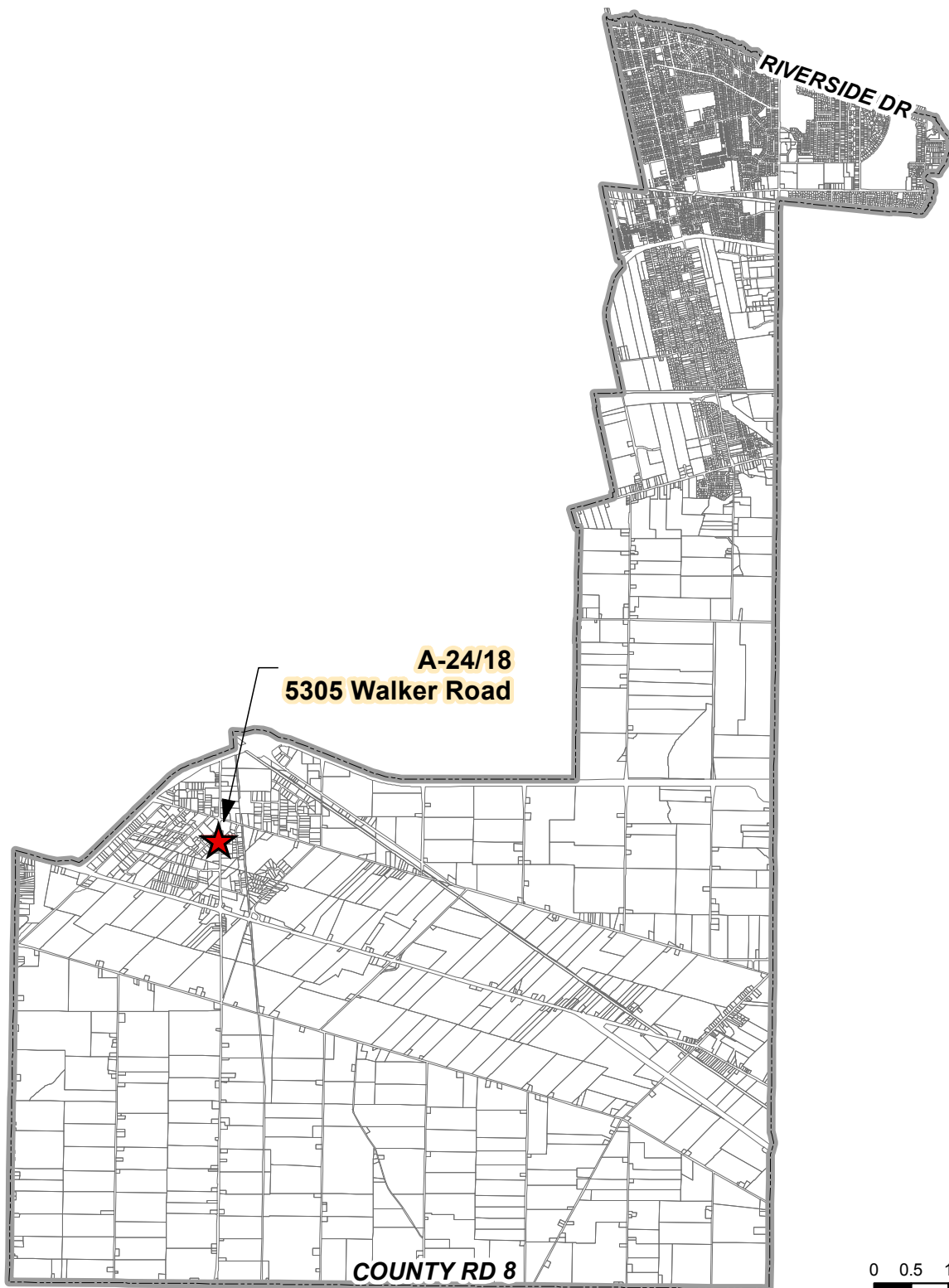


Committee of Adjustment Meeting
AGENDA

Monday, October 29, 2018, 5:00 pm
eSCRIBE Office

Pages

1. **Call to Order**
2. **Roll Call**
3. **Disclosure of Pecuniary Interest**
4. **Minutes**
 - a. None
5. **Submissions**
 - a. Agenda Cover 2 - 2
 - b. Agenda 3 - 3
 - c. Application for Minor Variance A-24/18 - Unit Precast Ltd. Windsor, 5305 Walker Road 4 - 5
6. **Deferrals**
7. **New Business**
8. **Old Business**
9. **Adjournment**



Prepared By:
Tecumseh Planning and
Building Department



Subject Properties

October 29, 2018
Committee of
Adjustment Meeting
Key Map

**Town of Tecumseh
Committee of Adjustment
Special Meeting
Monday, October 29, 2018
5:00 p.m.
Tecumseh Town Hall**

AGENDA

I CALL TO ORDER

II ROLL CALL

III DISCLOSURE OF PECUNIARY INTEREST

IV MINUTES

V SUBMISSIONS

5:00 p.m.

Application for Minor Variance A-24/18 – Unit Precast Ltd. Windsor, 5305 Walker Road

The purpose of the Application is to request relief from Subsection 14.1.9 c) Zoning By-law 85-18 which establishes a minimum side yard width of 6 metres (19.68 feet). The Applicant is requesting a 3.05 metre (10 foot) side yard width to accommodate a proposed 260.1 square metre (2800 square foot) addition to the existing 483.1 square metre (5200 square foot) structure. The proposed 743.2 square metre (8000.0 square foot) building is to be used as a truck and trailer repair facility.

The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law. Please refer to the attached sketch.

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: **Unit Precast Ltd. Windsor**

Location of Property: **5305 Walker Road; Pt. Lot 304, NTR
(former Township of Sandwich South)**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from Subsection 14.1.9 c) Zoning By-law 85-18 which establishes a minimum side yard width of 6 metres (19.68 feet). The Applicant is requesting a 3.05 metre (10 foot) side yard width to accommodate a proposed 260.1 square metre (2800 square foot) addition to the existing 483.1 square metre (5200 square foot) structure. The proposed 743.2 square metre (8000.0 square foot) building is to be used as a truck and trailer repair facility.

The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law. Please refer to the attached sketch.

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 29th 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

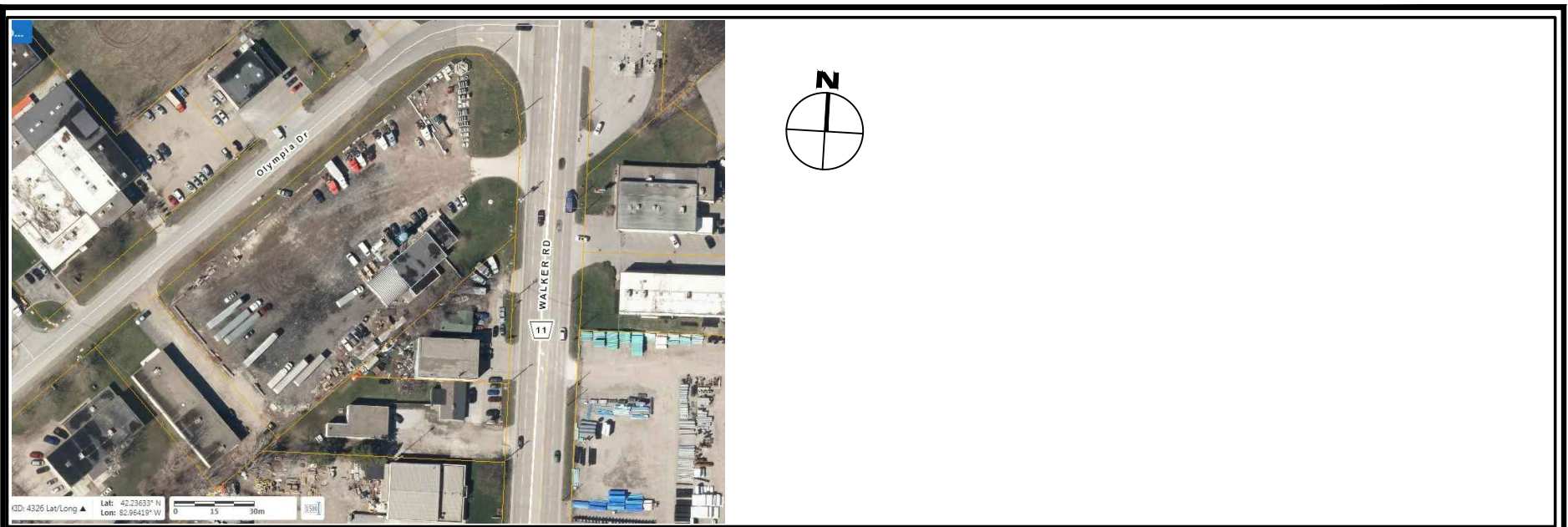
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

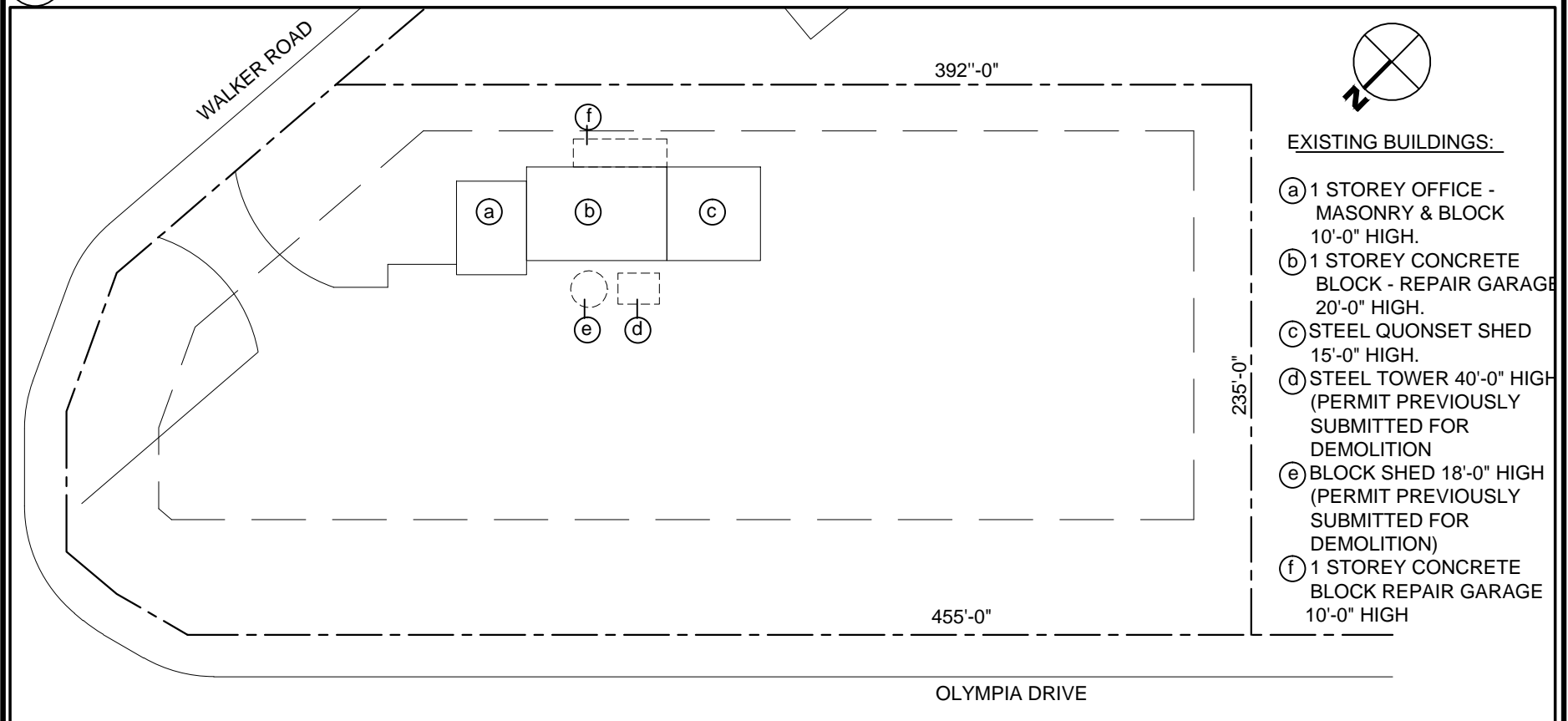
If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal 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 19th day of October, 2018

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

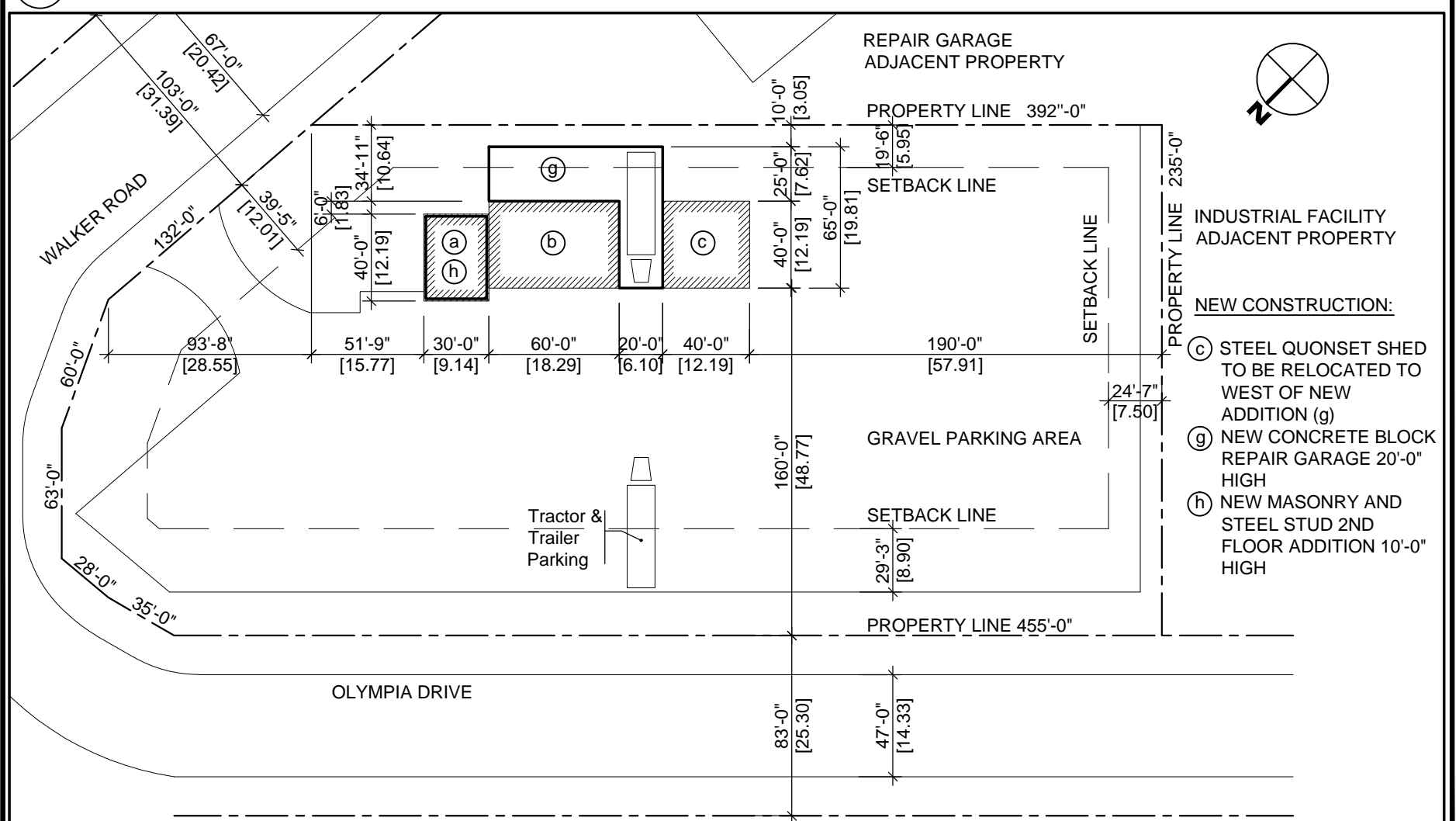


1 SITE AERIAL VIEW
SK-1 NTS



- EXISTING BUILDINGS:**
- (a) 1 STOREY OFFICE - MASONRY & BLOCK 10'-0" HIGH.
 - (b) 1 STOREY CONCRETE BLOCK - REPAIR GARAGE 20'-0" HIGH.
 - (c) STEEL QUONSET SHED 15'-0" HIGH.
 - (d) STEEL TOWER 40'-0" HIGH (PERMIT PREVIOUSLY SUBMITTED FOR DEMOLITION)
 - (e) BLOCK SHED 18'-0" HIGH (PERMIT PREVIOUSLY SUBMITTED FOR DEMOLITION)
 - (f) 1 STOREY CONCRETE BLOCK REPAIR GARAGE 10'-0" HIGH

2 EXISTING LAYOUT OF BUILDINGS
SK-1 1/64"=1'-0"



- NEW CONSTRUCTION:**
- (c) STEEL QUONSET SHED TO BE RELOCATED TO WEST OF NEW ADDITION (g)
 - (g) NEW CONCRETE BLOCK REPAIR GARAGE 20'-0" HIGH
 - (h) NEW MASONRY AND STEEL STUD 2ND FLOOR ADDITION 10'-0" HIGH

3 NEW LAYOUT OF BUILDINGS
SK-1 1/64"=1'-0"