

Committee of Adjustment Meeting
AGENDA

Monday, December 17, 2018, 5:00 pm
Tecumseh Town Hall
www.tecumseh.ca

	Pages
1. Call to Order	
2. Roll Call	
3. Disclosure of Pecuniary Interest	
4. Minutes	
a. Minutes of the regular Committee of Adjustment meeting dated Monday, November 19, 2018	2 - 6
5. Submissions	
a. Agenda Cover	7 - 7
b. Agenda	8 - 9
c. Application for Severance B-15/18 - MIG Investments Inc., 11846 Tecumseh Road	10 - 11
d. Application for Minor Variance A-26/18 - 905293 Ontario Ltd., 5140 Ure Street	12 - 13
6. Deferrals	
a. Application for Minor Variance A-17/18 - Jeffrey and Patricia Sylvestre, 3055 12th Concession Road	14 - 15
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, November 19, 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

PRESENT:	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

1. Minutes of the regular Committee of Adjustment meeting held Monday, October 15, 2018.

Motion: (CA-57/18) Moved by Jim Mackie
Seconded by Tom Marentette

That the Minutes of the regular Committee of Adjustment meeting held Monday, October 15, 2018 be adopted, as printed and circulated.

Carried

2. Minutes of the special Committee of Adjustment meeting held Monday, October 29, 2018.

Motion: (CA-58/18) Moved by Lee Anne Doyle
Seconded by Tom Marentette

That the Minutes of the special Committee of Adjustment meeting held Monday, October 29, 2018 be adopted, as amended.

Carried

V SUBMISSIONS

The following submissions were heard:

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

Interested parties present: Wesley and Maureen O’Neil

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.

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: Permits are required for any changes or construction of entrances and structures on County Roads. Copy of the Decision and survey is requested.

Town Engineer: That an Apportionment Agreement be entered into with the Town.

DISCUSSION

Wesley and Maureen O'Neil appear before the Committee to discuss the Application. Lori Chadwick questions Administration with respect to the minimum setback for any proposed structures on the subject lands being 85 feet from the centre of the original ROW of County Road 43 and that permits are required for any changes to existing entrances and structures, or the construction of new entrances and structures. Chad Jeffery indicates that the County's response is not relevant because the entrance for the proposed severed land is on Concession 11 and that there are two entrances for the retained lands, one being off County Road 46 and the second off Concession 11. Chad Jeffery also indicates that County Road 43 is a typo on the correspondence received from the County of Essex and believes it should read "County Road 46". Lori Chadwick also questions Administration with respect to the maximum lot area for the severed lands and inquires if it is in keeping with the zoning by-law and whether or not the retained lands will have to be rezoned to prevent a dwelling from being constructed. Chad Jeffery informs the Committee that the severed parcel meets the requirements of the zoning by-law and that there is no need to rezone the retained lands to prevent a house from being constructed as a dwelling already exists and only one house is permitted on a parcel of land. Upon an additional inquiry from the Committee, Chad Jeffery also advises that the comments contained in the correspondence received from ERCA indicating that permits are required for any construction or site alteration on the retained parcel that falls within the regulated area of the Pike Creek Drain. As the Applicants are not proposing to build on the retained lands, a permit would not be required. The Chair advises that the requirement to obtain a permit from ERCA on the retained lands would be necessary without having applied for a severance and that it is the intent of the Applicants to construct a new dwelling on the severed parcel. The Chair also notes that the Applicant would have to comply with the setback established by the County for the retained lands. The Chair also notes that the proposed construction of a new dwelling on the severed lands is far enough away, that there would be no impact. Lee Anne Doyle confirms for the Committee that there is one house to be demolished on the severed lands and a pump house that is to remain and that there is a house and barn on the retained lands. The Applicant indicates that the lines to the well run underground and they would like to keep the well, if possible. Lee Anne Doyle indicates that the location of the barn on the retained lands is 20 feet from the proposed property line between the retained lands and the severed lands and inquires as to how the 20 feet was determined. The Applicant advises that 20 feet was determined in order to get machinery between the building and the newly proposed lot line. Lee Anne Doyle acknowledges that the 20 feet is from a functionality point of view. Chad Jeffery advises that MDS is not required with respect to the barn as it is not large enough to house livestock. Chad Jeffery also advises that the practice is to leave the barn with the farmland in order to prevent the barn from being used for non-farm related uses.

Wesley O'Neil advises the Committee that the house on the severed lands is too close to the road because of the road widening that took place on the Eleventh Concession Road.

Tom Fuerth questions Administration with respect to the conditions outlined in the Planning Report and is informed by Chad Jeffery that the conditions outlined in the Report are standard conditions but if the Committee determines that through the hearing process that if additional conditions are required, then they can be added to the list. The Chair allows the Applicants a

moment to review the conditions. Mr. O'Neil inquires as to how far the septic system is required to be from the existing well. Tom Fuerth refers Mr. O'Neil's inquiry to the Building Department for the specific criteria regarding septic systems.

Motion: (CA-59/18) Moved by Lee Anne Doyle
Seconded by Paul Morand

That Application B-14/18 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 85-18.

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 \$575.00 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. Apportionments for affected Municipal Drains are required and are to be assessed against the lands affected in accordance with any past, current or future drainage by-laws, until otherwise determined under the provisions of the *Drainage Act*;
6. That the parcel to be retained and the parcel to be severed are to be serviced with separate entrances, water supplies and septic systems to the satisfaction of the Town of Tecumseh Public Works, Water and Building Departments prior to this severance being finalized; and
7. That the above conditions be fulfilled on or before November 20, 2019 prior to this severance being finalized.

Application for Minor Variance A-25/18 – Unit Precast Ltd. Windsor, 5305 Walker Road

Interested parties present: Stuart Miller, MMA Architect Inc., Agent
Harpreet Multani, Future Owner

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.

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:

- The owner should be made aware that site service drawings and a detailed stormwater management report (addressing quantity and quality to the satisfaction of the Town's Engineer) needs to be submitted as part of the Building Permit application, which will then be reviewed/approved by the Town Engineer prior to issuance of the Building Permit.
- The stormwater management facility will require approval from the Ministry of Environment, Conservation and Parks (MECP) under Section 53 of the Ontario Water Resources Act.
- The site's allowable release rate will be based on the outlet capacity that was provided for this property in the original design of the Walker Road storm sewer.

DISCUSSION

Stuart Miller of MMA Architect Inc., Agent and Harpreet Multani, the Future Owner of 5305 Walker Road appear before the Committee to discuss the Application. The Chair requests if the Applicant has any additional information he would like to add regarding the proposed addition. Harpreet Multani advises that he has been talking with a number of his customers and has decided to undertake the proposed addition together with the proposal outlined in Application for Minor Variance A-24/18. Harpreet Multani also indicates that he will address the stormwater management as outlined by the Town Engineer. Tom Fuerth indicates that it is a decent size property and is glad to see that stormwater management is being requested by the Town Engineer. Tom Marentette clarifies that one bay door was indicated on the previous proposal and that three additional bay doors will be added as a result of the current proposal in addition to the storage area behind the office and that "C" (as defined on the sketch attached to the notice) is to be removed. Tom Marentette also inquires as to whether or not the yard will be paved and is informed by Harpreet Multani that the yard will be paved in the second phase of development of the subject lands. Lori Chadwick confirms with Administration that the lands are not subject to site plan control but would a turning radius be required/reviewed by Administration. Chad Jeffery advises that the turning radius is included on the sketch provided and circulated with this Application. Chad Jeffery also advises that the Town was in possession of information regarding the existing septic system and the Applicant was requested to include the location of same on the sketch provided as well. Chad Jeffery also notes that the proposed parking on the site plan was merely provided to indicate that there is sufficient space to accommodate the requirement for parking established by the Zoning By-law. Parking for employees will be at the rear of the building and that guest/client parking and accessible parking will be in the front of the property. Tom Fuerth confirms that there are three short bays and that three long bays are being added (from the previous proposal) for a total of four long bays. Tom Marentette inquires as to the elevation of the proposed addition and is informed that the previous proposal is approximately 16-18 feet and the new proposal is 20 feet but that the inside clearance will be about the same.

Motion: (CA-60/18) Moved by Lori Chadwick
Seconded by Jim Mackie

That Application A-25/18 is granted as depicted on the site plan submitted.

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

Discussion ensues regarding field tiles when surrounding surplus dwelling lots and the responsibility of deadheading the field tiles so that the dwelling lot does not flood during rainfall events. Chad Jeffery indicates that typically when lots are being developed where farmland abuts residential developments, that such matters are addressed in a development agreement through a lot grading plan. Tom Fuerth indicates that lot grading is a planning and building issue and not a severance issue. Tom Fuerth also notes that rainwater is common law, indicating that you are responsible for your own rainwater. Chad Jeffery indicates that he will make an inquiry to the Chief Building Official and report back to the Committee as to how field tiles are addresses through the building permit process.

VIII UNFINISHED BUSINESS

IX ADJOURNMENT

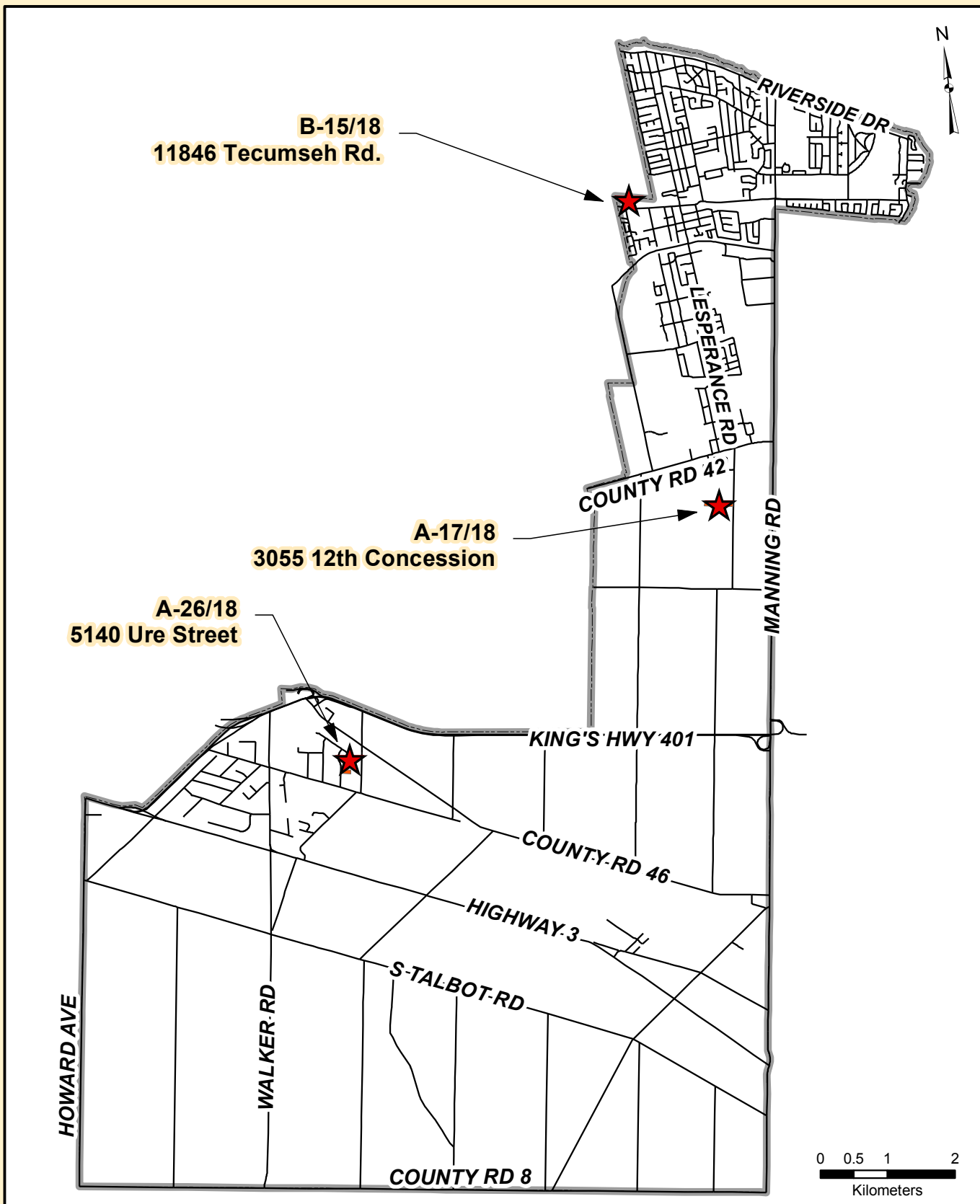
Motion: (CA-61/18) Moved by Lori Chadwick
Seconded by Paul Morand

That there being no further business the November 19, 2018 regular meeting of the Committee of Adjustment now adjourn at 5:50 p.m.

Carried

Tom Fuerth, Chairperson

Donna Ferris, Secretary-Treasurer



Prepared By:
Tecumseh Planning and
Building Department



Subject Properties

December 17, 2018
Committee of
Adjustment Meeting
Key Map

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, December 17, 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, November 19, 2018.

V SUBMISSIONS

5:00 p.m.

Application for Severance B-15/18 – MIG Investments Inc., 11846 Tecumseh Road

The purpose of the Application is to request Consent in order to:

1. Create a 1.09 ha (2.68 ac) lot identified as Parts 4 & 5 on 12R-27546 (outlined in red on the attached sketch) and retain a 0.30 ha (0.74 ac) lot identified as Parts 1, 2 & 3 on 12R-27546 (outlined in black on the attached sketch) and containing an existing bank; and
2. Create a reciprocal easement over the lands in Part 3 on 12R-27546 (identified in green on the attached sketch) in favour of Parts 4 & 5 on 12R-27546 (outlined in red) and an easement over the lands in Part 5 on 12R-27546 (identified in pink on the attached sketch) in favour of Parts 1, 2 & 3 on 12R-27546 (outlined in black).

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

5:05 p.m.

Application for Minor Variance A-26/18 – 905293 Ontario Ltd., 5140 Ure Street

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 Applicant is proposing to construct an 803.78 square metre (8,651.8 square foot) addition resulting in 47 percent lot coverage; and
- 2) Subsection 5.33 establishes that 49 parking spaces are required for the subject property of which 2 are to be barrier free. The Applicant is proposing 45 parking spaces of which 1 is barrier free.

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

VI DEFERRALS

Application for Minor Variance A-17/18 – Jeffrey and Patricia Sylvestre, 3055 12th Concession Road

The purpose of the Application is to request relief from Subsection 15.1.9 of Zoning By-law 85-18 which establishes that the minimum side yard width is 6.0 metres (19.6 feet).

The Applicant is proposing to construct a 212.5 square metre (2288 square foot) house having a side yard width of 3.05 metres (10 feet). The Applicant is also proposing to construct a 222.9 square metre (2400 square foot) accessory building to store machinery.

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

VII NEW BUSINESS

VIII OLD BUSINESS

IX ADJOURNMENT

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

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **MIG Investments Inc.**

Location of Property: **11846 Tecumseh Road; Part of Lot 47, Con. 1**

Purpose of Application: **Severance**

is to request Consent in order to:

- 1. Create a 1.09 ha (2.68 ac) lot identified as Parts 4 & 5 on 12R-27546 (outlined in red on the attached sketch) and retain a 0.30 ha (0.74 ac) lot identified as Parts 1, 2 & 3 on 12R-27546 (outlined in black on the attached sketch) and containing an existing bank; and**
- 2. Create a reciprocal easement over the lands in Part 3 on 12R-27546 (identified in green on the attached sketch) in favour of Parts 4 & 5 on 12R-27546 (outlined in red) and an easement over the lands in Part 5 on 12R-27546 (identified in pink on the attached sketch) in favour of Parts 1, 2 & 3 on 12R-27546 (outlined in black).**

The property is designated General Commercial in the Tecumseh Official Plan and zoned Commercial (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, December 17, 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.

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 27th day of November, 2018

PARTS SCHEDULE					I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 12R-21546	
PART	LOT	CON/PLAN	P.A.N.	AREA	DATE	OCTOBER 16, 2018	DATE	2018 OCT 17
1				0.582 Ac.				
2				0.012 Ac.				
3	PART OF LOT 147	CONCESSION 1	ALL OF 01597-3158	0.147 Ac.				
4				2.515 Ac.				
5				0.186 Ac.				

PART 2 IS SUBJECT TO EASEMENT AS IN C215989.
PARTS 1 to 5, (incl.) COMPREHEND ALL OF P.A.N. 01597-3158.

ANDREW S. MANTRA
ONTARIO LAND SURVEYOR

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

PLAN OF SURVEY
OF
PART OF LOT 147,
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
TOWN OF TECUMSEH
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARE INC.
SCALE : 1"=30'

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 0.99997777.
ALL MONUMENTS SHOWN THINLY ARE IRON BARS (B) UNLESS OTHERWISE NOTED.
DENOTES 1" X 1" X 1/4" STANDARD IRON BAR
DENOTES 1" X 1" X 1/2" SHORT STANDARD IRON BAR
DENOTES 3/4" X 3/4" X 1/4" IRON BAR
DENOTES 3/4" X 3/4" X 1/2" IRON BAR
DENOTES CUT-CROSS
DENOTES 3/4" X 3/4" X 1/4" IRON BAR
DENOTES 3/4" X 3/4" X 1/2" IRON BAR
DENOTES 3/4" X 3/4" X 1/4" IRON BAR
DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT SET AND MARKED 1744
DENOTES WITNESS
DENOTES PERPENDICULAR
DENOTES SET
DENOTES MEASURED
DENOTES DEED
DENOTES OBSERVED REFERENCE POINT
SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SSB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
DENOTES SET PROPORTIONALLY
DENOTES ORIGIN UNKNOWN
DENOTES PLAN 12R-21687
DENOTES PLAN 12R-24214
DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S.
DENOTES VERHAEGEN AND BEZARE LIMITED, O.L.S.
DENOTES JOHN B. SUTTON INC., O.L.S.

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-MET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.R.S. 216/10

POINT ID	NORTHING	EASTING
OP1-A	815374481.636	81177971.404
OP1-B	815376036.124	81177526.130

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. 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.
2. THIS SURVEY WAS COMPLETED ON THE 16th DAY OF SEPTEMBER, 2018.

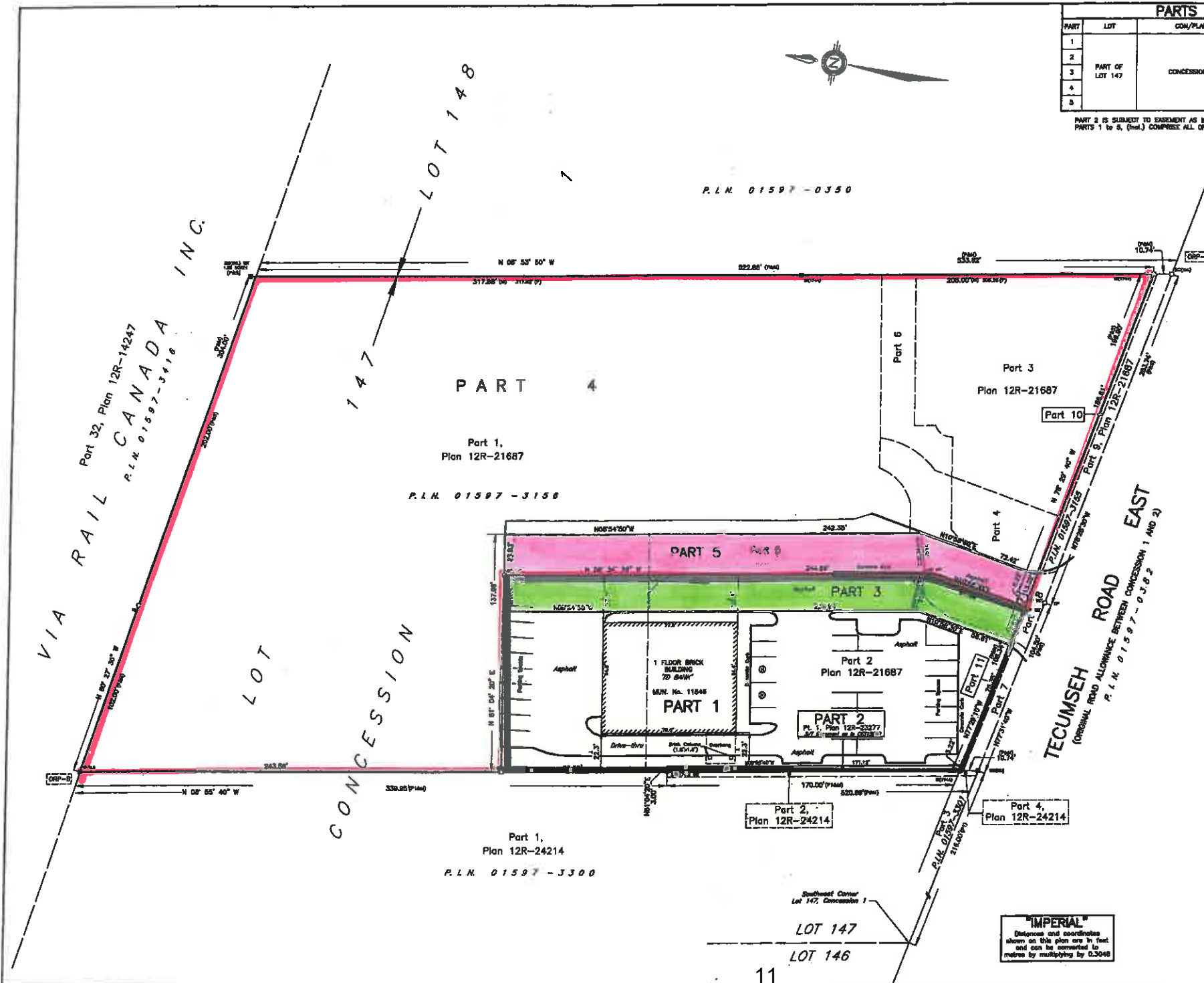
DATE SEPTEMBER 16, 2018
ANDREW S. MANTRA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARE INC.

WINDSOR
544 Ouellet Street
N6B 3B1
PH (519) 228-1772
FAX (519) 228-1781

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC.
187 Tabled Street East
N6M 1L6
PH (519) 222-2276
FAX (519) 222-2276

LEAMINGTON
www.verhasurveys.com

ONTARIO LAND SURVEYORS
Drawn by: JC
Checked by: A.S.M.
Date: October 15, 2018 15:30 PM
CAD File: 42821800.dwg
Scale: 1"=30'
E-TECUMSEH-1-147
Plan File No.: C-4538



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

Applicant: **905293 Ontario Ltd.**

Location of Property: **5140 Ure Street; Part Lot 11, Con. 7
(former Township of Sandwich South)**

Purpose of Application: **Minor Variance**

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 Applicant is proposing to construct an 803.78 square metre (8,651.8 square foot) addition resulting in 47 percent lot coverage; and**
- 2) Subsection 5.33 establishes that 49 parking spaces are required for the subject property of which 2 are to be barrier free. The Applicant is proposing 45 parking spaces of which 1 is barrier free.**

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

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 17th day of December, 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

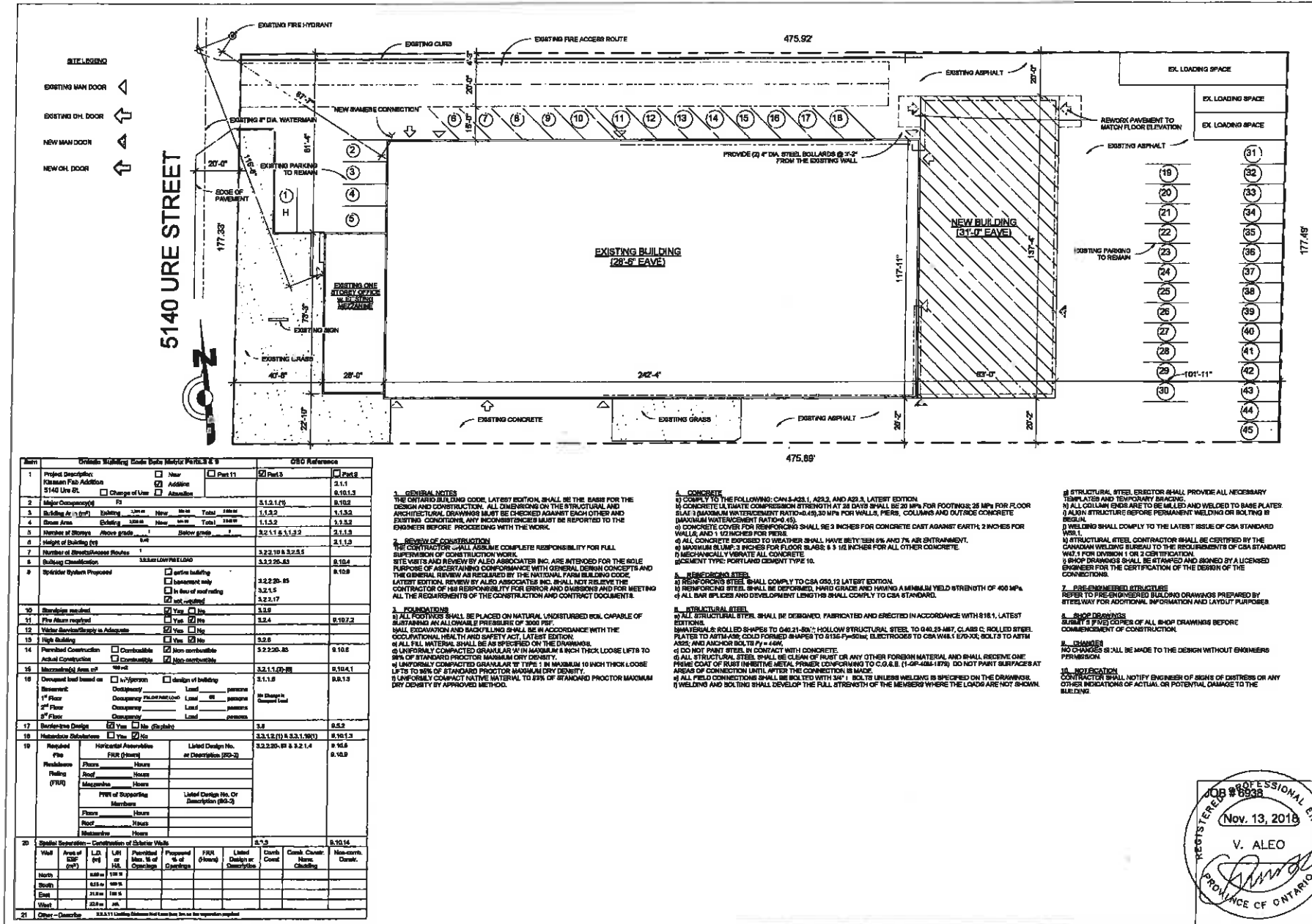
If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal 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 29th day of November, 2018

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Minor Variance

Application A-26/18

[illegible]

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

Applicant: **Jeffrey and Patricia Sylvestre**

Location of Property: **3055 12th Concession Road; South Part Lot 19, Conc. 11
(former Township of Sandwich South)**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from Subsection 15.1.9 of Zoning By-law 85-18 which establishes that the minimum side yard width is 6.0 metres (19.6 feet). The Applicant is proposing to construct a 212.5 square metre (2288 square foot) house having a side yard width of 3.05 metres (10 feet). The Applicant is also proposing to construct a 222.9 square metre (2400 square foot) accessory building to store machinery.

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

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

**TOWN OF TECUMSEH MUNICIPAL BLDG.
917 LESPERANCE
TECUMSEH, ONTARIO**

ON

Monday, the 17th day of September, 2018 at 5:00 pm

PUBLIC HEARING

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the Town of Tecumseh, 917 Lesperance Road, Tecumseh, Ontario N8N 1W9.

FAILURE TO ATTEND HEARING

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

NOTICE OF DECISION

If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing. Even if you are the successful party, you should request a copy of the decision since the Town of Tecumseh Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the Applicant or another member of the public. To appeal the decision to the Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

Dated this 7th day of September, 2018

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

