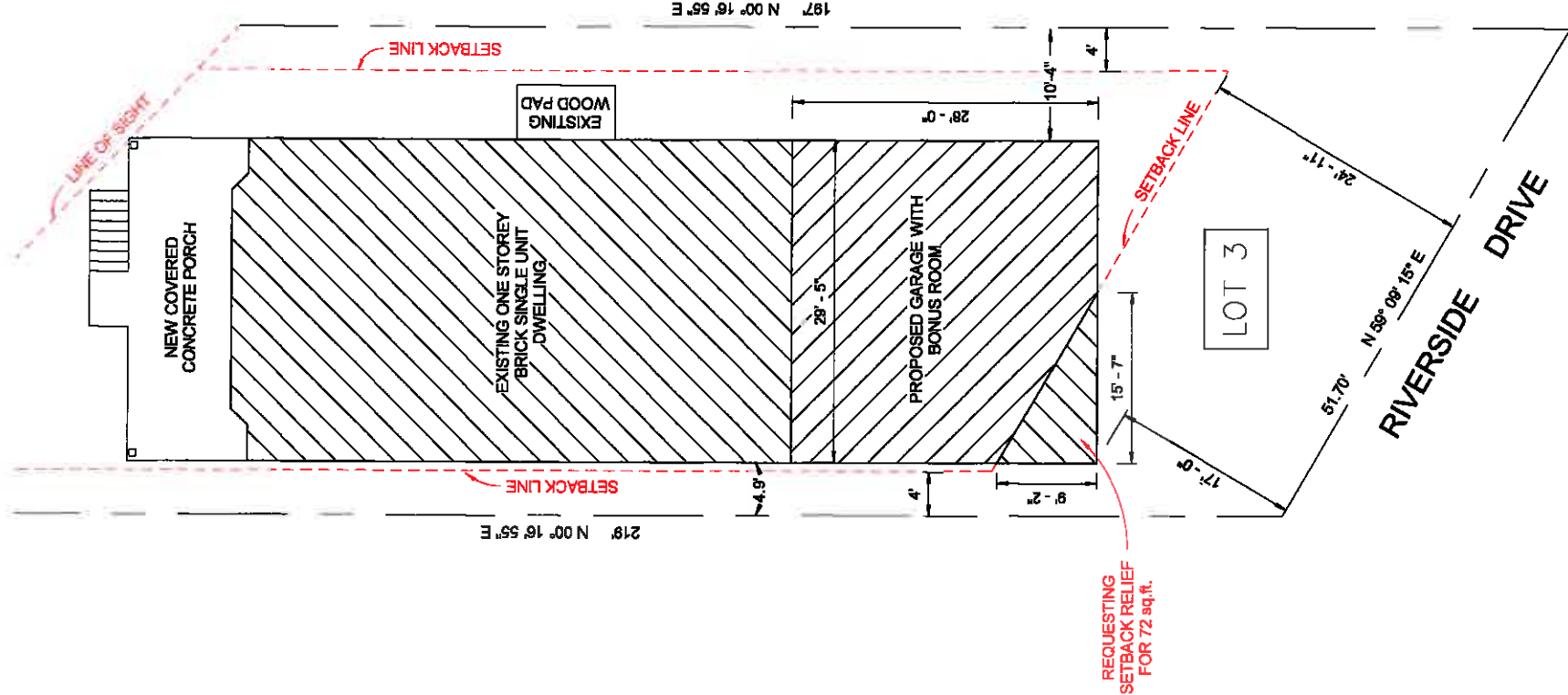
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Dated this 8th day of September, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment



LOT COVERAGE	
LOT (sq.ft.)	= 8749.28 sq.ft.
HOUSE PLOT (sq.ft.)	= 1781.43 sq.ft.
NEW GARAGE (sq.ft.)	= 823.07 sq.ft.
% LOT COVERAGE	= 29.77 %

A-29/17 13124 Riverside Drive