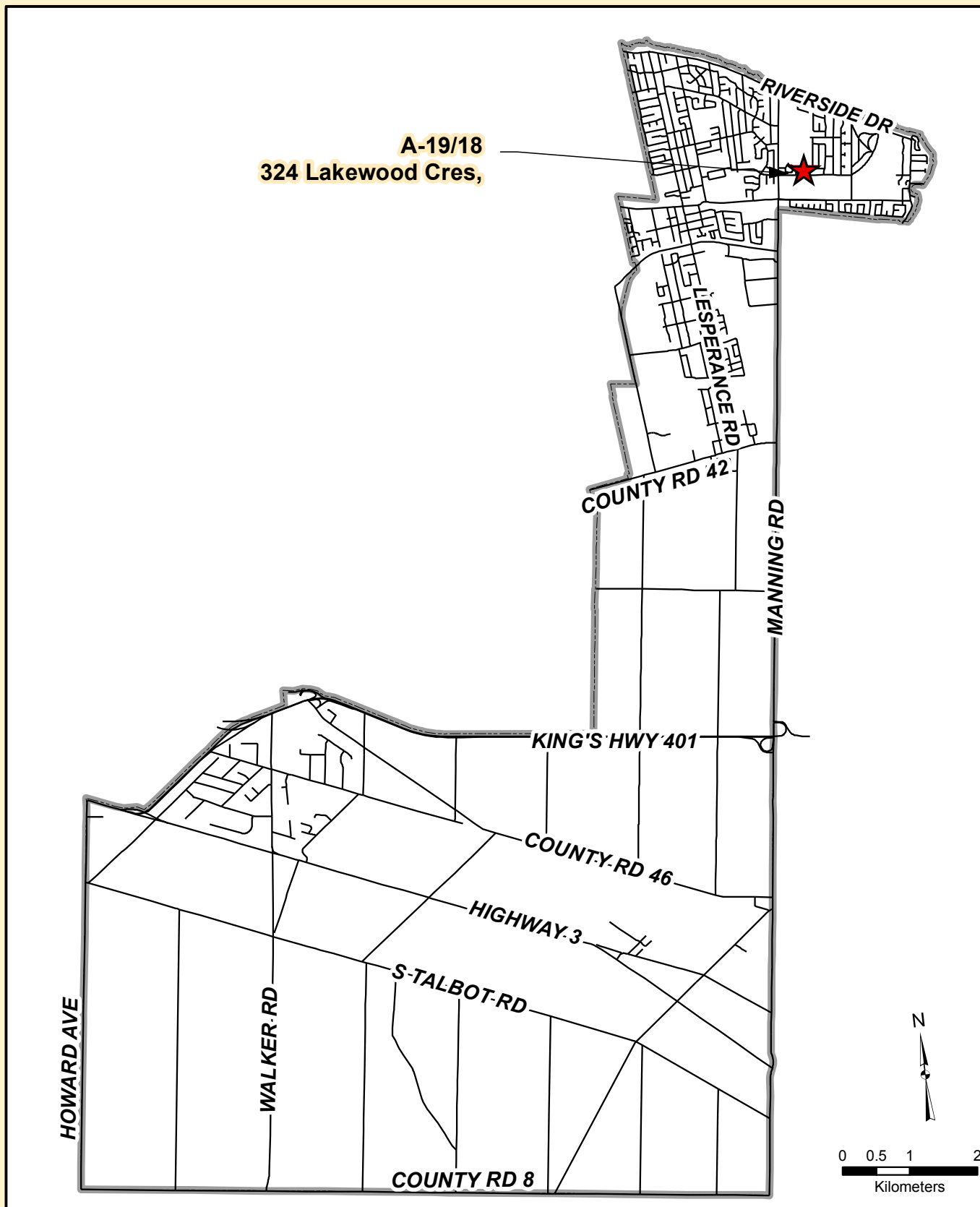


**Committee of Adjustment Meeting
AGENDA**

Monday, October 1, 2018, 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
5. **Submissions**
6. **Deferrals**
 - a. Agenda Cover 2 - 2
 - b. Agenda 3 - 3
 - c. Application for Minor Variance A-19/18 - 2564705 Ontario Inc., 324 Lakewood Crescent 4 - 5
7. **New Business**
8. **Old Business**
9. **Adjournment**



Prepared By:
Tecumseh Planning and
Building Department



Subject Properties

October 1, 2018
Committee of
Adjustment Meeting
Key Map

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, October 1, 2018
5:00 pm
Tecumseh Town Hall**

AGENDA

I CALL TO ORDER

II ROLL CALL

III DISCLOSURE OF PECUNIARY INTEREST

IV MINUTES

V SUBMISSIONS

VI DEFERRALS

5:00 p.m.

Application for Minor Variance A-19/18 – 2564705 Ontario Inc., 324 Lakewood Crescent

The purpose of the Application is to request relief from Subsection 7.1.3 d) of Zoning By-law 2065 which establishes a maximum total lot coverage of 40 percent including accessory buildings.

The Applicant is proposing to construct a 245 square metre (2637.8 square foot) dwelling resulting in total lot coverage of 43.64 percent in accordance with the attached sketch.

The subject property is designated Residential in the St. Clair Beach Official Plan and zoned Residential Type 2 Zone (R2-7) in the St. Clair Beach Zoning By-law.

VII NEW BUSINESS

VIII OLD BUSINESS

IX ADJOURNMENT

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

Applicant: **2564705 Ontario Inc.**

Location of Property: **324 Lakewood Crescent
Lot 25, Plan 12M606**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from Subsection 7.1.3 d) of Zoning By-law 2065 which establishes a maximum total lot coverage of 40 percent including accessory buildings. The Applicant is proposing to construct a 245 square metre (2637.8 square foot) dwelling resulting in total lot coverage of 43.64 percent in accordance with the attached sketch. The subject property is designated Residential in the St. Clair Beach Official Plan and zoned Residential Type 2 Zone (R2-7) 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 1st day of October, 2018 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

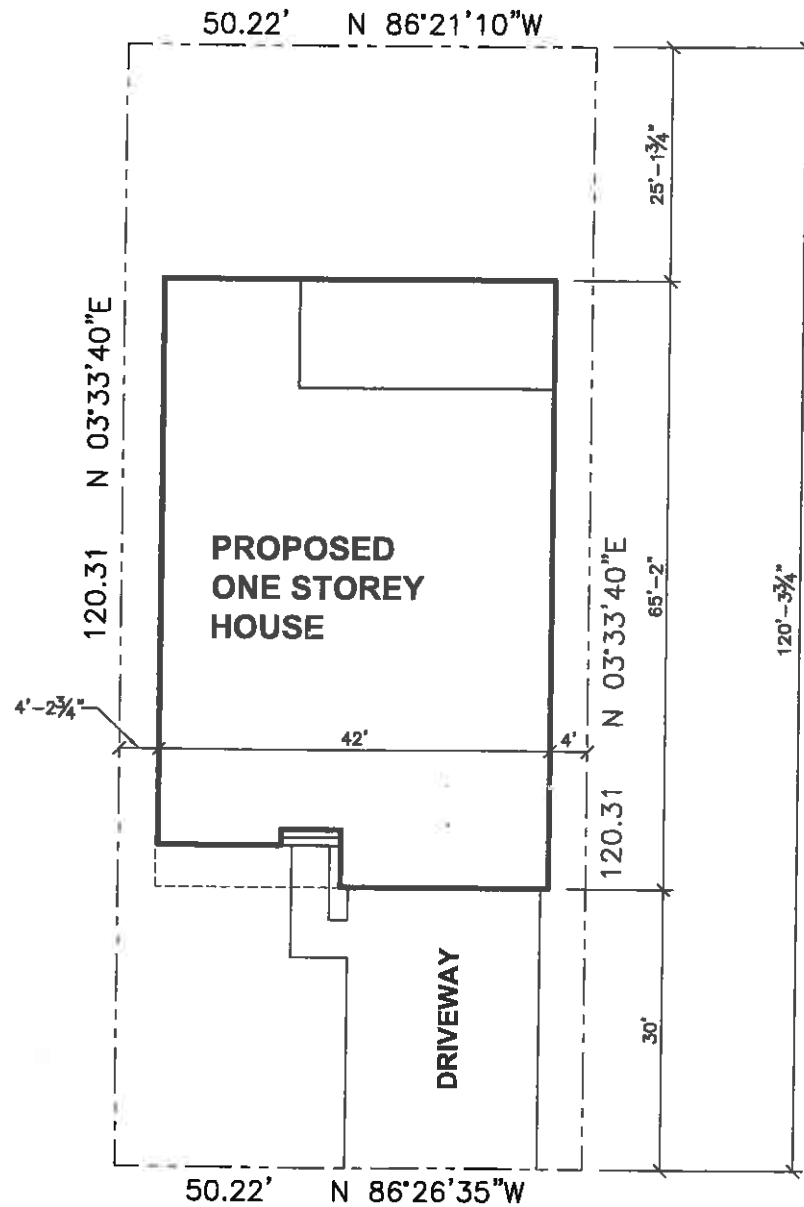
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

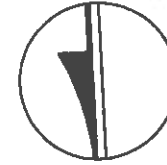
If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal by the Applicant or another member of the public. To appeal the decision to the Local Planning Appeal Tribunal, 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.

Dated this 18th day of September, 2018

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment



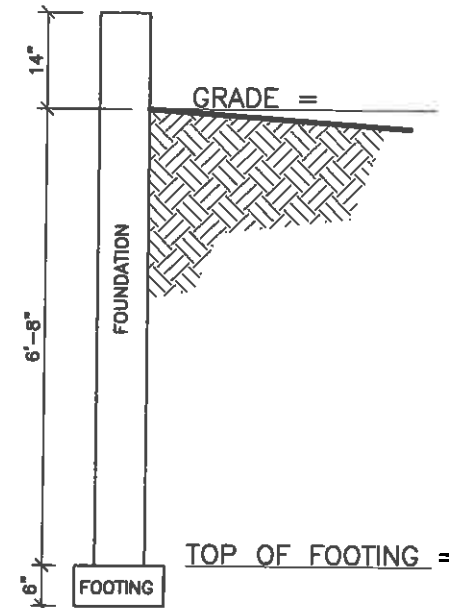
**324 LAKEWOOD
CRES.**



SITE PLAN
12M-606, LOT 25
TOWN OF TECUMSEH

TOTAL LOT AREA: 6044.54 Sq' Ft.
HOUSE AREA: 2637.85 Sq' Ft.

LOT COVERAGE: 43.64 %



SITE PLAN-1

FOR: FERLANIO CUSTOM HOMES Inc.
DATE: JULY 26/ 2018