

**Committee of Adjustment Meeting  
AGENDA**

Monday, November 19, 2018, 5:00 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**
  - a. Minutes of the regular Committee of Adjustment meeting dated Monday, October 15, 2018. 2 - 6
  - b. Minutes of the special Committee of Adjustment meeting dated Monday, October 29, 2018. 7 - 9
5. **Submissions**
  - a. Agenda Cover 10 - 10
  - b. Agenda 11 - 12
  - c. Application for Severance B-14/18 - Wesley and Maureen O'Neil, 11568 County Road 46 & 5396 11th Concession Road 13 - 15
  - d. Application for Minor Variance A-25/18 - Unit Precast Ltd Windsor, 5305 Walker Road 16 - 17
6. **Deferrals**
7. **New Business**
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, October 15, 2018 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**

<b>PRESENT:</b>	Chairperson:	Tom Fuerth
	Members:	Jim Mackie
		Tom Marentette
		Tony Muscedere
	Manager, Planning	Chad Jeffery
	Secretary-Treasurer	Donna Ferris

**ABSENT:** Paul Morand, Lori Chadwick and Lee Anne Doyle

**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, September 17, 2018.

Motion: (CA-49/18) Moved by Tony Muscedere  
Seconded by Jim Mackie

**That the Minutes of the regular Committee of Adjustment meeting held Monday, September 17, 2018 be adopted, as amended.**

Discussion ensues with respect to the restrictions of the placement of the two garage doors regarding Application A-18/18, 1896 Hebert Street, and Tom Marentette advises that it was the Committee's intent that the two garage doors be single garage doors and that they be constructed at the most westerly portion on the south side of the accessory structure. Advice from Administration is provided to the Committee indicating that the Building Permit was applied for earlier on Monday, October 15, 2018 and that there were only two garage doors indicated on the drawing at the most westerly portion of the accessory structure however, the specific dimensions of the doors was unknown.

Carried

2. Minutes of the special Committee of Adjustment meeting held Monday, October 1, 2018.

Motion: (CA-50/18) Moved by Jim Mackie  
Seconded by Tom Marentette

**That the Minutes of the special Committee of Adjustment meeting held Monday, October 1, 2018 be adopted, as amended.**

Carried

**V SUBMISSIONS**

The following submissions were heard:

**Application for Minor Variance A-21/18 – D.C. Holdings Ltd., 13455 Sylvestre Drive**

Interested parties present: John Gillis, Agent for the Applicant and  
Dan Crosby, Owner

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

- 1) Subsection 14.1.5 establishes that the maximum lot coverage is 40 percent. The existing lot coverage is 49 percent. The Applicant is requesting 50 percent lot coverage;
- 2) Subsection 14.1. 8 establishes a minimum front yard depth of 12.0 m (39.4 ft). The Applicant is proposing a front yard depth of 6.2 m (20.3 ft) in order to enclose the existing loading dock; and
- 3) Subsection 14.1.10 a) establishes that the minimum rear yard depth is 15.0 m (49.2 ft) where the rear yard directly abuts an institutional zone. The existing rear yard depth is 7.8 m (25.6 ft). The Applicant is proposing to locate two fenced in areas containing HVAC units. The fenced in areas will be 2.34 m (7.6 ft) from the rear lot line.

The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) 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, Agent and all required agencies and to each member of the Committee of Adjustment.

### **CORRESPONDENCE**

ERCA: No objection.

County of Essex: No response.

Town Engineer: No comment.

### **DISCUSSION**

John Gillis, Agent for the Applicant and Dan Crosby, Owner of D.C. Holdings Ltd. appears before the Committee to discuss the Application. John Gillis advises that the company's operation is in the manufacturing of capsules and due to the nature to the operation, the mechanical system is quite large. John Gillis further advises that as the existing building is a pre-engineered building, the mechanical system is too large to install on the roof therefore, relief is being sought to have the mechanical system installed at the rear of the building. John Gillis further advises that the main entrance is on the west side of the building and that the proposed staging area is on the north side. He indicates that because of the requirements of Health Canada, the proposed staging area/loading dock is required to be enclosed. In addition, he advises that the existing lot coverage is 49 percent therefore, they are only asking for an additional one percent increase to enclose the staging area/loading dock. Tony Muscedere confirms with John Gillis that an additional overhead door is being added to the north side of the building where the proposed staging area/loading dock is to be enclosed. Tony Muscedere also inquires as to the length of time required to load/unload a truck and will the truck be encroaching on the Town's right-of-way during this process. John Gillis advises that the product is all on pallets therefore it takes minimal amount of time to load and unload product.

Motion: (CA-51/18) Moved by Tom Marentette  
Seconded by Tony Muscedere

**That Application A-21/18 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-22/18 – Alan Rintaniemi, 1727 Shawnee Road**

Interested parties present: Alan Rintaniemi, Applicant

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

- 1) Subsection 5.27.1 g) establishes that accessory buildings shall not be located within 1.5 metres (4.92 feet) of the main building; and

- 2) Subsection 6.1.5 establishes that the maximum lot coverage is 35 percent.

The Applicant is requesting relief in order to construct an accessory building, the northerly side of which will be located 1.2 metres (4 feet) from the main building. All other sides of the accessory building will comply with the required setbacks. In addition, the proposed construction of the accessory building will result in a total lot coverage of 38 percent.

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.

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.

Town Engineer: No comment.

### **DISCUSSION**

Alan Rintaniemi appears before the Committee to discuss the Application. Alan Rintaniemi explains to the Committee the reasoning for the distance of four feet from the main building on the north side of the structure is to permit ease of access to the rear yard through the overhead garage door at the rear of the garage. Alan Rintaniemi further explains that the corner post on the structure will be situate between the man door and the overhead garage door. Tom Marentette notes that structure will run perpendicular from the rear of the garage. Alan Rintaniemi advises that the structure will have a covered roof (canopy) and that he may screen in the side and back for the winter to cut down on the wind. Alan Rintaniemi further advises that the structure will be constructed with 6 x 6 posts, 2 x 10 headers, the posts will be four feet in the ground, the roof will be a 4/12 pitch with asphalt shingles and a ceiling fan may be installed. Tom Fuerth points out that the structure will be a “pole barn” style of construction. Tom Marentette questions the Applicant with respect to drainage and eaves troughs. Alan Rintaniemi advises that the eaves troughs at the rear of the structure will drain into to the rear yard drain and the front of the structure will use the existing drain from the house at the corner of the garage.

Tom Marentette also points out to the Applicant that the gates to the rear yard were locked upon his site visit and that there appears to be illegal covered areas attached to the house extending over to the property line/fence along the north side of the house and the south side of house. The Committee advises the Applicant that as a result of these covered areas, the rainwater that sheds from his house, drains directly onto his neighbours’ property. The Applicant informs the Committee that he has had no issue regarding rainwater runoff with his neighbours. Chad Jeffery questions the Applicant as to how the structures along the sides of the house were built as the covered areas are not in compliance with the zoning by-law. That Applicant advises the material used was from an above-ground pool that he removed and the walls of the pool were used to construct the sheltered areas on the north and south side of the house and that those areas are used for storage. Chad Jeffery indicates that as the covered areas are attached to the main dwelling as such, it becomes part of the main dwelling thereby deeming them illegal.

The Applicant also confirms for the Committee, that the structure is located four feet from the house and five feet from the garage and that the concrete pad will be four feet from the lot line to allow for drainage. Alan Rintaniemi also informs the Committee that he has a utility trailer that he would like to store in the back yard and having the structure being located as indicated on the site plan allows him to pull a utility trailer through the garage to the rear yard for storage west of the proposed structure.

The Applicant also advises the Committee that approximately 10 years ago a minor variance was sought and granted by the Town to permit a four-foot side yard on the southerly side of the property. Tony Muscedere questions Administration with respect to the interior side yard

reduction is reduced to four feet from six feet, does the accessory structure need to fall in line with the interior side yard for the garage. Chad Jeffery advises that if an accessory structure is under 100 square feet, the side yard width is two feet and if over 100 square feet, the side yard width is four feet. The Applicant inquires about extending two feet over for the eaves. Chad Jeffery indicates that the eaves are permitted to extend beyond the wall of the structure. Upon an inquiry from Tom Fuerth, Administration advises that a building permit is required for the proposed structure.

Motion: (CA-52/18) Moved by Tom Marentette  
Seconded by Tony Mucedere

**That Application A-22/18 is granted subject to a drainage plan being approved by the Building Department; and that the covered portions running along the north and south sides of the main building be reviewed for compliance and if non-compliant, the owner is required to take the necessary works to ensure compliance with the zoning by-law.**

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-23/18 – Absolute Tool Property Corp, 5455 Outer Drive**

Interested parties present: Brayden Uttley, Agent for the Applicant Absolute Tool Property Corp

The purpose of the Application is to obtain relief from Subsection 14.1.9 c) of Zoning By-law 85-18 which establishes a minimum side yard width of 6.0 metres (19.68 feet).

The Applicant proposes to construct a 78 square metre (840 square foot) addition to an existing industrial shop that will result in a 5.85 metre (19.2 foot) side yard width.

The property is designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) 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.

Town Engineer: Notes that the proposed addition appears to be located on an of existing hard surfaced storage area.

MTO: No objection.

### **DISCUSSION**

Brayden Uttley, Agent for the Applicant Absolute Tool Property Corp, appears before the Committee to discuss the Application. Brayden Uttley informs the Committee that the engineered drawings for the 840 square foot structure did not take into consideration the 6 inches required for the footings therefore, the Applicant is seeking relief for a 5.85 metre (19.2 foot) side yard width rather than cutting the concrete back to accommodate the footings. Tom Fuerth inquires as to the purpose of the addition. Brayden Uttley indicates that the addition will be used for the storage of a boom lift as it takes up too much valuable space in the fabricating shop.

**The Corporation of The Town of Tecumseh  
Minutes of Regular Committee of Adjustment Meeting held Monday, October 15, 2018  
Page 5**

Upon an inquiry from the Committee, the Committee is informed that the septic system is along the side towards the front of the property.

Motion: (CA-53/18)    Moved by       Tony Muscedere  
                                    Seconded by     Jim Mackie

**That Application A-23/18 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.

## **VI DEFERRALS**

## **VII    NEW BUSINESS**

## **VIII UNFINISHED BUSINESS**

## IX ADJOURNMENT

Motion: (CA-54/18)      Moved by      Tom Marentette  
Seconded by      Jim Mackie

**That there being no further business the October 15, 2018 regular meeting of the Committee of Adjustment now adjourn at 5:38 p.m.**

Carried

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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 Monday, October 29, 2018 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 5:03 p.m.

**II ROLL CALL**

<b>PRESENT:</b>	Chairperson:	Tom Fuerth
	Vice-Chairperson:	Paul Morand
	Members:	Lori Chadwick
		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**

None.

**V SUBMISSIONS**

The following submissions were heard:

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

Interested parties present: Stuart Miller, MMA Architect Inc., Agent  
Harpreet Multani, Proposed Purchaser (5:06 pm)

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.

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 Engineer: No comments.

## DISCUSSION

Stuart Miller, MMA Architect Inc., Agent and Harpreet Multani, Proposed Owner appear before the Committee to discuss the Application. Stuart Miller indicates to the Committee that there is no added information to the Application or changes to the Application. For clarification purposes, Tom Marentette confirms that the Owner of the subject lands is Unit Precast Ltd. Windsor. Harpreet Multani informs the Committee that he is proposing to purchase the subject lands for the purpose of conducting a truck repair facility including heavy diesel equipment. Upon an inquiry by the Committee, Harpreet Multani advises that the yard is not currently paved. Tony Muscedere inquires as to the hours of operation of the truck repair facility and is informed that initially the hours will be 8am to 5pm but possibly in the future, a second shift may be added to keep up with demand but not right away. Lee Anne Doyle inquires as to the number of staff that will be working at the facility and the number of parking sites that maybe needed. Harpreet Multani informs the Committee that at the beginning there will be 8-10 staff and 15-20 once in full operation. Lee Anne Doyle inquiries from Administration as to whether or not the property is subject to site plan control. Chad Jeffery advises that the property is not subject to site plan control but that various standards that would be typically be addressed through site plan control are addressed in the zoning by-law. Lori Chadwick inquires as to whether the Applicant took into consideration other options in order to work within the requirements of the zoning by-law. Harpreet Multani indicates that the biggest challenge he is facing is that the typical trailer is 55 feet in length and with the tractor/trailer combined, it is approximately 65-70 feet. Harpreet Multani also informs the Committee that approximately 80 feet in the yard is required in order to back the tractor/trailer into the garage. Upon an inquiry by Lori Chadwick, Harpreet Multani advises that a calculation drawing has not been prepared. Paul Morand inquires as to whether or not a second entrance will be installed off Olympia Drive and is advised by Harpreet Multani that a second driveway will not be installed as it is a small operation and vehicles will enter the property off Walker Road as it currently exists. Lee Anne Doyle inquires as to whether or not any future development or addition/enlargements are contemplated in the future. Harpreet Multani advises that with the constructed of the international bridge, he anticipates that if there are any expansion, it would be on the west of the building and not anywhere else. Lori Chadwick questions Administration as to the land use and the Official Plan designation with respect to the adjacent lands to the south of the subject lands. Chad Jeffery advises that the Official Plan designation is Business Park indicating that the general area is industrial in nature except for the one restaurant.

Rickey Fasan, Fasan Construction located at 2220 Olympia Drive appears before the Committee to speak to the Application. Rickey Fasan informs the Committee that the previous owner put physical highway barriers between the properties to prevent the tractor/trailers from crossing over the property line. Rickey Fasan also informs the Committee that the previous owner also built up the property about a foot as a result of poor drainage in the area. Tom Fuerth thanks Rickey Fasan for attending the hearing and providing comments but inquiries as to whether or not Rickey Fasan has any comments with respect to the minor variance as it relates to the proposed addition. Tom Fuerth indicates that the Committee's responsibility is to speak to the Application and advises that Mr. Fasan's concerns with respect to drainage and barriers is a planning/zoning matter. Rickey Fasan indicates that he has no objection to the proposal. Chad Jeffery concurs with the Chair indicating that typically these items could be addressed through site plan control but in the absence of site plan control, the function/role regarding water runoff is a building issue which is overseen by the Chief Building Official. Harpreet Multani advises that a fence will be installed for safety and security of the equipment as U.S. customs requires the yard to be fenced.

[illegible]

**That Application A-24/18 is granted strictly for the 260.1 square metre (2800 square foot) addition and shall not apply to any future development.**

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**

Lee Anne Doyle highlights some of the key workshops for the Committee from the Fall seminar hosted by OACA in Guelph, Ontario, including Imposing Enforceable Conditions under the *Planning Act* and Municipal Codes of Conduct. Lee Anne Doyle also indicates that the seminar she hosted was entitled “Training the Trainer” which was primarily geared to Secretary-Treasurers.

Lee Anne Doyle also informs the Committee that she is not submitting an application for reappointment to the Committee of Adjustment for the 2019-2023 term. Tom Fuerth thanked Lee Anne Doyle for providing her expertise to the Committee and for giving back to the community.

**VIII UNFINISHED BUSINESS**

**IX ADJOURNMENT**

Motion: (CA-56/18) Moved by Tony Muscedere  
Seconded by Jim Mackie

**That there being no further business the October 29, 2018 special meeting of the Committee of Adjustment now adjourn at 5:35 p.m.**

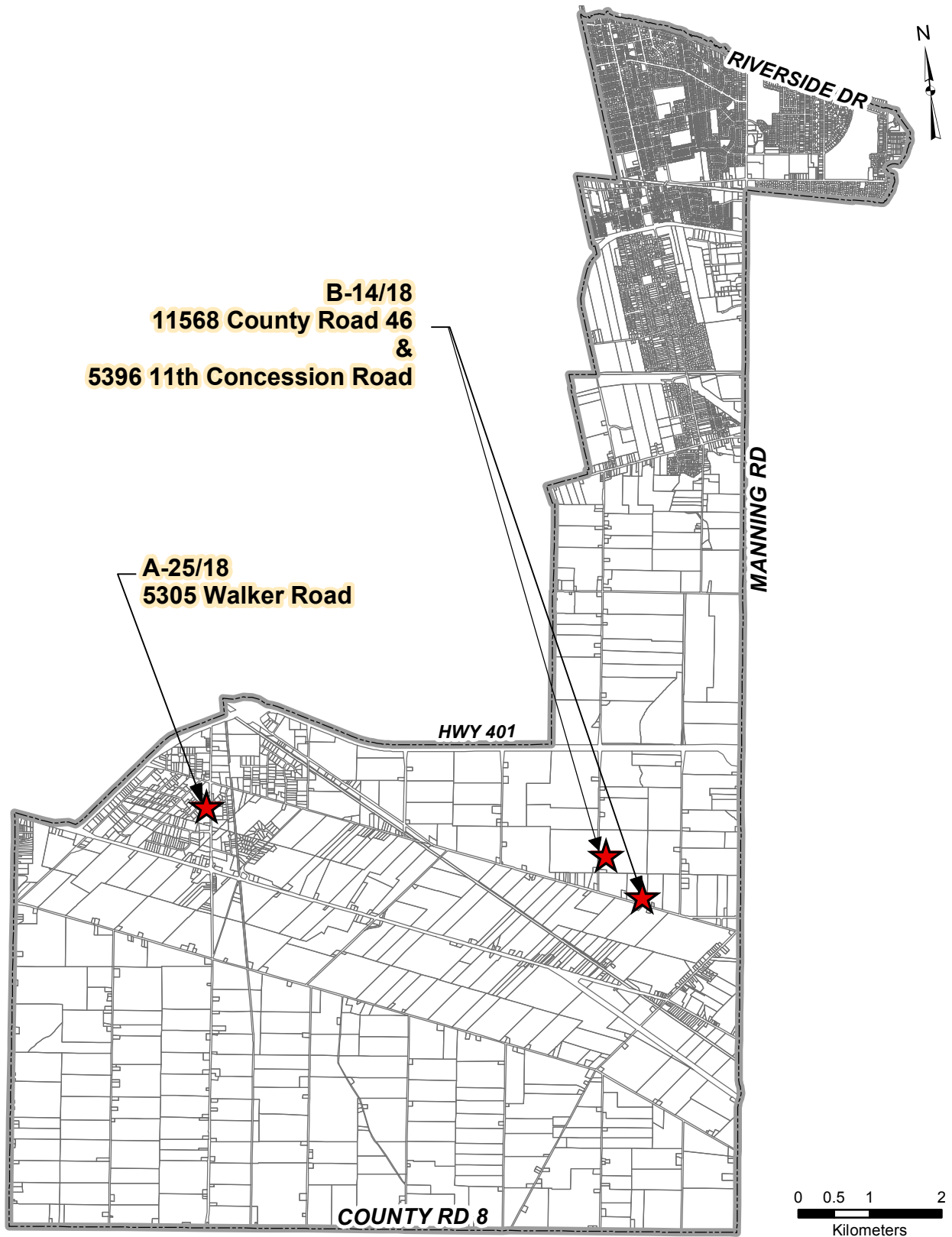
Carried

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Tom Fuerth, Chairperson

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Donna Ferris, Secretary-Treasurer



Prepared By:  
 Tecumseh Planning and  
 Building Department



**Subject Properties**

**November 19, 2018**  
 Committee of  
 Adjustment Meeting  
**Key Map**

**Town of Tecumseh  
Committee of Adjustment  
Regular Meeting  
Monday, November 19, 2018  
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, October 15, 2018.
2. Minutes of the special Committee of Adjustment meeting dated Monday, October 29, 2018.

**V SUBMISSIONS**

5:00 p.m.

**Application for Severance B-14/18 – Wesley and Maureen O’Neil, 11568 County Road 46 & 5396 11<sup>th</sup> Concession Road**

The purpose of the Application is to request consent to sever a surplus dwelling lot having a frontage of 53.3 metres (175 feet), a depth of 93.9 metres (308 feet) and a lot area of 0.5 hectares (1.24 acres) (outlined in yellow).

The proposed severed lands contain a house and a shed. The Applicant proposes to retain a parcel of land, containing one existing dwelling and a barn, having an approximate total lot area of 72.9 hectares (180 acres) outlined in green on the sketch attached. The current land holding was once four separate agricultural lots but inadvertently merged due to common ownership.

The lands are designated Agricultural in the Sandwich South Official Plan and zoned Agricultural (A) in the Sandwich South Zoning By-law. See attached sketch.

5:05 p.m.

**Application for Minor Variance A-25/18 – 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 6.0 metres (19.68 feet).

The Applicant is proposing to construct an 86.4 square metre (930 square foot) office addition with a second storey storage area and a 557.4 square metre (6000 square foot) garage repair facility addition both having a 3.05 metre (10 foot) side yard width.

The proposed additions will result in an 1117.6 square metres (12030.0 square foot) structure that is to be used as a truck and trailer repair facility.

It should be noted that the subject property was granted side yard relief for a 260.1 square metre (2800 square foot) addition by way of Minor Variance Application A-24/18 heard at a Special Meeting on October 29, 2018.

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 SEVERANCE**

**TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT**

*Applicant:* **Wesley and Maureen O'Neil**

*Location of Property:* **11568 County Rd 46 & 5396 11th Concession Rd  
(former Township of Sandwich South)**

*Purpose of Application:* **Severance**

**The purpose of the Application is to request consent to sever a surplus dwelling lot having a frontage of 53.3 metres (175 feet), a depth of 93.9 metres (308 feet) and a lot area of 0.5 hectares (1.24 acres) (outlined in yellow). The proposed severed lands contain a house and a shed. The Applicant proposes to retain a parcel of land, containing one existing dwelling and a barn, having an approximate total lot area of 72.9 hectares (180 acres) outlined in green on the sketch attached. The current land holding was once four separate agricultural lots but inadvertently merged due to common ownership. The lands are designated Agricultural in the Sandwich South Official Plan and zoned Agricultural (A) in the Sandwich South Zoning By-law. See 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 19th day of November, 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.

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Donna Ferris  
Secretary-Treasurer  
Town of Tecumseh Committee of Adjustment

Dated this 31st day of October, 2018

# Application B-14/18



TO BE  
SEVERED  
0.5 ha

See Detail Map



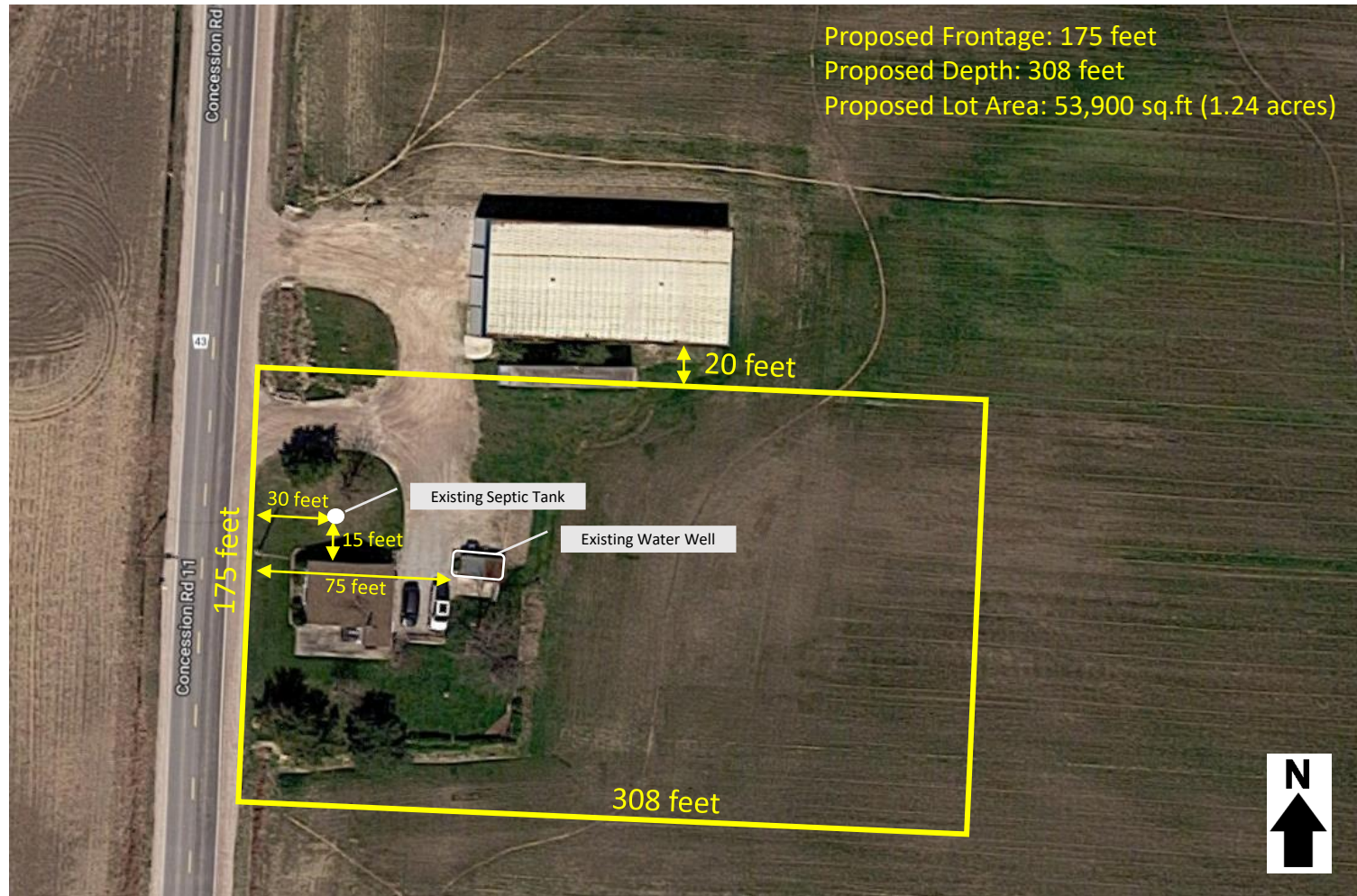
11TH CONCESSION

TO BE  
RETAINED  
72.9 ha

12TH CONCESSION

COUNTY RD 46

# Proposed Site Plan



# 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 6.0 metres (19.68 feet).**

**The Applicant is proposing to construct an 86.4 square metre (930 square foot) office addition with a second storey storage area and a 557.4 square metre (6000 square foot) garage repair facility addition both having a 3.05 metre (10 foot) side yard width.**

**The proposed additions will result in a 1117.6 square metres (12030.0 square foot) structure that is to be used as a truck and trailer repair facility. It should be noted that the subject property was granted side yard relief for a 260.1 square metre (2800 square foot) addition by way of Minor Variance Application A-24/18 heard at a Special Meeting on October 29, 2018.**

**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 19th day of November, 2018 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

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

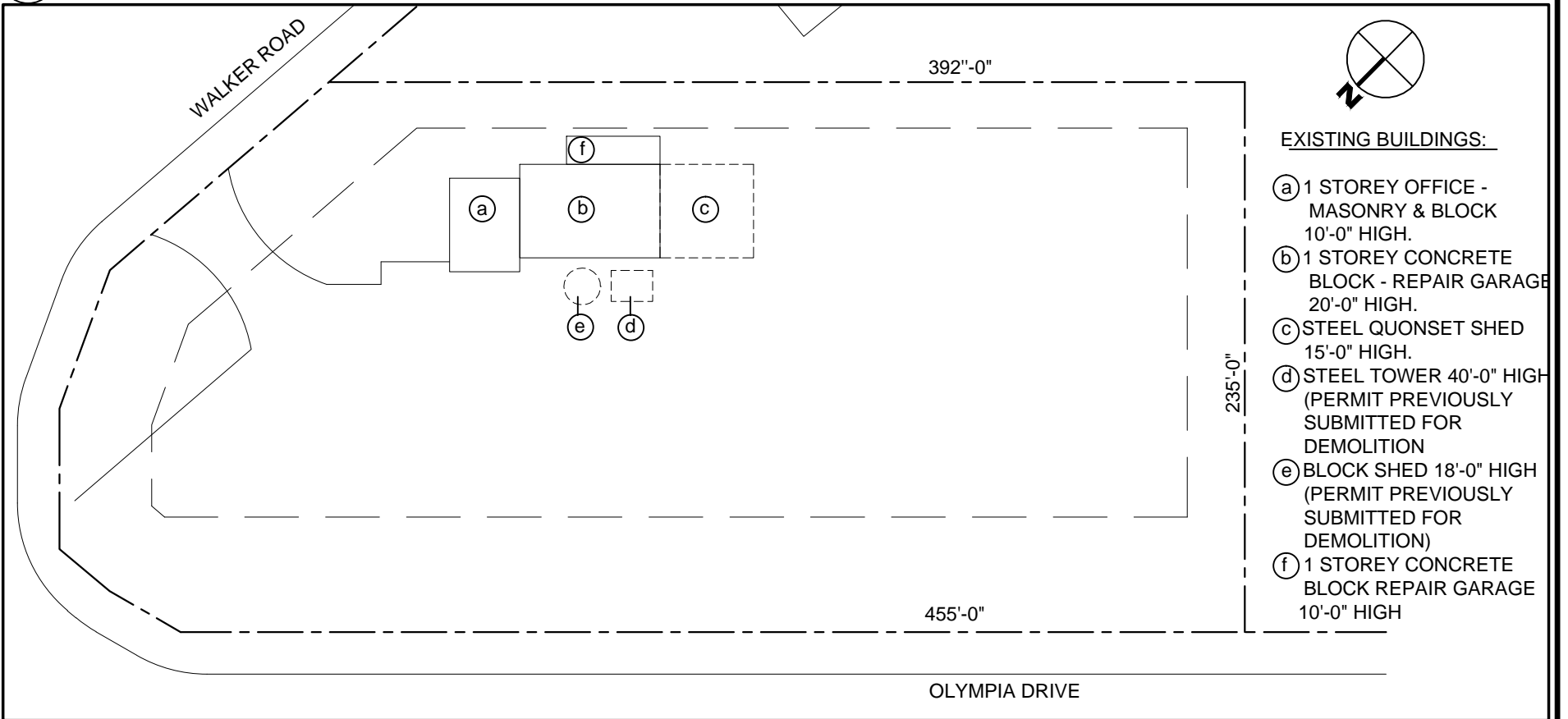
If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal 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 9th day of November, 2018

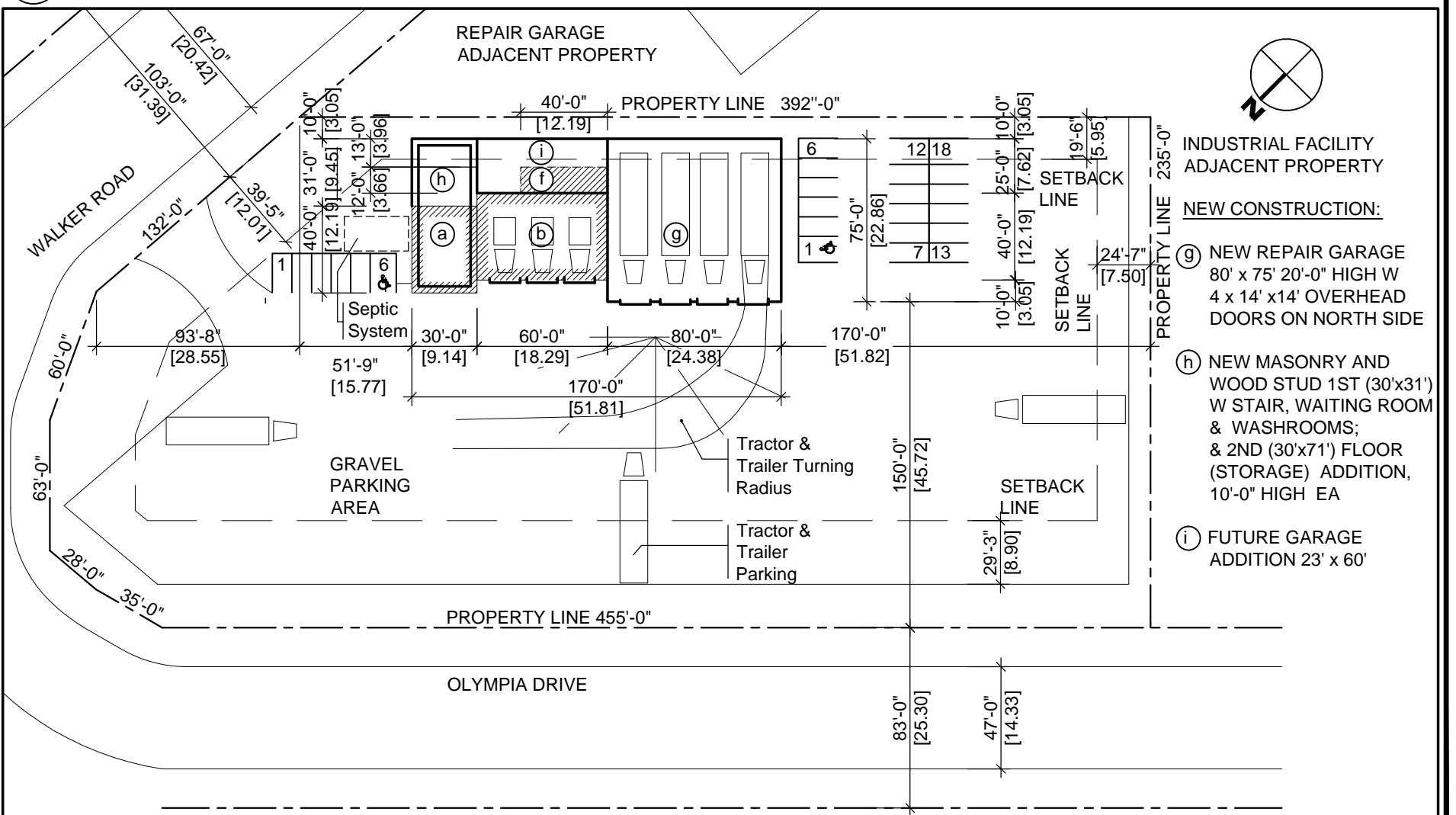
Donna Ferris  
Secretary-Treasurer  
Town of Tecumseh Committee of Adjustment



1 SITE AERIAL VIEW  
SK-1 NTS



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



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

**MMA**

Architect Inc.

SITE PLAN

EXISTING & NEW BUILDINGS LAYOUTS

DRN: GM/SM

DATE: 08 Nov. '2018

SCALE: AS NOTED

ADDITION & ALTERATIONS TO

AMEX PROPERTIES FACILITIES

5305 WALKER RD, WINDSOR, ONTARIO

PROJECT NO.

18-154

DWG NO.

SK-1r3

1179 LAUZON ROAD, WINDSOR, ONTARIO N8S 3M9 (519) 973-9044 FAX.973-9052 EMAIL: MMAARCH@MNSI.NET