

Committee of Adjustment Meeting
AGENDA

Monday, November 20, 2017, 5:00 pm
Tecumseh Town Hall
www.tecumseh.ca

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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, October 16, 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 5:07 p.m.

II ROLL CALL

PRESENT:	Chairperson:	Tom Fuerth
	Vice-Chairperson:	Paul Morand
	Members:	Bill Altenhof (5:12 p.m.)
		Jim Mackie
	Manager, Planning	Chad Jeffery
	Secretary-Treasurer	Donna Ferris

ABSENT: Lee Anne Doyle
Tom Marentette
Tony Muscedere

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 18, 2017.

Motion: (CA-53/17) Moved by Paul Morand
Seconded by Jim Mackie

That the Minutes of the regular Committee of Adjustment meeting held Monday, September 18, 2017, as amended be adopted.

Carried

Administration informs the Committee that Application B-13/17 and B-14/17, Joan Eileen Pettypiece and The Estate of Anne Kathleen Pettypiece, 4890 and 4950 County Road 8 has requested that the Application be deferred to the November 20, 2017 Committee of Adjustment meeting.

V SUBMISSIONS

The following submissions were heard:

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

Interested parties present: Lisa Redmond

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.

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

Lisa Redmond appears before the Committee to discuss the Application. Lisa Redmond informs the Committee that approximately a year ago the 1200 square foot garage on the property was severely damaged by fire. In an effort to rebuild the garage, they hired an architect to create a plan but was unaware of the zoning by-law requirements. When they applied for the building permit, they were informed that the structure was oversized and a minor variance would have to be sought. Lisa Redmond advises that the structure proposed is very similar to what they had prior to the fire.

Bill Altenhof enters the meeting.

Chad Jeffery advises that in reviewing the application, he informs the Committee that there are no concerns with the site and indicates that there was a very old structure of similar size on the property to which an addition was added approximately 18 years ago. He advises the Committee to apply the four tests to the Application. He points out that the structure is less than 10 percent of the lot area and that there is no undue or adverse impact on neighbouring properties as there was a previous accessory structure located on the property for many years without any impact. The Application meets the intent of the Zoning By-law and Official Plan of the Town and there are similar structures in the vicinity of the subject property with accessory structures that are larger than 753.00 square feet permitted by the Zoning By-law and the application is minor in nature.

Bill Altenhof raises concerns with respect to drainage and suggests that a drainage plan, approved by the Building Department, form part of the decision. The Chair explains the requirements of a drainage plan to the Applicant.

Motion: (CA-54/17) Moved by Paul Morand
Seconded by Jim Mackie

That Application A-30/17 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 Severance B-11/17 – Norm Jobin, E/S Walker Road

Interested parties present: Ionel Jumblaru, Agent for the Applicant and Emanuel Jumblaru

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.

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: Correspondence dated October 11, 2017 – read to the Committee
Email dated October 16, 2017 – read to the Committee

DISCUSSION

Ionel Jumblaru, Agent for the Applicant and Emanuel Jumblaru appear before the Committee to discuss the application. Ionel Jumblaru explains to the Committee that the purpose of the Application is to purchase a four-foot strip of land from the Applicant. Emanuel Jumblaru advises that in order to ensure proper drainage for the accessory structure built in July, acquiring the additional lands would avoid making structural changes to the accessory building.

The Chair indicates that the County would acquire a ten-foot strip of land along the frontage of the severed parcel to match the adjacent lands, which would likely be a condition of the severance along with the standard conditions imposed.

Motion: (CA-55/17) Moved by Bill Altenhof
Seconded by Paul Morand

That Application B-11/17 is granted, subject to a ten-foot strip of land, from the severed parcel, be conveyed to the County of Essex to become part of the County Road 11 right of way.

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 \$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. 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 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;

7. That a ten foot (10) strip of land, from the severed parcel, be conveyed to the County of Essex to become part of the County Road 11 right of way; and
8. That the above conditions be fulfilled on or before October 17, 2018 prior to this severance being finalized.

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

In the absence of the Applicant for Severance Application B-12/17, the Chair requests that a motion be tabled to defer the hearing on the Application to the end of the meeting.

Motion: (CA-56/17) Moved by Paul Morand
Seconded by Jim Mackie

That Application B-12/17, Mike Goulet, 1435 Shawnee Road, be deferred to the end of the meeting.

Carried

Application for Severance B-13/17 & B-14/17– Joan Eileen Pettypiece and The Estate of Annie Kathleen Pettypiece, 4890 & 4950 County Road 8

Interested parties present: None – matter deferred.

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.

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: To be received.

County of Essex: Correspondence dated October 11, 2017.

James Renick, Solicitor for the Agent – correspondence dated October 10, 2017 requesting that the matter be deferred – read to the Committee

DISCUSSION

Motion: (CA-57/17) Moved by Jim Mackie
Seconded by Bill Altenhof

That Application B-13//17 and B-14/17, be deferred to the November 20, 2017 Committee of Adjustment meeting.

Carried

Application for Severance B-15/17 – Faidr Icho Youssef, 1130 Lesperance Road

Interested parties present: Nick Soulliere, Solicitor for the Applicant

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.

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 October 16, 2017 – read to the Committee

DISCUSSION

Nick Soulliere, Solicitor for the Applicant, appears before the Committee to discuss the Application. Nick Soulliere inquires as to the evidence that would be required to meet the condition regarding services from the Town Engineer. Administration responds indicating that the Solicitor for the Owner to the east has provided a survey and it would appear that the parcels have separate services. In the event that services for each parcel are not separate, services would have to be installed or possibly relocated. If services are, separate, than nothing needs to be done. Administration also advises that the survey provided depicts the Applicant's existing building to encroach onto Lachance Court. An encroachment agreement will have to be entered into between the Town and the Applicant as a condition of the severance. Nick Soulliere is agreeable to the condition.

Upon an inquiry from the Committee, Nick Soulliere advises that the severance is required as a result of an error which occur when the Applicant purchased the property. Nick Soulliere informs the Committee that while only Part 1 was to be sold to the Applicant, the entire parcel was conveyed while Part 2 should have been retained and it was not realized until after the transaction had occurred that corrective measures were required.

Motion: (CA-58/17) Moved by Paul Morand

Seconded by Bill Altenhof

That Application B-15/17 is granted, subject to the Applicant entering into an encroachment agreement with Town with respect to the portion of the existing building that encroaches onto Lachance Court.

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 parcel to be retained and the parcel to be severed are to be serviced with separate water supplies, storm and sanitary sewer systems to the satisfaction of the Town of Tecumseh Public Works and Water Departments prior to this severance being finalized;
6. That the Applicant enter into an encroachment agreement with the Town with respect to the portion of the existing building that encroaches onto Lachance Court; and
7. That the above conditions be fulfilled on or before October 17, 2018 prior to this severance being finalized.

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

Interested parties present: Michael Pinsonneault

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.

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

Michael Pinsonneault appears before the Committee to discuss the Application. Michael Pinsonneault informs the Committee that there was miscommunication between him and his builder to which a building permit was not obtained for the proposed structure. Michael Pinsonneault further informs the Committee that approximately 70 percent of the works have been completed but the project was stopped once he realized he was constructing without a permit. The Chair seeks advice from Administration with respect to constructing without a permit. Chad Jeffery indicates that in such cases, if it is the intent of the Committee to grant relief, a condition be imposed to ensure that the open sided structure remain as requested in the Application and that the open roofed porch never be enclosed. Chad Jeffery also advises that a copy of the Committee of Adjustment decision is filed in the Building Department's property files for future reference.

Motion: (CA-59/17) Moved by Jim Mackie
Seconded by Paul Morand

That Application A-31/17 is granted, subject to the open roofed porch not be enclosed.

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

Interested parties present: Applicant – not present
Nicole Cote, 11912 Brouillette Court
Loris Mills, 11914 Brouillette Court
Linda Drouillard, 11916 Brouillette Court
Ron McBride, 11898 Brouillette Court

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.

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

Administration advises that in the absence of the Applicant, the matter can be deferred, or as provided for in the Notice of Public Hearing, the matter may proceed in the absence of the Applicant. Chad Jeffery advises the Committee that the Application has merit but notes some concerns with the Application.

As there are a number residents present for the hearing, the Chair proceeds to hear comments on the Application.

Nicole Cote, 11912 Brouillette Court is in opposition to the Application. She indicates that she has concerns with the size of the lot, the location of the lot and the location of the proposed driveway. Nicole Cote further states that the original lots on Shawnee Road are deep parcels with lots of open space and large mature trees that enhances the character of the neighbourhood. She also indicates that the proposed lot would infringe on the privacy of surrounding neighbours. Nicole Cote also advises the Committee that entry to and from the driveway poses safety concerns as a result of the curve in the roadway. She also indicates that the size and frontage of the lot does not conform to the Zoning By-law.

Loris Mills, 11914 Brouillette Court is also in opposition to the Application. Loris Mills indicates that another driveway in the area would be dangerous as a light standard, bus stop and mailbox are all located in the vicinity of the proposed lot along the curve in the roadway. She also indicates that the frontage of the property does not conform to the Zoning By-law. Loris Mills illustrates to the Committee the location of the mailboxes on the overhead image.

Linda Drouillard, 11916 Brouillette Court appears before the Committee to voice her objection to the proposed severance. Linda Drouillard indicates that her front yard borders on the subject property and she feels that the proposed severance would be intrusive. Administration informs the Committee that it is not uncommon for the frontage of one property to front onto another property's sideyard indicating that anywhere there is a crescent, there is a potential for this scenario. Chad Jeffery explains to the Committee how the calculation of the frontage is determined when the side lot lines are not parallel. Linda Drouillard also indicates that she is not in favour of the location of the driveway as her view from her front porch would be the driveway for the proposed lot. She also indicates that having an additional driveway, a light standard and a bus stop just east of her property creates a dangerous situation. Linda Drouillard also raises concern with the type of dwelling that will be built, the setback of the dwelling and whether it will take away from the ascetics of the neighbourhood. Administration advises that the proposed dwelling would meet the minimum front yard setback of 25 feet and that the Applicant is proposing a single unit dwelling and that the Public Works Department would determine the best location for access to the proposed lot. The Chair notes that only approximately ten feet of Linda Drouillard's side property line actually fronts onto the proposed lot and that the lands south of that point is municipal property.

Ron McBride, 11898 Brouillette Court is also present this evening in opposition to the proposed Application. Ron McBride concurs with Linda Drouillard siting that the area is busy with school buses, municipal bus service, and children walking to school and that an additional driveway in the area poses a hazard. Ron McBride also indicates that an additional dwelling will cause more stress on the sanitary and storm water systems. Ron McBride also states that he feels that the creation a new dwelling lot in this area is merely a financial gain for the municipality. In reference to Ron McBride's concerns regarding stormwater management, the Chair points out that in this particular area, the storm water at the rear of lots typically run to the rear yard drain and the storm water run-off in the front yard usually runs to the storm drain at the road.

The residents at 1441 Shawnee Road indicate that they are present to hear comments regarding the proposed Application only.

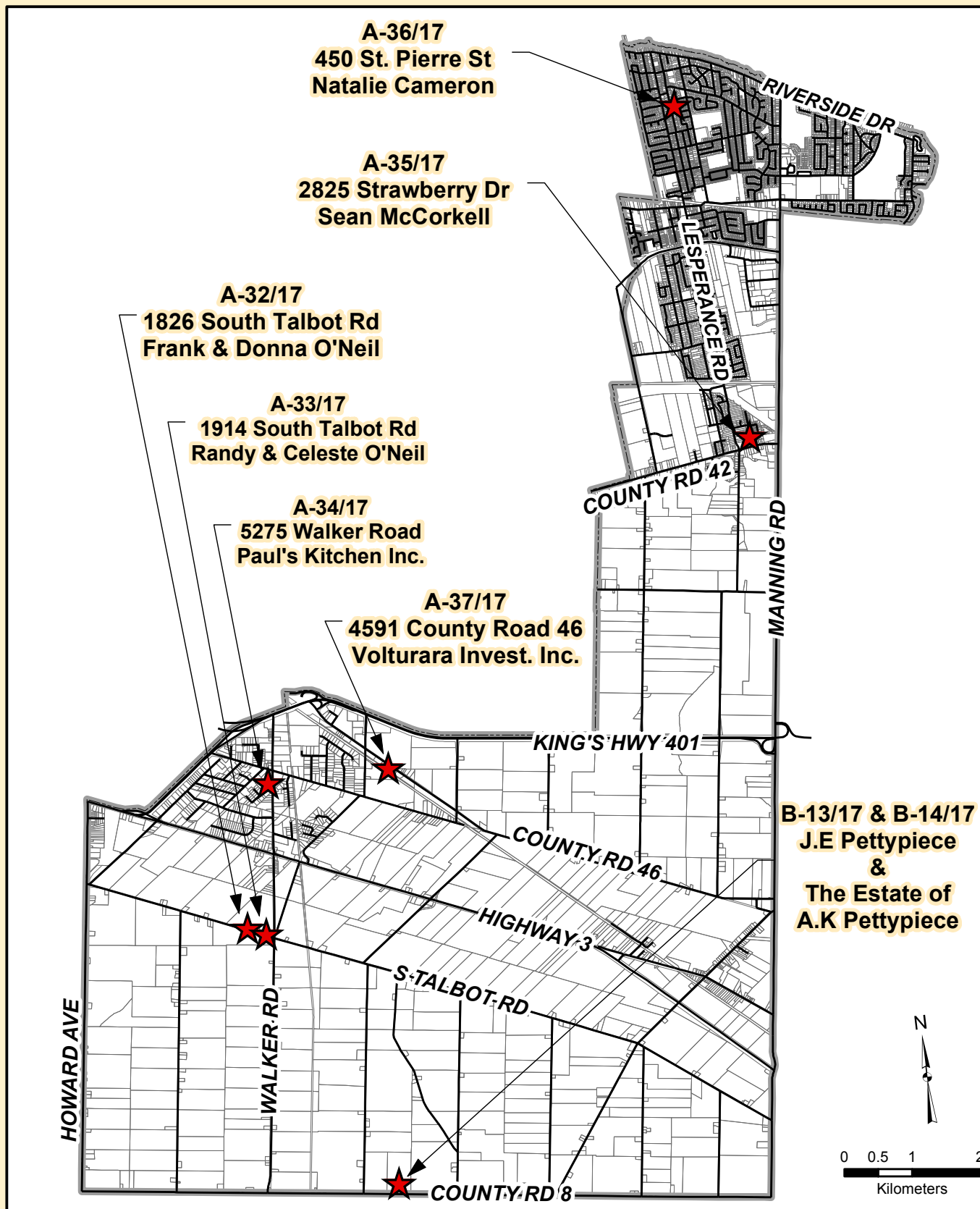
Nicole Cote provides a photo of the street view of the area indicating that the installation of a driveway for the proposed lot would be awkward. Bill Altenhof request advice from Administration as to the costs of moving the light standard. Administration informs the Committee that the costs are substantial however indicates that the driveway doesn't have to come straight out and although it appears that the access is in front of 11916 Brouillette Court, access is through the Town's right of way. Administration further advises that from a planning perspective and in determining growth management and in an effort to minimize the use of valuable farm land and sprawling developments as well as to protect natural sites, one would look to maximize development in more compact areas that are fully serviced, access to transit and having walkways. Administration also notes that if development of the lot south of the proposed lot was considering severing, one might be more comfortable with the proposed Application. Administration sites a similar severance application on Derby Road that was upheld by the OMB. Chad Jeffery also indicates that a minor variance for the frontage and lot size was not applied for at the time of the severance due to the risks involved. Chad Jeffery indicates from a Planning perspective one would argue in favour of the application but understands the concerns of the residents.

The Chair sites the concerns of the residents and seeks a motion from the Committee to defer the matter in order to hear from the Applicant or make a decision in the Applicant's absence to either approve or deny the Application.

Bill Altenhof suggests that the Committee proceed in the absence of the Applicant and based upon the comments received from the residents in the area and hearing comments from Administration, indicates that safety concerns of the residents is paramount and that the severance application be denied.

Motion: (CA-60/17) Moved by Jim Mackie
Seconded by Bill Altenhof
That Application B-12/17 is denied.

Carried



Prepared By:
Tecumseh Planning and
Building Department



Subject Properties

November 20, 2017
Committee of
Adjustment Meeting
Key Map

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, November 20, 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, October 16th, 2017

V SUBMISSIONS

5:00 p.m.

Minor Variance Application A-32/17 – Frank and Donna O’Neil, 1826 South Talbot Road

The purpose of the Application is to request relief from subsection 15.2.4 b) of Zoning By-law 85-18 which establishes that the maximum lot area for a residential lot in the Agricultural (A) Zone shall not exceed 0.5 hectares (1.24 acres). The requested relief is a condition of Severance Application B-05/17 granted April 24, 2017 by the Committee of Adjustment for a lot addition to the existing residential lot at 1826 South Talbot Road. The proposed residential lot will have an approximate area of 0.61 hectares (1.5 acres) (OUTLINED IN RED ON THE ATTACHED SKETCH).

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

5:00 p.m.

Minor Variance Application A-33/17 – Randy and Celeste O’Neil, 1914 South Talbot Road

The purpose of the Application is to request relief from subsection 15.2.4 b) of Zoning By-law 85-18 which establishes that the maximum lot area for a residential lot in the Agricultural (A) Zone shall not exceed 0.5 hectares (1.24 acres). The requested relief is a condition of Severance Applications B-05/17 and B-06/17 granted April 24, 2017 by the Committee of Adjustment for lot additions to the existing residential lot at 1914 South

Talbot Road. The proposed residential lot will have an approximate area of 0.70 hectares (1.73 acres) (OUTLINED IN YELLOW ON THE ATTACHED SKETCH).

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

5:05 p.m.

Minor Variance Application A-34/17 – Paul’s Kitchen Inc., 5275 Walker Road

The purpose of the Application is to obtain relief from subsection 14.1.9 c) of Zoning By-law 85-18 which establishes that the minimum side yard width in an Industrial (I) Zone is 6.0 metres (19.68 feet). The Applicant has constructed a 29.73 square metre (320 square foot) open-sided canopy along the west side of the building resulting in a 0.76 metre (2.5 foot) interior side yard as depicted in the attached sketch.

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

5:10 p.m.

Minor Variance Application A-35/17 – Sean McCorkell, 2825 Strawberry Drive

The purpose of the Application is to request relief from Subsection 6A.1.8 of Zoning By-law 85-18 which establishes the maximum floor area of 130 square metres (1400 square feet). The Applicant is proposing to construct a 127.31 square metre (1371 square foot) addition to the house resulting in a total floor area of 223.99 square metres (2411 square feet). The Applicant is also constructing a 90.12 square metre (970 square foot) attached three-car garage which is not included in the floor area calculation.

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

5:15 p.m.

Minor Variance Application A-36/17 – Natalie Cameron, 450 St. Pierre Street

The purpose of the Application is to request relief from Subsection 7.1.10 a) of Zoning By-law 1746 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 22.02 square metre (237 square foot) second storey addition that aligns with the existing exterior sidewall of the dwelling resulting in an interior side yard width of 1.37 metres (4.5 feet) along the northerly lot line. The Applicant also proposes to construct a new 3.25 square metre (35 square foot) opened covered front porch. See sketch attached.

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

5:20 p.m.

Minor Variance Application A-37/17 – Volturara Investments Inc., 4591 County Road 46

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

- 1) Subsection 14.1.9 c) establishes that the minimum side yard width is 6.0 metres (19.68 feet);
- 2) Subsection 14.1.10 c) establishes that the minimum rear yard depth is 7.5 metres (24.60 feet);
- 3) Subsection 11.1.10 c) establishes that the minimum side yard width is 4.5 metres (14.76 feet); and
- 4) Subsection 11.1.11 establishes that the minimum rear yard depth is 7.5 metres (24.60 feet).

The Applicant proposes to construct a 378.58 square metre (4075 square foot) addition to an existing industrial shop resulting in a 3.05 metre (10 foot) interior side yard along the easterly lot line and zero (0) rear yard depth along the southerly lot line.

The property is designated Business Park in the Sandwich South Official Plan has a split zoning of Industrial (M1) and Rural Commercial (CR-3) in the Sandwich South Zoning By-law. See sketch attached.

VI DEFERRALS

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

VII NEW BUSINESS

1. Educational Development

VIII OLD BUSINESS

IX ADJOURNMENT

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

Applicant: **Frank and Donna O'Neil**

Location of Property: **1826 South Talbot Road
former Township of Sandwich South**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from subsection 15.2.4 b) of Zoning By-law 85-18 which establishes that the maximum lot area for a residential lot in the Agricultural (A) Zone shall not exceed 0.5 hectares (1.24 acres). The requested relief is a condition of Severance Application B-05/17 granted April 24, 2017 by the Committee of Adjustment for a lot addition to the existing residential lot at 1826 South Talbot Road. The proposed residential lot will have an approximate area of 0.61 hectares (1.5 acres) (OUTLINED IN RED ON THE ATTACHED SKETCH). The subject 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 20th day of November, 2017 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

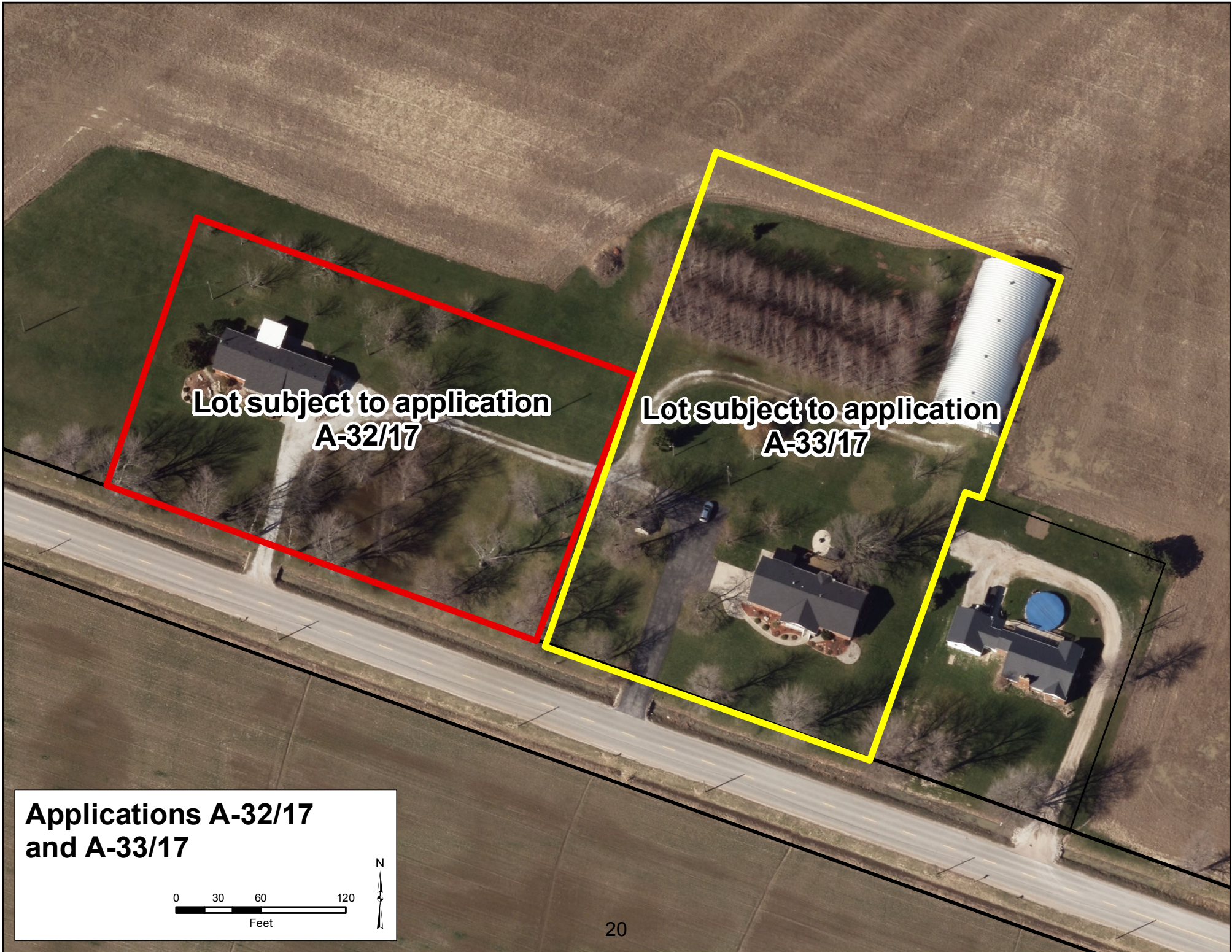
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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 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 7th day of November, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment



**Lot subject to application
A-32/17**

**Lot subject to application
A-33/17**

**Applications A-32/17
and A-33/17**

0 30 60 120
Feet



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

Applicant: **Randy and Celeste O'Neil**

Location of Property: **1914 South Talbot Road**
 former Township of Sandwich South

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from subsection 15.2.4 b) of Zoning By-law 85-18 which establishes that the maximum lot area for a residential lot in the Agricultural (A) Zone shall not exceed 0.5 hectares (1.24 acres). The requested relief is a condition of Severance Applications B-05/17 and B-06/17 granted April 24, 2017 by the Committee of Adjustment for lot additions to the existing residential lot at 1914 South Talbot Road. The proposed residential lot will have an approximate area of 0.70 hectares (1.73 acres) (OUTLINED IN YELLOW ON THE ATTACHED SKETCH). The subject 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 20th day of November, 2017 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

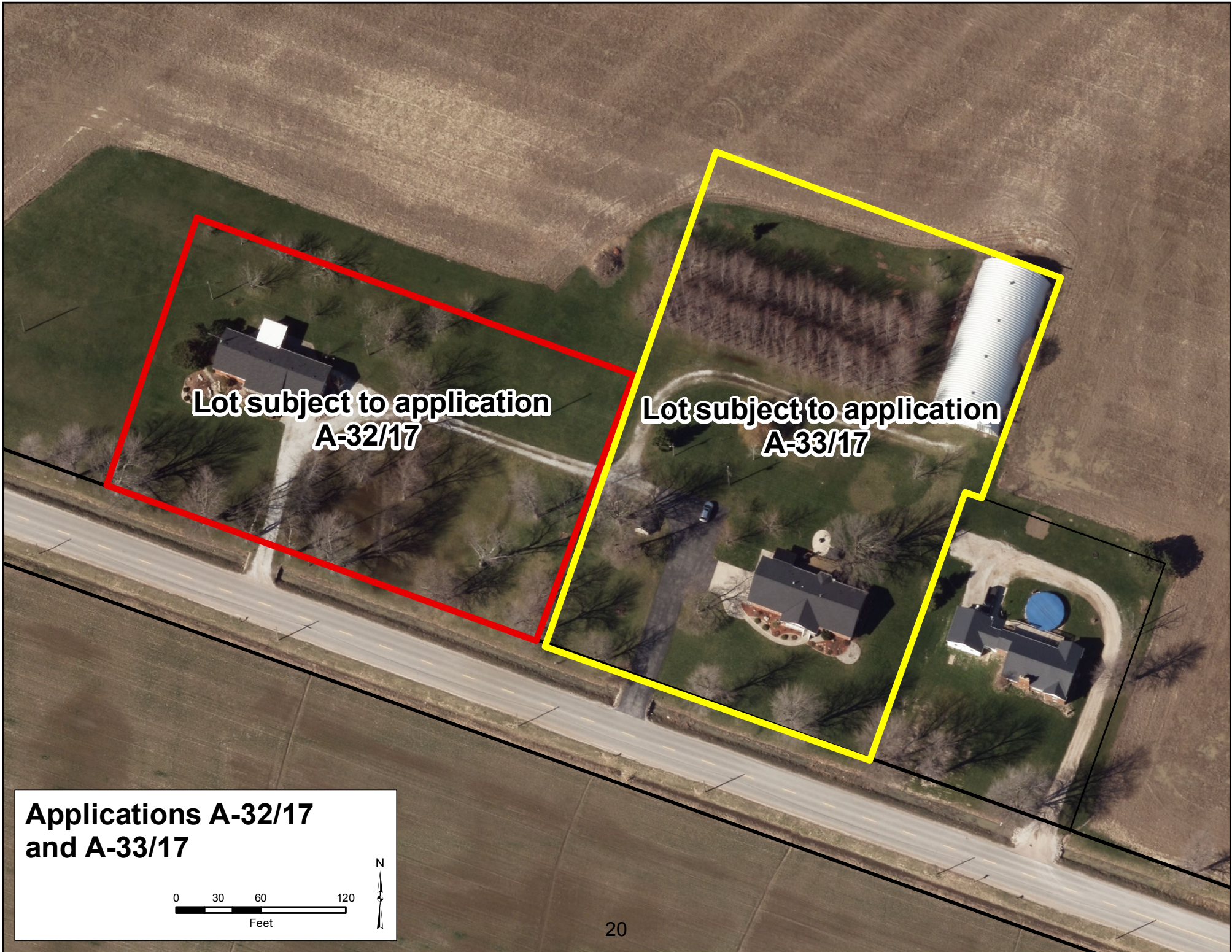
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

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Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 7th day of November, 2017



**Lot subject to application
A-32/17**

**Lot subject to application
A-33/17**

**Applications A-32/17
and A-33/17**

0 30 60 120
Feet



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

Applicant: **Paul's Kitchen Inc.**

Location of Property: **5275 Walker Road; Part Lot 304, North Talbot Road
former Township of Sandwich South**

Purpose of Application: **Minor Variance**

The purpose of the Application is to obtain relief from subsection 14.1.9 c) of Zoning By-law 85-18 which establishes that the minimum side yard width in an Industrial (I) Zone is 6.0 metres (19.68 feet). The Applicant has constructed a 29.73 square metre (320 square foot) open-sided canopy along the west side of the building resulting in a 0.76 metre (2.5 foot) interior side yard as depicted in the attached sketch. 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 20th day of November, 2017 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

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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 7th day of November, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

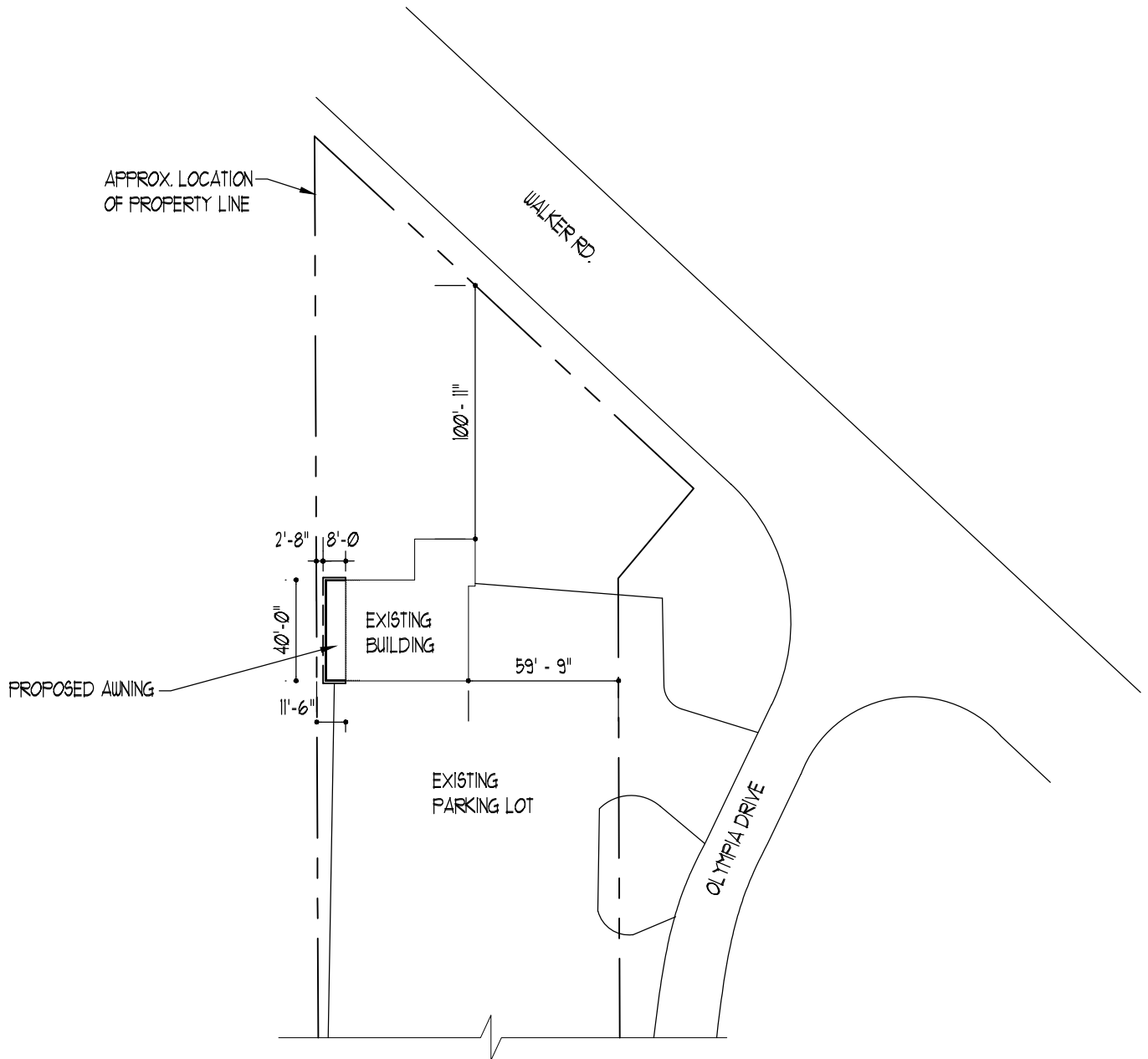


FIGURE 1: SITE PLAN

SCALE: 1/64" = 1'-0"



ISSUED FOR:	DATE:
PLANNING	SEP 11/17
REVISION 1	SEP 13/17
REVISION 2	OCT 18/17

PROJECT: DEVOLLI'S RESTAURANT BUILDING
5275 WALKER RD, WINDSOR, ON

DATE:	PROJ. NO:	SCALE:
SEPTEMBER 11, 2017	17225	AS SHOWN

SITE PLAN

DWG. NO.
S1
REV. NO.

**FIELD VERIFY ALL
DIMENSIONS**

SUITE 342,
13300 TECUMSEH ROAD EAST,
WINDSOR, ONTARIO, N8N4R8
PHONE: 519-979-7333
FAX: 519-979-7331
CEC@CEC14.COM WWW.CEC14.COM

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

Applicant: **Sean McCorkell**

Location of Property: **2825 Strawberry; Lot 64, Plan 12M293
former Township of Sandwich South**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from Subsection 6A.1.8 of Zoning By-law 85-18 which establishes the maximum floor area of 130 square metres (1400 square feet). The Applicant is proposing to construct a 127.31 square metre (1371 square foot) addition to the house resulting in a total floor area of 223.99 square metres (2411 square feet). The Applicant is also constructing a 90.12 square metre (970 square foot) attached three-car garage which is not included in the floor area calculation. The subject property is designated Residential in the Sandwich South Official Plan and zoned Residential Zone 2 (R2) 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 20th day of November, 2017 at 5:10 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

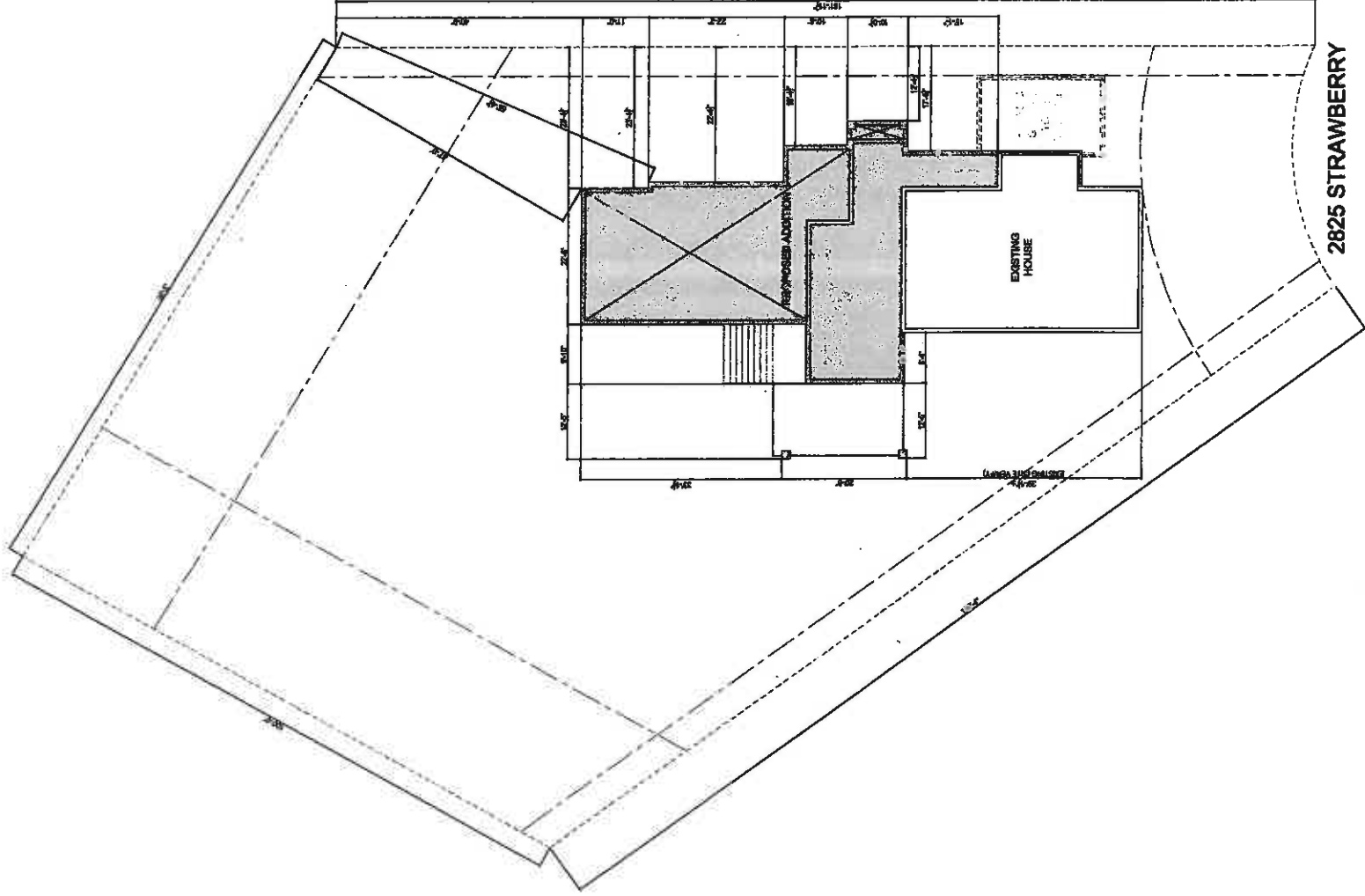
If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. 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

Dated this 7th day of November, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Minor Variance A-35/17 2825 Strawberry Drive

ADDRESS:	LOT 20 2825 Strawberry St. Tecumseh, ON
ZONE:	R2
SITE AREA:	18258 sf
COVERAGE ALLOWANCE:	35% (6391) sf
EXISTING COVERAGE:	5.7% (1040x) sf
PROPOSED COVERAGE:	18% (2865x) sf
AREA:	
EXISTING STRUCTURES	1040x sf
PROPOSED ADDITION:	1925 sf
GROUND FLOOR:	652 sf
SECOND FLOOR:	719 sf
BASEMENT:	633 sf
GARAGE:	970 sf
FRONT PORCH:	30 sf
BACK PORCH:	273 sf



NOTE:
THIS DESIGNER IS NOT RESPONSIBLE FOR ERCA, EASEMENTS, SITE PLAN
CONTROL, APPROVALS AND DEVELOPMENTAL SITE CONDITIONS, AND LOT
RESTRICTIONS.

THIS PLAN IS NOT A LEGAL SURVEY. ALL DIMENSIONS SHOULD BE VERIFIED
BY AN O.L.S. THIS SITE PLAN IS PROVIDED AS A GUIDE TO LOCATE THE
BUILDING

PROPERTY PLAN

SETBACKS
PROPERTY LINES

1 PROPERTY PLAN
ANSI 3/4" = 1'

FOR CONSTRUCTION - NOT FOR CONSTRUCTION

111 St. Andrew St. Amherst, ON N6V 2N6 Tel: 519.713.9025 Fax: 519.738.0641		17098 - 3825 Strawberry Addition		PROPERTY PLAN	
2825 Strawberry St., Tecumseh, ON		Sep 11, 2017		Lot 20	

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

Applicant: **Natalie Cameron**

Location of Property: **450 St. Pierre Street**
 Lot 62, Plan 756

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from Subsection 7.1.10 a) of Zoning By-law 1746 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 22.02 square metre (237 square foot) second storey addition that aligns with the existing exterior sidewall of the dwelling resulting in an interior side yard width of 1.37 metres (4.5 feet) along the northerly lot line. The Applicant also proposes to construct a new 3.25 square metre (35 square foot) opened covered front porch. See sketch attached. The property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 2 (R2) 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, November 20, 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

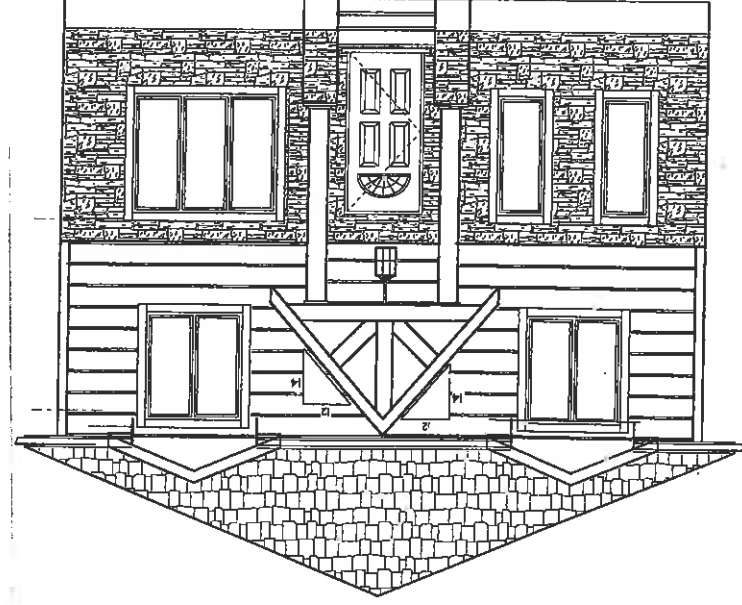
If you do not attend at the hearing it may proceed in your absence (including possible amendments to the original request) and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 9th day of November, 2017

[illegible]

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

Applicant: **Volturara Investments Inc.**

Location of Property: **4591 County Road 46; S. Pt. Lot 11 & 12, Conc. 8
(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 14.1.9 c) establishes that the minimum side yard width is 6.0 metres (19.68 feet);**
- 2) Subsection 14.1.10 c) establishes that the minimum rear yard depth is 7.5 metres (24.60 feet);**
- 3) Subsection 11.1.10 c) establishes that the minimum side yard width is 4.5 metres (14.76 feet); and**
- 4) Subsection 11.1.11 establishes that the minimum rear yard depth is 7.5 metres (24.60 feet).**

The Applicant proposes to construct a 378.58 square metre (4075 square foot) addition to an existing industrial shop resulting in a 3.05 metre (10 foot) interior side yard along the easterly lot line and zero (0) rear yard depth along the southerly lot line.

The property is designated Business Park in the Sandwich South Official Plan has a split zoning of Industrial (M1) and Rural Commercial (CR-3) 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 20th day of November, 2017 at 5:20 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

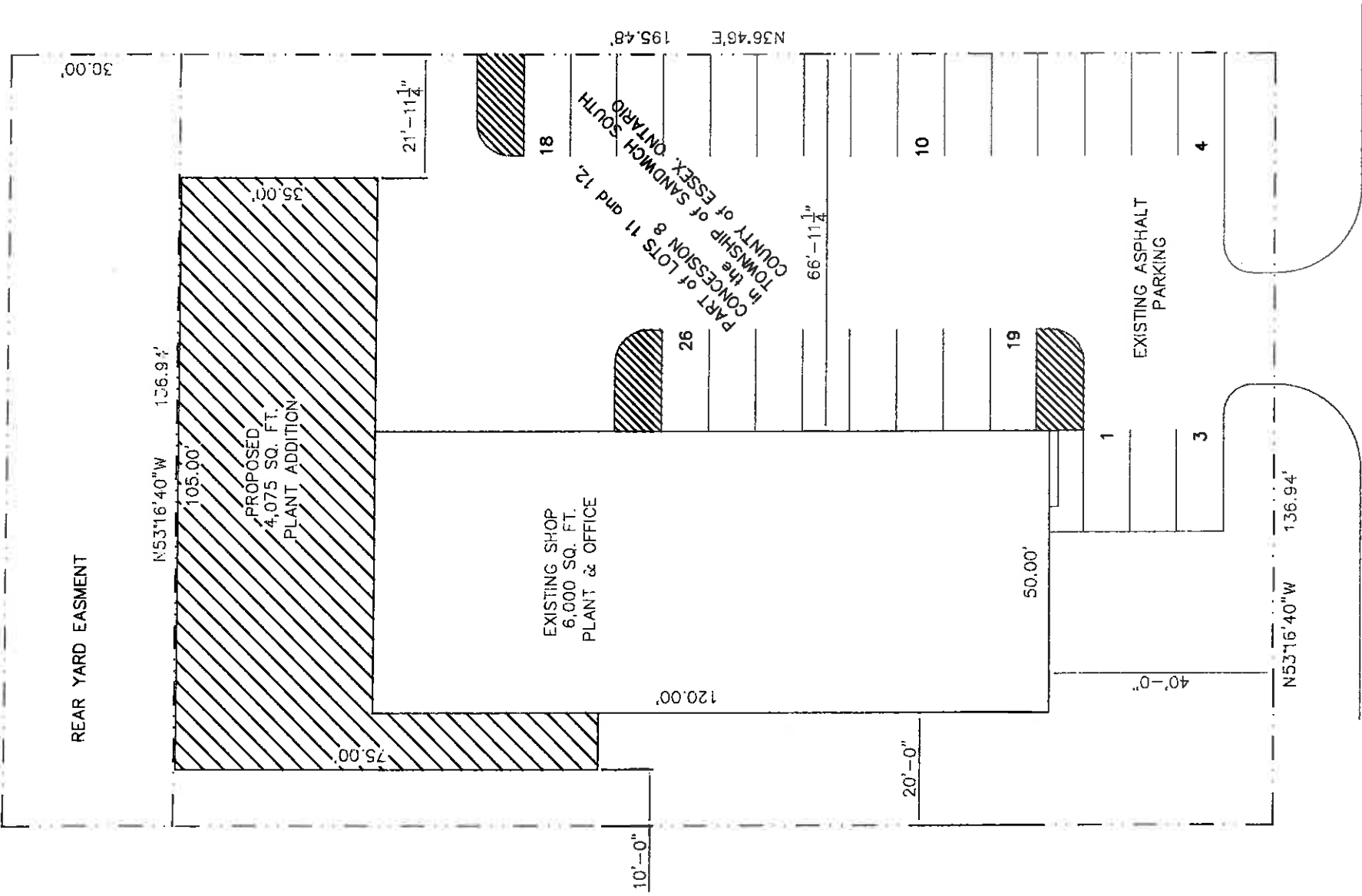
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NOTICE OF DECISION

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 9th day of November, 2017

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment



COUNTY ROAD No. 46

**Minor Variance A-37/17
4591 County Road 46**

**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

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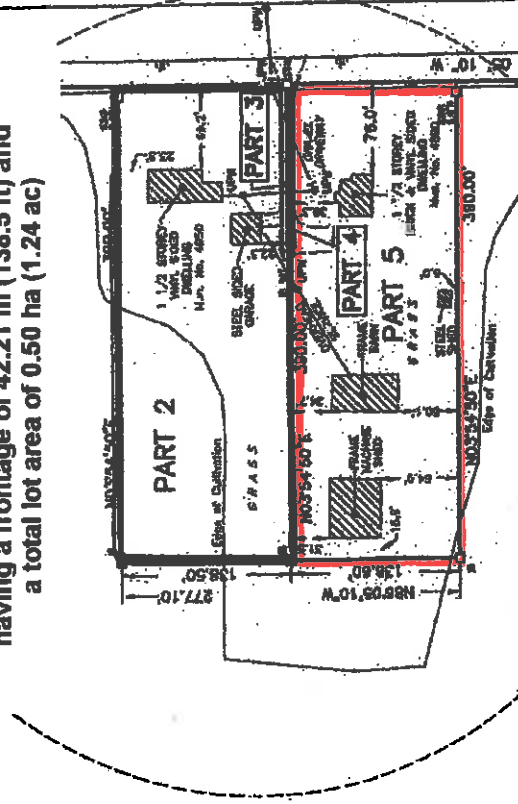
Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 29th day of September, 2017

B-13/17 & B-14/17

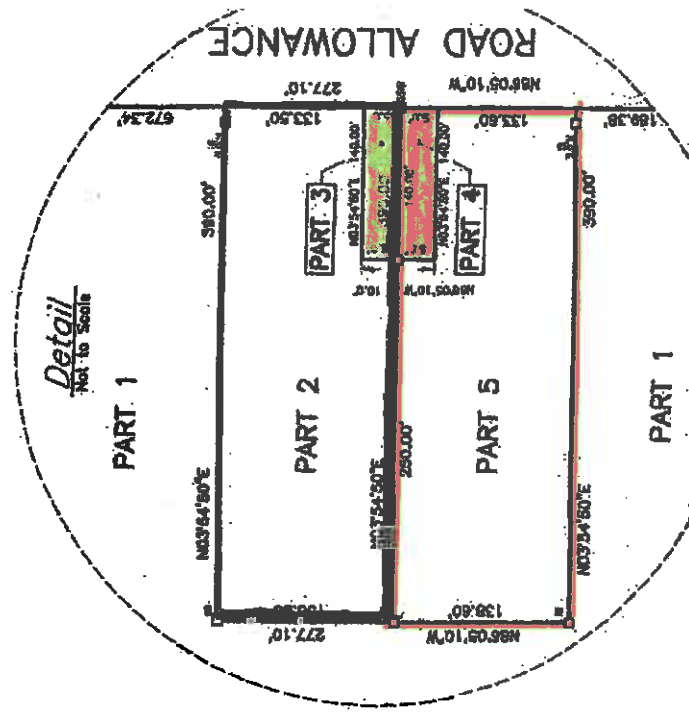
Lot 1:

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).

