

Committee of Adjustment Meeting
AGENDA

Monday, October 16, 2017, 5:00 pm
Tecumseh Town Hall
www.tecumseh.ca

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2. ROLL CALL	
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**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, September 18, 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 and 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, August 21, 2017.
2. Minutes of the special Committee of Adjustment meeting held Tuesday, September 5, 2017.

Motion: (CA-47/17) Moved by Lee Anne Doyle
Seconded by Paul Morand

That the Minutes of the regular Committee of Adjustment meeting held Monday, August 21, 2017 and the Minutes of the special Committee of Adjustment meeting held Tuesday, September 5, 2017, be adopted, as printed and circulated.

Carried

V SUBMISSIONS

The following submissions were heard:

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

Interested parties present: Davide Petretta

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.

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: Email dated September 11, 2017 read to the Committee.

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

Interested parties present: Davide Petretta

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.

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.

DISCUSSION

Davide Petretta appears before the Committee on behalf of the Applicant to discuss the Application. He advises that the purpose of the severance is to provide 1655 & 1665 Moro Drive, Superior Tool and Mold additional lands to accommodate parking for their growing business. Davide Petretta requests to be exempt from the sanitary Main and Lateral Charges in accordance with By-law 2011-103 in 2016 whereby the main charge be assessed now for the severed parcel with the 2017 Main Charge rate totaling: $0.16\text{Ha} \times \$32,983/\text{Ha} = \$5,277.28$, as there will be no additional buildings constructed as a result of the severance. Administration advises that the charge is an area rate charge and not a building rate charge. David Petretta withdraws his requests. Upon a Committee Member inquiry, Administration advises that Site Plan Control is only triggered by development and not for proposed parking area. Administration also responds to an inquiry by the Committee regarding the ability of the parking lot to retain water indicating that the Committee may wish to consider including a condition to the decision whereby the Applicant submit a drainage plan to be approved by the Building Department. The Chair confirms with the Applicant that the severed land does not contain a septic system. Lee Anne Doyle inquires as to the number of employees at Superior Tool and Mold. Davide Petretta advises that approximately 40 parking spaces are required for an 8 hour shift currently but that the company continues to grow indicating that an addition was constructed in the late 90's and that 4-5 additions have been constructed since that time.

Motion: (CA-48/17) Moved by Tom Marentette
Seconded by Lee Anne Doyle

That Applications B-09/17 and A-27/17 are granted.

Carried

REASONS

The Severance Application is in keeping with the Official Plan policies for the Town of Tecumseh as well as Zoning By-law 85-18.

The Minor Variance 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 being maintained and the variance is minor in nature. The Committee also notes that there was no one present at the hearing in opposition to the Applications and that the land is currently vacant therefore having no impact on surrounding properties.

CONDITIONS

1. That at the time the conveyance is prepared for certification, two (2) copies of the reference plan by an Ontario Land Surveyor as well as digital files (.pdf and .dwg) with the .dwg files being in **NAD 83 format (UTM Zone 17 Metric)**, which has been numbered, dated, signed and registered must be submitted to the Town;
2. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year paid in full, as well as any and all arrears owing on the total parcel;
3. That the appropriate documents for the conveyance be prepared in triplicate (3) suitable for registration, all copies to have original signatures, with one copy to remain as a record with the Town;
4. That any cost in excess of the \$550.00 non-refundable application fee, incurred to process this application such as legal and engineering fees, appraisal reports, etc. shall be the responsibility of the applicant and shall be payable to the Town of Tecumseh where applicable, prior to final consent;
5. That the Owners enter into, and provide the Town of Tecumseh, a written agreement for the reapportionment of the drainage assessment for the subject lands, in accordance with Section 65(2) of the *Ontario Drainage Act*, R.S.O. 1990, as amended, and that the associated costs of same be borne solely by the Applicant;
6. That the 2017 Sanitary Main Charge rate with respect to the severed parcel totalling \$5,277.28 (0.16 ha x \$32,983/ha) be paid to the Town;
7. That subsection 50(3) or 50(5), as the case may be, of the Planning Act, R.S.O. 1990, as amended shall apply to any subsequent conveyance of or transaction involving the parcel or land that is the subject of this consent;
8. That the Applicant apply for and be granted a minor variance providing relief from subsection 14.1.3 of Zoning By-law 85-18 to allow an undersized industrial lot size of 1560.7 square metres (16,799.23 square feet);
9. That a drainage plan be submitted and approved by the Town's Building Department;
10. That the septic system be contained on the retained lot and approved by the Town's Building Department; and
11. That the above conditions be fulfilled on or before September 19, 2018 prior to this severance being finalized.

Brian Hillman enters the meeting.

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

Interested parties present: Davide Petretta – Agent for the Applicant
Brian Otis – Otis Group of Companies
Jeff Slopen – Solicitor for the Applicant

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.

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: Letter dated September 14, 2017 – read to the Committee.

Town Engineer: Email dated September 11, 2017 – read to the Committee.

Kirwin & Partners Lawyers: Email dated September 18, 2017 enclosing Patton Law correspondence dated September 18, 2017 objecting to the Application – both email and correspondence read to the Committee.

DISCUSSION

Davide Petretta appears before the Committee as the Applicant's Agent to discuss the Application. Davide Petretta advises that the Applicant and Otis Group of Companies have an agreement of purchase and sale conditional upon the severance application being approved. David Petretta addresses the concerns raised in the written comments the Town received with respect to this Application indicating that the Site Plan Control Agreement will deal with any stormwater management concerns. He also indicates that a Traffic Study was prepared for Manning Road (County Road 19) when the lands to the south of the subject lands were developed. David Petretta also informs the Committee that meetings with the County have taken place regarding the right-in/-right/out indicating, that in his opinion, there would be no impact or congestion along Manning Road as a result of the proposed right-in / right-out (Parts 3 and 4). David Petretta also advises that the subject lands for the proposed development complies with the criteria established in Tecumseh Zoning By-law and that the Applicant is only seeking to sever the lands and establish easements.

Jeff Slopen, Solicitor the Applicant, concurs with Davide Petretta indicating that the development is meritorious and indicates that if a Traffic Study is necessary one will be obtained. Davide Petretta advises that they are working on a full traffic study and anticipates that it will be completed within a week.

Brian Otis, Otis Group of Companies indicates that the development cannot move forward until the five (5) acre parcel is severed from the original ten (10) acre parcel, which is the preferred by the intended tenants. He also indicates that the right-in and right-out would assist in alleviating any potential traffic congestion and suggests that the letter of objection filed by Manning Developments Inc. is merely a competitor concern.

Tony Muscedere inquires as to whether or not access will be available off Lanoue Street. Davide Petretta informs the Committee that Part 6 on the draft survey will serve as access off Lanoue Street in time but indicates that there will be no access across the retained lands to interconnect the lands at this time. He further states that there is a cross access agreement currently in place with the Golf Town lands which is directly south of the proposed development. The Chair questions the need for the right-in and right-out access on Manning Road if access to Manning Road is available at the intersection of Amy Croft Drive over the Golf Town lands. Brian Otis indicates that as it is a large parcel of land, it would make it easier for truck access as the location of the building is further back.

Brian Hillman indicates that we need to be mindful of the fact that the lands on the west side of Manning Road between County Road 22 and Lanoue Street were one commercial land holding prior to the Golf Town lands being severed and ultimately developed and that a Traffic Study was conducted by IBI Group in 2012 which took into consideration the commercial lands on both sides of Manning Road. Brian Hillman further indicates that the construction of the intersection at Manning Road and Amy Croft Drive specifically was built to accommodate the dual north left turn lane on Manning Road, with the second receiving lane on driveway on the westerly leg of the intersection to be constructed at the time of the construction of the next phase, being the development that is related to this current severance application.

Brian Hillman also indicates that the lands north of County Road 22 on Manning Road would essentially function as one from a user's perspective as agreements between the lands would permit users to move freely between the developments. Brian Hillman also informs the Committee that Frank Berry has noted in recent correspondence that the IBI Group Study recommended a similar right in/right out access on the east side of Manning Road. Brian Hillman further advises that the County will not permit an additional access to County Road 19, being the proposed right in/right out on the west side of Manning Road, until they have received an updated Traffic Impact Study that addresses their concerns with traffic in the vicinity of the proposed lands. Brian Hillman informs the Committee that a traffic analysis is currently being undertaken with a Terms of Reference that was approved by the County. Brian Hillman recommends the Committee consider imposing a condition to the decision that a Traffic Impact Study be conducted by a qualified engineer satisfactory to both the Town of Tecumseh and the County of Essex. It is noted that the County of Essex will be involved with the development of the lands through the Site Plan Control and County permit process. Brian Hillman feels that the Application is not premature.

Lee Anne Doyle indicates that she is supportive of the Application provided that the decision is conditional upon a Traffic Impact Study be prepared by a qualified engineer to the satisfaction of the County of Essex and the Town of Tecumseh in addition to the standard conditions for severance. She also notes that the severance proposal is not premature, that it's in keeping with the Town's Zoning By-law and Official Plan and the development is following good planning practices. The Chair points out that and both ERCA and the County will be involved in the Site Plan Control process.

Motion: (CA-49/17) Moved by Lee Anne Doyle
Seconded by Tony Muscedere
That Application B-10/17 is granted.

Carried

REASONS

The Application is in keeping with the Official Plan policies for the Town of Tecumseh as well as Zoning By-law 1746.

CONDITIONS

1. That at the time the conveyance is prepared for certification, two (2) copies of the reference plan by an Ontario Land Surveyor as well as digital files (.pdf and .dwg) with the .dwg files being in **NAD 83 format (UTM Zone 17 Metric)**, which has been numbered, dated, signed and registered must be submitted to the Town;
2. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year paid in full, as well as any and all arrears owing on the total parcel;
3. That the appropriate documents for the conveyance be prepared in triplicate (3) suitable for registration, all copies to have original signatures, with one copy to remain as a record with the Town;
4. That any cost in excess of the \$550.00 non-refundable application fee, incurred to process this application such as legal and engineering fees, appraisal reports, etc. shall be the responsibility of the applicant and shall be payable to the Town of Tecumseh where applicable, prior to final consent;
5. That the Owners enter into, and provide the Town of Tecumseh, a written agreement for the reapportionment of the drainage assessment for the subject lands, in accordance with Section 65(2) of the *Ontario Drainage Act*, R.S.O. 1990, as amended, and that the associated costs of same be borne solely by the Applicant;
6. That at the time the conveyance is presented for certification, an amount equal to two percent (2%) cash in lieu of parkland, based on the market value of the land being conveyed the day immediately prior to the approval in principal having been granted, to be paid to the Town of Tecumseh;
7. That a Traffic Study be prepared by a qualified engineer to the satisfaction of the County of Essex and the Town of Tecumseh; and
8. That the above conditions be fulfilled on or before September 19, 2017, prior to this severance being finalized.

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

Interested parties present: Dan Beaulieu

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.

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.

DISCUSSION

Dan Beaulieu appears before the Committee to discuss the Application. Lee Anne Doyle questions the Applicant with respect to the addition to the home as well as the hardship he is facing in complying with the zoning by-law. Dan Beaulieu advises that the house is an old style ranch whereby the stairway to the basement is directly at the back door. The addition is to add a mud-room/foyer area to the rear entrance of the house in addition to an area for the bbq. Dan Beaulieu also advises the Committee the proposed structure with an open covered patio area was designed to be aesthetically pleasing for the area. He indicates that the structure will be used for the storage of his father's classic tractors, his jeep and that he is also a hobbyist. Upon an inquiry from the Committee, Dan Beaulieu informs the Committee that the chicken coop will be relocated and that access to the proposed structure would be along the north side of the house with concrete up to and between the two houses and crush stone the remainder of the way. Dan Beaulieu also indicates that his neighbour to the north does not have access to his rear yard and he would allow his neighbour to access his rear yard on his portion of land. Additionally, Dan Beaulieu advises that in the event there is not sufficient room for access to the rear yard, he is willing to remove a portion of the attached garage. The Chair notes that the property to the south is significantly higher and questions the Applicant with respect to stormwater management. Dan Beaulieu indicates that he has spoken with the Drainage Inspector for the Town of Tecumseh and is informed that he could tie in to the catch basin on Lesperance Road or run Big "O" tile to the back into the Antaya Drain or the East Townline Drain. It is suggested to the Applicant that structures on the front half of the property should drain in the catch basin on Lesperance Road. Dan Beaulieu confirms there will be no bathroom in the proposed structure and that the proposed structure will meet the minimum set back requirements for the rear and side lot lines. Bill Altenhof raises concerns with respect to the size of the structure and the impact that stormwater may have on subject property but does note that the Town Engineer has not raised concerns or provided any comments regarding drainage. Administration confirms that the entire parcel is zoned Residential (R1). Upon an inquiry from the Committee, Dan Beaulieu confirms that the green house will be removed. The Chair confirms with the Applicant that the proposed structure will not be used for a side business and that the Applicant indicates it is for personal use only.

Paul Adams of 2392 Lesperance Road addresses the Committee indicating that he attended the hearing for information purposes. He indicates that he has no concerns with respect to the location and size of structure provided that the structure is not used for the Applicant's concrete business that is not permitted under the current zoning by-law regulations.

Discussion ensues regarding the possible continuation of Blueberry Court and the potential for development over the easterly portion of the subject lands. Dan Beaulieu indicates that the location of the proposed structure would be just east of the tree in which case would allow a lot to be created at the rear of the property. Administration advises that there is potential for Blueberry Court to go through indicating that it would be a good infill development.

Motion: (CA-50/17) Moved by Paul Morand
Seconded by Bill Altenhof

That Application A-28/17 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.

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

Interested parties present: David Masotti

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.

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: Request Deferral – see correspondence dated September 15, 2017
County of Essex: No response.

DISCUSSION

David Masotti appears before the Committee to discuss the Application. The Chair indicates that a meeting with Tim Byrne with ERCA was held and clarification with respect to application was provided and ERCA indicated they would withdrawal their request for a deferral. Lee Anne Doyle requests that the Applicant explain the hardship in comply with the zoning by-law. David Masotti indicates that he purchased the bi-level home with a wood porch in the rear and without a garage. Mr. Masotti also indicates that the front property line is on an angle and as he is unable to construct a shed on the water/rear side of the house, requires a garage for two vehicles as well as lawn equipment. Mr. Masotti indicates that the garage will have one large bay door and one smaller bay door which he believes will allow ample room for turning of his vehicles in the driveway. Discussion ensues regarding ERCA permits and regulations and Mr. Masotti informs the Committee he is currently working with ERCA through the permit process. Bill Altenhof raises concerns regarding the management of stormwater. The Applicant indicates that Chall-Eng

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will establish the grade of the proposed construction, a catch basin is in the centre of the driveway approach and that drainage will be included along the side to protect neighbouring properties.

Motion: (CA-51/17) Moved by Lee Anne Doyle
Seconded by Jim Mackie

That Application A-29/17 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. There being no one objecting to the Application, no sight line concerns and challenges regarding the shape of the lot were also factors taken into consideration.

VI **DEFERRALS**

VII NEW BUSINESS

VIII UNFINISHED BUSINESS

IX ADJOURNMENT

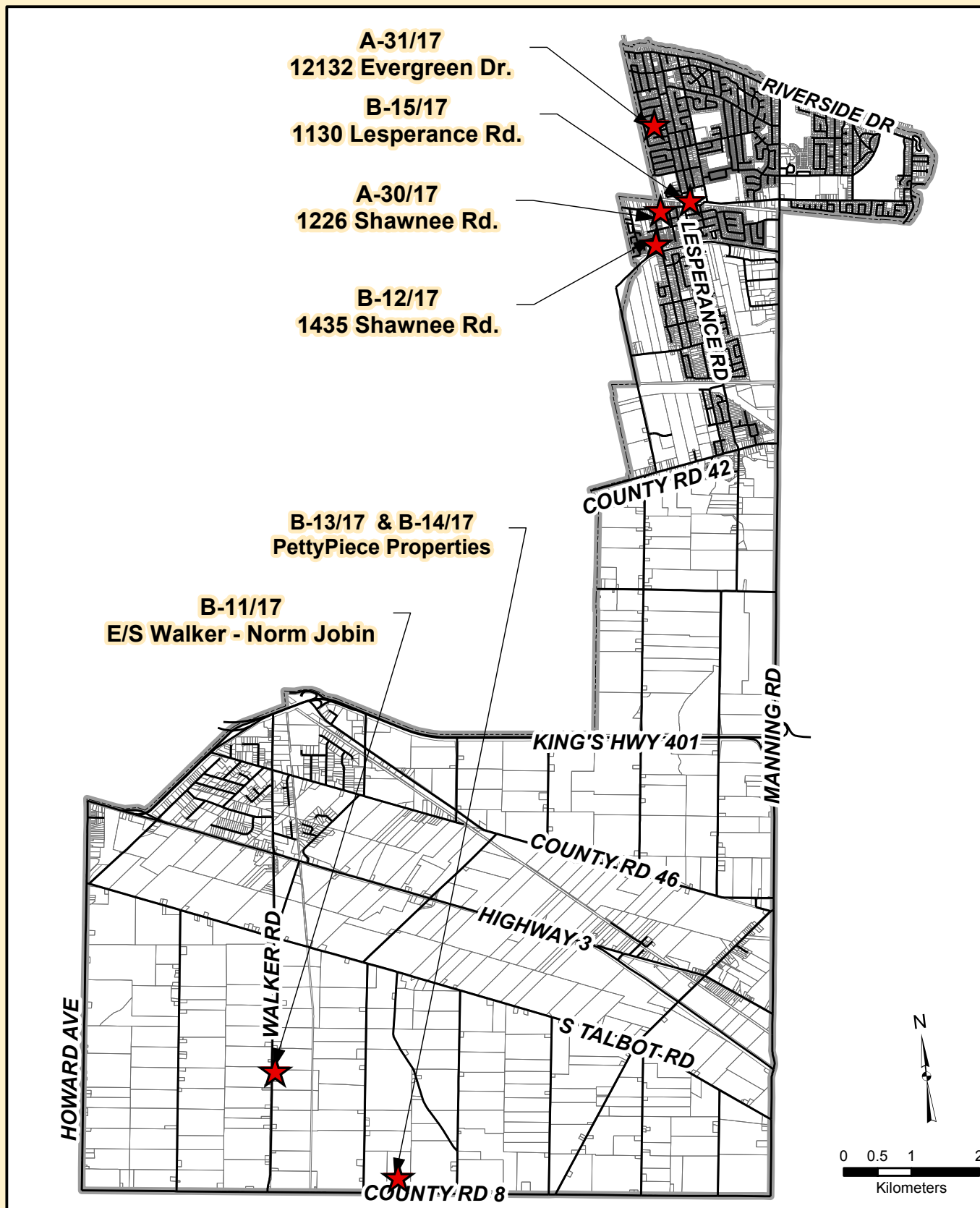
Motion: (CA-52/17) Moved by Bill Altenhof
Seconded by Lee Anne Doyle

That there being no further business the September 18, 2017 regular meeting of the Committee of Adjustment now adjourn at 6:36 p.m.

Carried

Tom Fuerth, Chairperson

Donna Ferris, Secretary-Treasurer



Prepared By:
Tecumseh Planning and
Building Department



Subject Properties

October 16, 2017
Committee of
Adjustment Meeting
Key Map

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, October 16, 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, September 18, 2017

V SUBMISSIONS

5:00 p.m.

Minor Variance Application A-30/17 – James and Lisa Redmond, 1226 Shawnee Road

The purpose of the Application is to request relief from Subsection 5.25.1 d) i) of Zoning By-law 1746 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 135.64 square metres (1460 square feet) resulting in a total area of accessory buildings of 149.02 square metres (1604 square feet). This total includes two existing garden sheds that are intended to remain.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh Zoning By-law. See sketch attached.

5:05 p.m.

Severance Application B-11/17 – Norm Jobin, E/S Walker Road

The purpose of the Application is to sever 118.92 square metres (1280 square feet) of vacant agricultural land (outlined in red) and consolidate it with the abutting residential lot, municipally known as 6612 Walker Road, as shown on the attached sketch. The

retained farm parcel will have an area of 16.57 ha (40.95 ac). A Zoning By-law amendment pertaining to this farm parcel was passed in 2013 to permit a minimum lot area of 16.5 ha (40.77 ac). The area of the lot to which the severed parcel is proposed to be added will be 0.43 ha (1.06 ac).

The proposed severed (outlined in red) and the retained (outlined in green) parcels are designated Agricultural in the Sandwich South Official Plan and Zoned Agricultural (A-25) in the Sandwich South Zoning By-law.

5:10 p.m.

Severance Application B-12/17 – Mike Goulet, 1435 Shawnee Road

The purpose of the Application is to request consent to sever a residential parcel of land having a frontage of approximately 13.5 m (44.3 ft) and a depth of 42.67 m (140 ft) that will front onto Brouillette Court (OUTLINED IN RED). The Applicant will retain a residential lot (containing a dwelling and an accessory building) having a frontage of 15.24 m (50 ft) and a depth of 37.92 m (124.42 ft) (OUTLINED IN GREEN).

The subject property is designated Residential in the Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh Zoning By-law. See attached sketch.

5:15 p.m.

Severance Application B-13/17 & B-14/17 – Joan Eileen Pettypiece and The Estate of Anne Kathleen Pettypiece

The purpose of the Application is to request Consent to sever two rural residential lots as follows:

Lot 1: Parts 2 & 3 (outlined in black on the attached sketch) having a frontage of 42.21 m (138.5 ft) and a total lot area of 0.50 ha (1.24 ac) with a reciprocal easement over the lands in Part 3 (identified in green) in favour of Parts 4 & 5 (outlined in red); and

Lot 2: Parts 4 & 5 (outlined in red on the attached sketch) having a frontage of 42.25 m (138.6 ft) and a total lot area of 0.50 ha (1.24 ac) with a reciprocal easement over the lands in Part 4 (identified in pink) in favour of Parts 2 and 3 (outlined in black).

The retained lands identified in Part 1 in the sketch attached will be added to the farm parcel to west resulting in a total lot area of 39.81 ha (99.38 ac).

The property is designated Agricultural in the Sandwich South Official Plan and zoned Agricultural (A) in the Sandwich South Zoning By-law.

5:20 p.m.

Severance Application B-15/17 – Faird Icho Youssouf, 1130 Lesperance Road

The purpose of the Application is to request consent to sever a commercial parcel of land identified as Part 2 on the sketch attached (containing a 2-storey vinyl-sided structure) having an approximate frontage of 11.37 m (37.29 ft) on Lachance Court and a total lot area of 611.12 sq m (6578 sq ft) (OUTLINED IN RED). The Applicant will retain a commercial parcel of land identified as Part 1 on the sketch attached (containing a concrete building) having an approximate frontage of 24.05 m (78.89 ft) on Lesperance Road and a total lot area of 386.48 sq m (4160 sq ft) (OUTLINED IN GREEN).

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

5:25 p.m.

Minor Variance Application A-31/17 – Michael J. Pinsonneault, 12132 Evergreen Drive

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

- 1) Subsection 5.5.1 a) vi) establishes that open roofed porches not exceeding one storey in height may encroach into the required rear yard but may only project a distance of 2.5 m (8.2 ft) from the main wall; and
- 2) Subsection 7.1.5 which establishes a maximum total lot coverage of 30 percent.

The Applicant is proposing to construct a 24.81 square metre (267 square foot) open roofed porch that encroaches into the required rear yard and projects 5.43 m (17.83 ft) from the main wall and that results in total lot coverage of 32 percent.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) 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 MINOR VARIANCE**
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **James & Lisa Redmond**

Location of Property: **1226 Shawnee Road; Part of Lot 149, Conc. 2;
Parts 2 & 3, 12R-13054**

Purpose of Application: **Minor Variance**

is to request relief from Subsection 5.25.1 d) i) of Zoning By-law 1746 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 135.64 square metres (1460 square feet) resulting in a total area of accessory buildings of 149.02 square metres (1604 square feet). This total includes two existing garden sheds that are intended to remain.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) 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 16th day of October, 2017 at 5:00 p.m.

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.

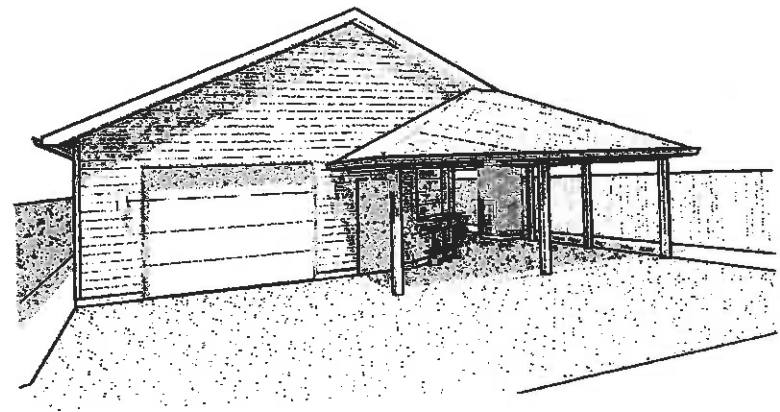
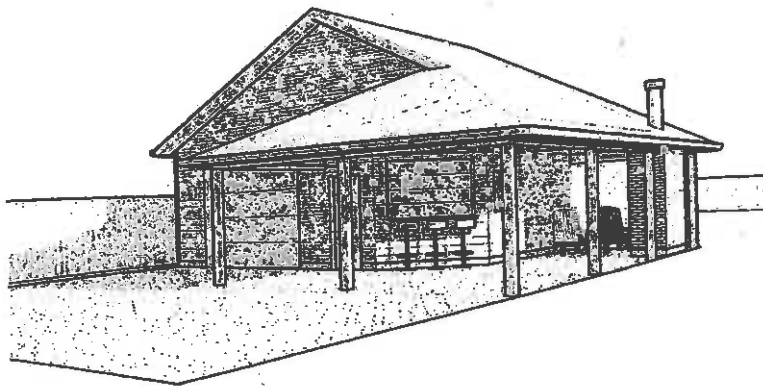
NOTICE OF DECISION

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 5th day of October, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

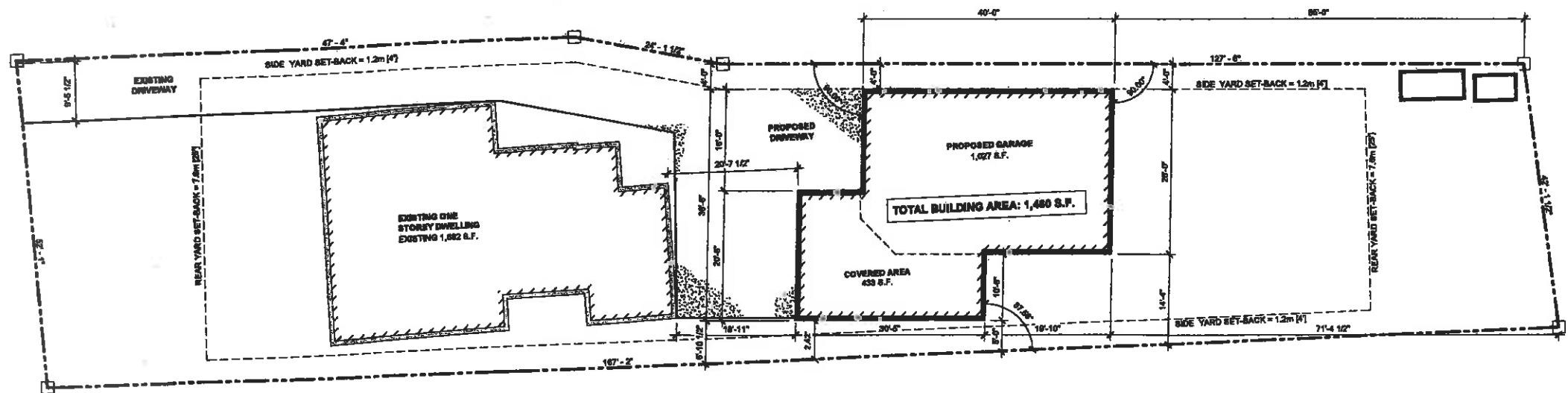
Minor Variance Application
A-30/17
1226 Shawnee Road



3 FRONT PERSPECTIVE 1

2 FRONT PERSPECTIVE 2

Shed 1 - 8 ft x 6 ft (4ft from side yard & 2 ft from rear yard lot lines)
Shed 2 - 12 ft x 8 ft (3 ft from the side yard & 12 ft from the rear yard lot lines)
(sheds not to scale)



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

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Norm Jobin**

Location of Property: **E/S Walker Road; N. Pt. Lot 3, Con 7;
Part 1, 12R25475; (former Township Sandwich South)**

Purpose of Application: **Severance**

is to sever 118.92 square metres (1280 square feet) of vacant agricultural land (outlined in red) and consolidate it with the abutting residential lot, municipally known as 6612 Walker Road, as shown on the attached sketch. The retained farm parcel will have an area of 16.57 ha (40.95 ac). A Zoning By-law amendment pertaining to this farm parcel was passed in 2013 to permit a minimum lot area of 16.5 ha (40.77 ac). The area of the lot to which the severed parcel is proposed to be added will be 0.43 ha (1.06 ac). The proposed severed (outlined in red) and the retained (outlined in green) parcels are designated Agricultural in the Sandwich South Official Plan and Zoned Agricultural (A-25) 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**

Monday, the 16th day of October, 2017 at 5:05 p.m.

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 29th day of September, 2017

Application B-11/17

*Note: Not to scale.
For illustrative purposes only.*



6612

1.2 m X 54 m parcel of land
to be severed and added
to 6612 Walker Rd. property.
(Area Highlighted in Red)

16.56 HA PROPERTY
TO BE RETAINED

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

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Mike Goulet**

Location of Property: **1435 Shawnee Road; Pt. Lot 149, Conc. 2**

Purpose of Application: **Severance**

is to request consent to sever a residential parcel of land having a frontage of approximately 13.5 m (44.3 ft) and a depth of 42.67 m (140 ft) that will front onto Brouillette Court (OUTLINED IN RED). The Applicant will retain a residential lot (containing a dwelling and an accessory building) having a frontage of 15.24 m (50 ft) and a depth of 37.92 m (124.42 ft) (OUTLINED IN GREEN). The subject property is designated Residential in the Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh 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 16th day of October, 2017 at 5:10 p.m

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

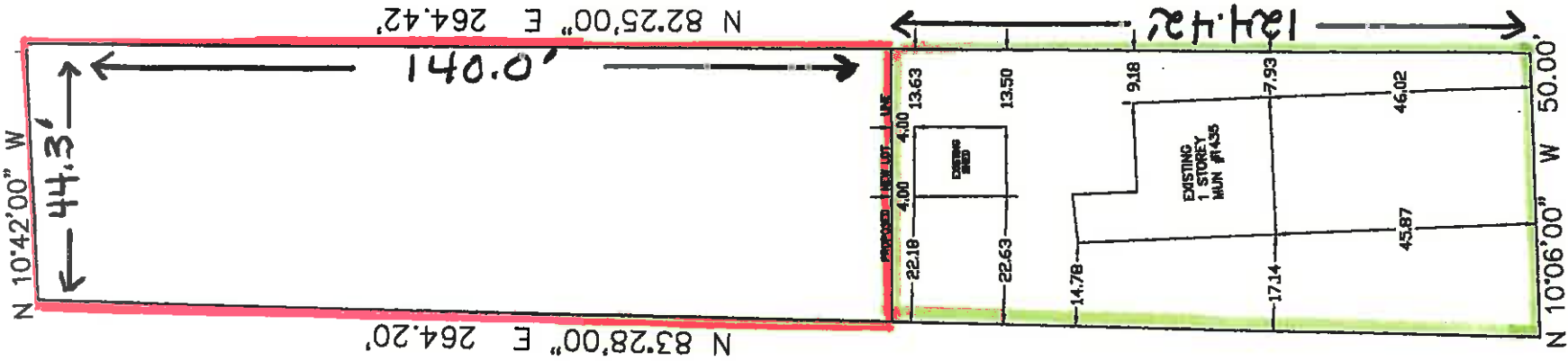
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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 29th day of September, 2017



PROPOSED SEVERANCE
FOR
PART OF LOT 149
CONCESSION 2
TECUMSEH

NOTE: THIS IS NOT A SURVEY.
IT IS FOR SITE PLAN PURPOSES ONLY

VANLOON CONSTRUCTION LAYOUT SERVICES

PH: 979-0012 EMAIL: vanloon@bellnet.ca

SHAWNEE ROAD

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

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Joan Eileen Pettypiece and The Estate of Annie Kathleen Pettypiece**

Location of Property: **4890 & 4950 County Road 8; West Part Lot 1, Concession 8
(Former Township of Sandwich South)**

Purpose of Application: **Severance**

is to request Consent to sever two rural residential lots as follows:

Lot 1: Parts 2 & 3 (outlined in black on the attached sketch) having a frontage of 42.21 m (138.5 ft) and a total lot area of 0.50 ha (1.24 ac) with a reciprocal easement over the lands in Part 3 (identified in green) in favour of Parts 4 & 5 (outlined in red); and

Lot 2: Parts 4 & 5 (outlined in red on the attached sketch) having a frontage of 42.25 m (138.6 ft) and a total lot area of 0.50 ha (1.24 ac) with a reciprocal easement over the lands in Part 4 (identified in pink) in favour of Parts 2 and 3 (outlined in black).

The retained lands identified in Part 1 in the sketch attached will be added to the farm parcel to west resulting in a total lot area of 39.81 ha (99.38 ac). The property is designated Agricultural in the Sandwich South Official Plan and zoned Agricultural (A) 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**

Monday, the 16th day of October, 2017 at 5:15 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.

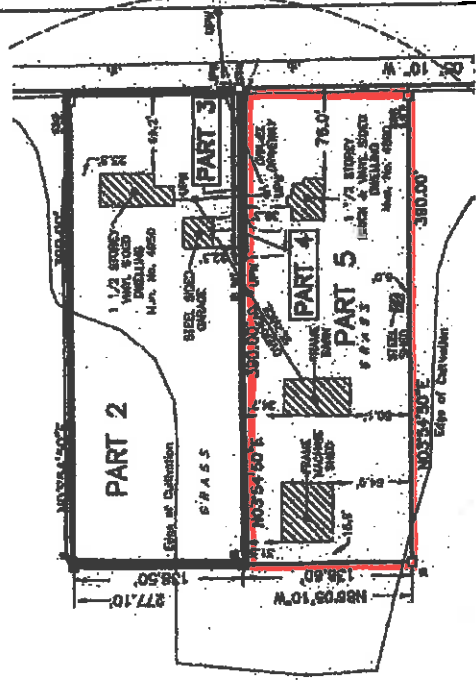
Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 29th day of September, 2017

B-13/17 & B-14/17

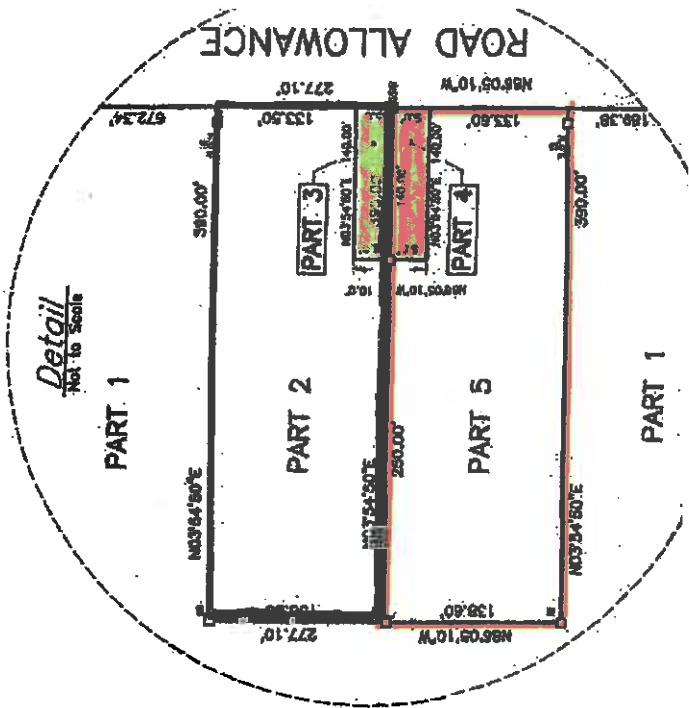
Lot 1:

Create an agricultural dwelling lot identified as Parts 2 & 3 (outlined in black) having a frontage of 42.21 m (138.5 ft) and a total lot area of 0.50 ha (1.24 ac)

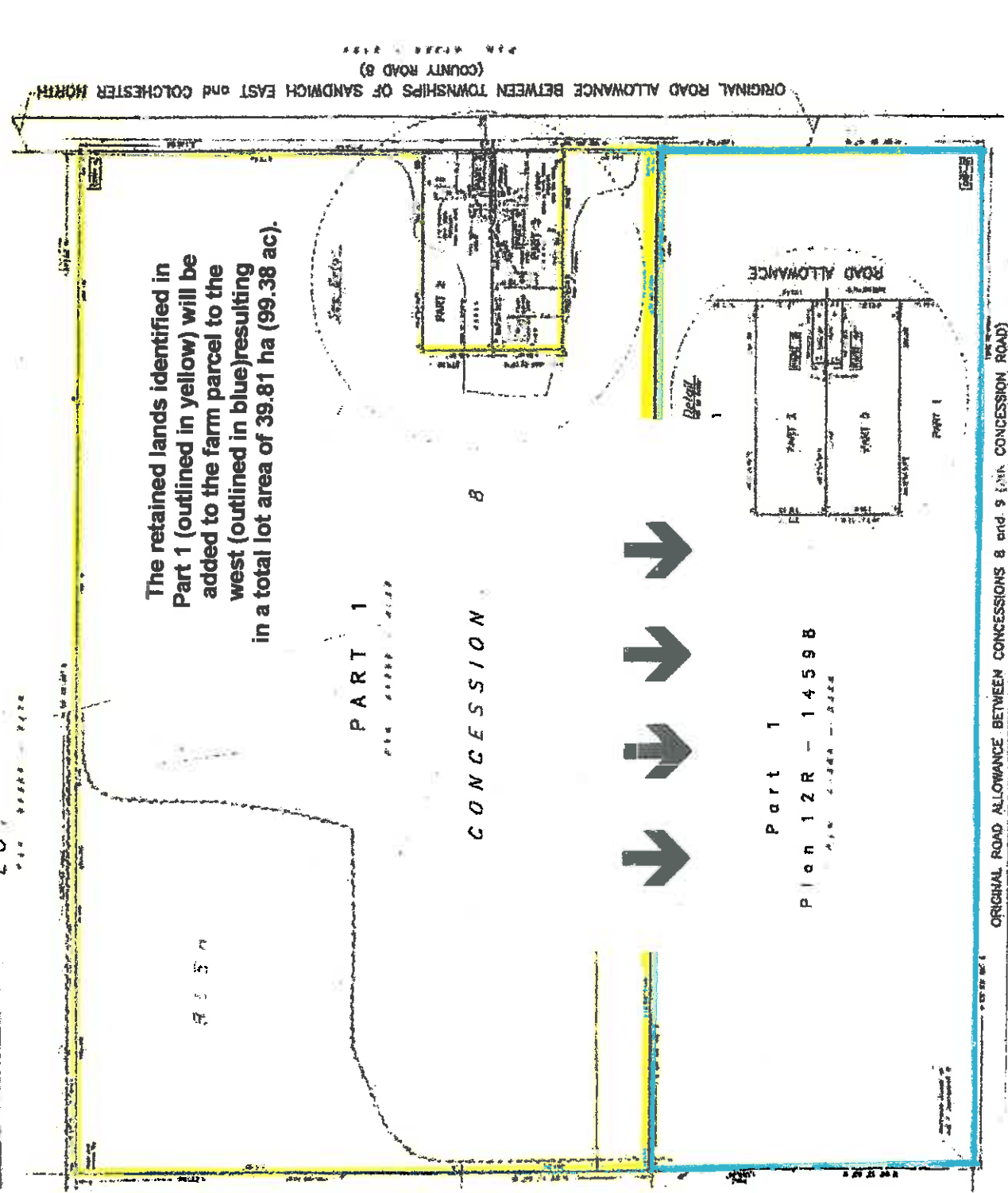


Lot 2:

Create an agricultural dwelling lot identified as Parts 4 & 5 (outlined in red) having a frontage of 42.25 m (138.6 ft) and a total lot area of 0.50 ha (1.24 ac)



Reciprocal easement created over the lands in Part 3 (identified in green) in favour of Parts 4 & 5 (outlined in red); and a reciprocal easement created over the lands in Part 4 (identified in pink) in favour of Parts 2 and 3 (outlined in black).



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

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **Faird Icho Youssouf**

Location of Property: **1130 Lesperance Road; Lots 3 & 4, Plan 1312**

Purpose of Application: **Severance**

is to request consent to sever a commercial parcel of land identified as Part 2 on the sketch attached (containing a 2-storey vinyl-sided structure) having an approximate frontage of 11.37 m (37.29 ft) on Lachance Court and a total lot area of 611.12 sq m (6578 sq ft) (OUTLINED IN RED). The Applicant will retain a commercial parcel of land identified as Part 1 on the sketch attached (containing a concrete building) having an approximate frontage of 24.05 m (78.89 ft) on Lesperance Road and a total lot area of 386.48 sq m (4160 sq ft) (OUTLINED IN GREEN). The subject property is designated General Commercial in the Official Plan and zoned Commercial Zone (C3) in the Tecumseh 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 16th day of October, 2017 at 5:20 p.m.

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

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 29th day of September, 2017



LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99857477

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (01° WEST LONGITUDE) NAD83 (CSRS) (2010.0).		
COORDINATE VALUES ARE TO AN UTM ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 218/10		
POINT ID	NORTHING	EASTING
ORP-A	N15374672.48	E1130635.48
ORP-B	N15374775.40	E1130377.33
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.Ft.)
1	PART OF LOTS 3 and 4	REGISTERED	PART OF 75247-0097	5,576
2	PART OF LOTS 3 and 4	PLAN 1312	PART OF 75247-0097	4,160

PARTS 1 and 2 COMPRISE ALL OF P.I.N. 75247-0097.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

PLAN 12R-
RECEIVED AND DEPOSITED

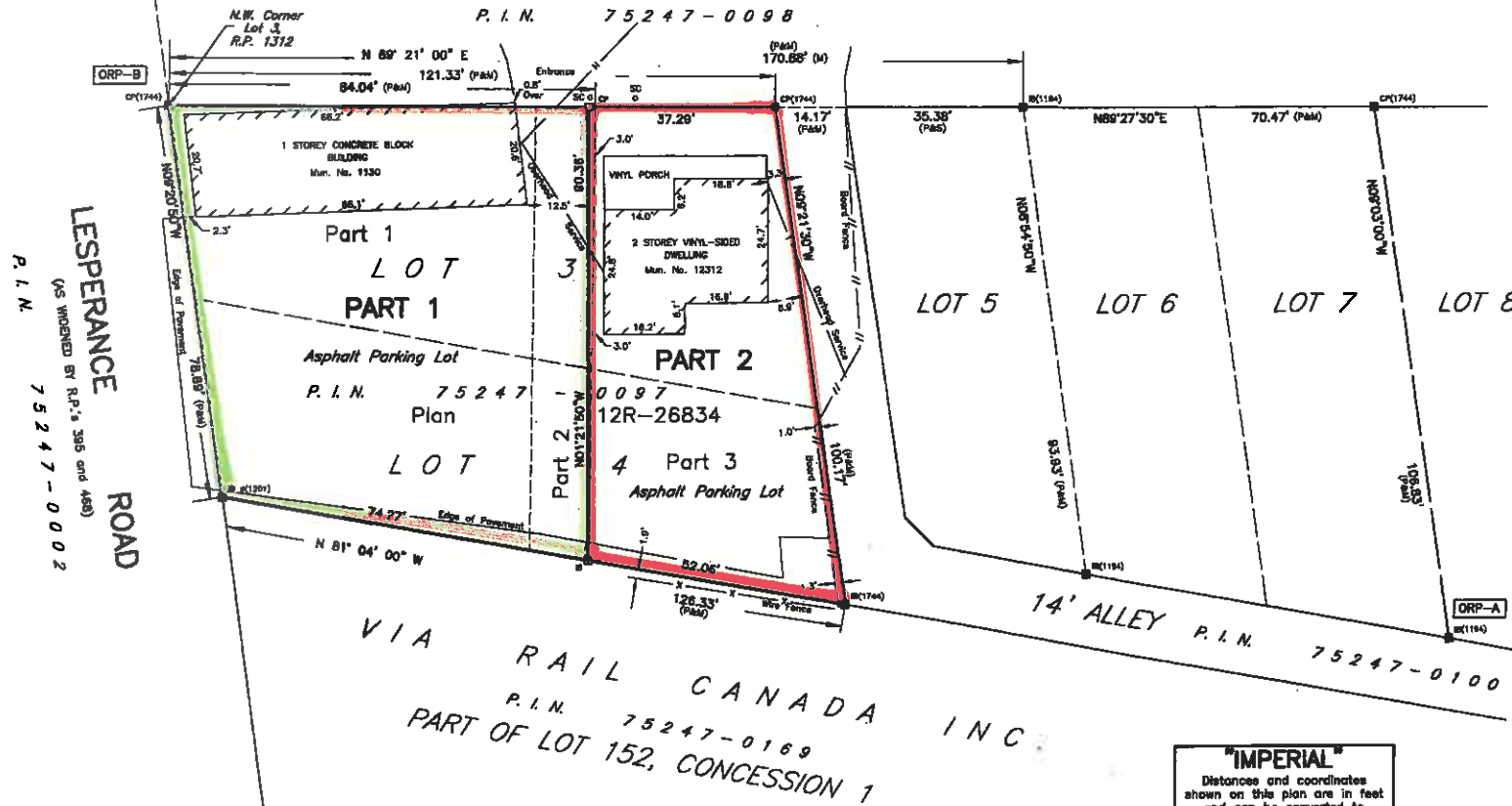
DATE _____

REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF ESSEX (12)

REGISTERED PLAN 1312 LACHANCE COURT

(50.0' WIDE AS SHOWN ON R.P. 1312)

P.I.N. 75247-0098



PLAN OF SURVEY OF LOTS 3 and 4, REGISTERED PLAN 1312 IN THE TOWN OF TECUMSEH COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE : 1"=20'



LEGEND

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
SSB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
IB # DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR
C/C DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
□ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WT. DENOTES WITNESS L DENOTES PERPENDICULAR
(S) DENOTES SET (O) DENOTES MEASURED (O) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT
SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

(S/P) DENOTES SET PROPORTIONALLY (O/U) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-28834 SC DENOTES SEWER CLEANOUT
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(1194) DENOTES JOHN B. SNEETON INC., O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 24 DAY OF AUGUST, 2017.

DATE AUGUST 24, 2017

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR
844 Orlene Street
N8X 2E1
Ph: (519) 258-1772
Fax: (519) 258-1791



LEAMINGTON
167 Talbot Street East
N8H 5L8
Ph: (519) 322-2375
Fax: (519) 322-2676

ONTARIO LAND SURVEYORS
www.vshbbsurveys.com

DRAWN BY: A.S.M. CAD Date: August 24, 2017 2:47 PM
CHECKED BY: A.S.M. CAD File: 42950222.dwg
WORK ORDER: 4-28062-001 FILE NO.: E-1312-0 PLAN FILE NO.: B-8541'B

"IMPERIAL"
Distances and coordinates
shown on this plan are in feet
and can be converted to
metres by multiplying by 0.3048

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

Applicant: **Michael J. Pinsonneault**

Location of Property: **12132 Evergreen Drive; Lots 38 & 39, Plan 775**

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 5.5.1 a) vi) establishes that open roofed porches not exceeding one storey in height may encroach into the required rear yard but may only project a distance of 2.5 m (8.2 ft) from the main wall; and

2) Subsection 7.1.5 which establishes a maximum total lot coverage of 30 percent.

The Applicant is proposing to construct a 24.81 square metre (267 square foot) open roofed porch that encroaches into the required rear yard and projects 5.43 m (17.83 ft) from the main wall and that results in total lot coverage of 32 percent.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) 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 16th day of October, 2017 at 5:25 p.m.

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

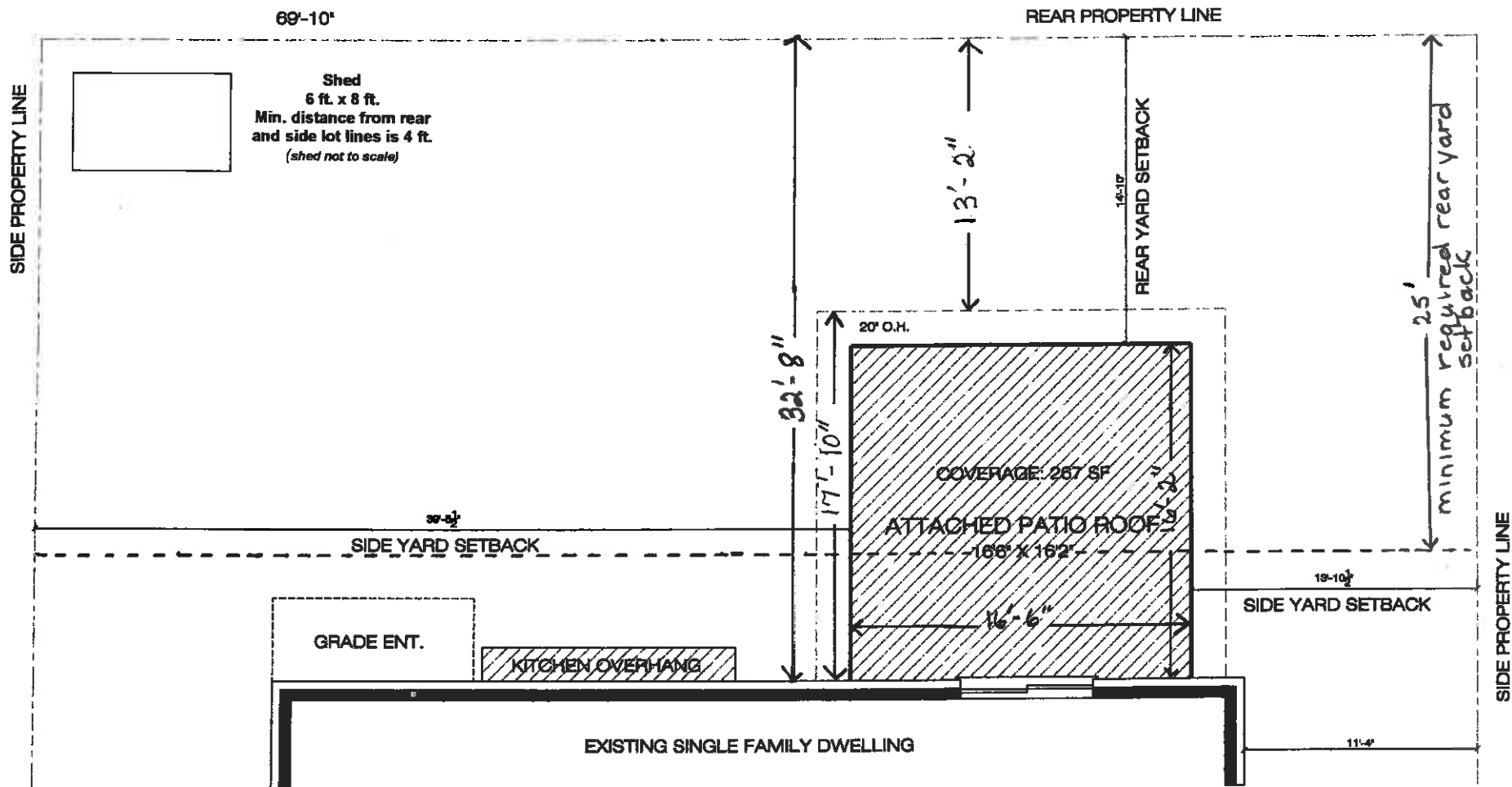
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NOTICE OF DECISION

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 6th day of October, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1977 Ontario Building Code)

NAME: Shawn Piskovic SIGNATURE: [Signature] BCIN: 29775

REGISTRATION INFORMATION
Required if design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1977 Ontario Building Code)

FIRM NAME: SHAWN PISKOVIC 29775 BCIN: 29775

S-1 Site Plan Layout

PERMIT PLAN

Map:

Firm:

PISKOVIC & ASSOCIATES

"The Fine Line in Architectural Design"

Address:
12122 Evergreen Dr.
Tecumseh, Ontario, N8N 1G9

Contact:
Office: 519-818-7024 / Fax: 519-878-3578
Email: spiskovic@yahoo.ca

Notes / Sketches:

Revision	Date	Initials
1	08/22/2017	SP

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1977 Ontario Building Code)

NAME: Shawn Piskovic SIGNATURE: [Signature] BCIN: 29775

REGISTRATION INFORMATION
Required if design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1977 Ontario Building Code)

www.piskdesign.com

Issued For:
Permit Drawings
Town of Tecumseh, Ontario

P.O. #: 1732

Client:
Mike Pinsonneault
12132 Evergreen Dr.
Tecumseh, Ontario

Final Square Footage
267 SF

Drawing Type:
Covered Patio Roof

Designed By:
Shawn Piskovic
Lead Designer

Scale: NA Drawing I.D.

Date: 08/22/17 **S-1**

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