

Committee of Adjustment Meeting
AGENDA

Monday, February 26, 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, January 22, 2018. 2 - 8
5. **SUBMISSIONS**
 - a. Agenda Cover 9 - 9
 - b. Agenda 10 - 11
 - c. Minor Variance Application A-02/18 - Home Hardware Stores Limited, 1613 Lesperance Road 12 - 13
 - d. Minor Variance Application A-03/18 - 1787954 Ontario Ltd., 1950 Halford Street 14 - 15
 - e. Severance Application B-04/18 - NJM Equities Ltd., 2210 North Talbot Road and 5175 Walker Road 16 - 17
 - f. Minor Variance Application A-04/18 - Kimberly Cushing, 321 Barry Avenue 18 - 19
6. **DEFERRALS**
7. **NEW BUSINESS**
8. **OLD BUSINESS**
9. **ADJOURNMENT**

**THE CORPORATION OF THE TOWN OF TECUMSEH
MINUTES OF THE COMMITTEE OF ADJUSTMENT MEETING**

A regular meeting of the Committee of Adjustment was held on January 22, 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

The Chair congratulates and welcomes Lori Chadwick on her appointment to the Committee of Adjustment.

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, November 20, 2017.

Motion: (CA-01/18) Moved by Lee Anne Doyle
Seconded by Paul Morand

That the Minutes of the regular Committee of Adjustment meeting held Monday, November 20, 2017 be adopted, as amended, printed and circulated.

Carried

V SUBMISSIONS

The following submissions were heard:

Application for Minor Variance A-01/18 – Ryan Grebenc, 108 Mack Court

Interested parties present: Ryan Grebenc

The purpose of the Application is to obtain the following relief from Zoning By-law 2065:

- i) Subsection 5.19.1 d) i) which establishes that no individual accessory structures in residential zones shall exceed 70.0 square metres (753.0 sq. ft.); and
- ii) Subsection 5.19.1 e) i) which establishes that accessory buildings shall not exceed 4.57 metres (15 feet) in height.

The Applicant is requesting relief to construct an accessory building having a total area of 77.3 square metres (832 sq. ft.) and a height of 4.88 metres (16 feet).

The subject property is designated Residential in the St. Clair Beach Official Plan and zoned Residential Type Two Zone (R2) in the St. Clair Beach Zoning By-law.

Page 2

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

Ryan Grebenc appears before the Committee to discuss the Application. Upon an inquiry from Lori Chadwick, Ryan Grebenc advises that the second storey will not be used for living space. Mr. Grebenc further advises that the residence does not have a basement and the second storey will be used for storage. Mr. Grebenc also advises that the car lift will be used for personal use only. Lee Anne Doyle notes that the Application indicates that the height of the building is nineteen (19) feet but the request sought is only sixteen (16) feet. Ryan Grebenc advises that the distance to the peak of the roof is nineteen (19) feet but the height of the building is determined from the mid-point of the slope of the roof, being sixteen (16) feet. Tony Muscedere inquires as to whether or not the driveway extends to the property line. Ryan Grebenc indicates that the driveway is approximately four (4) feet from the westerly side property line and a distance of approximately seventy (70) feet from the front property line. He further indicates that the current width of the driveway is only accessible for one (1) vehicle and he will be widening it for two (2) vehicles to access. Upon an inquiry from Tom Marentette, Ryan Grebenc advises that the driveway will be asphalt and that the accessory building will have no plumbing, no washroom but there will be a gas line for heating purposes.

Upon an inquiry from Lori Chadwick, Chad Jeffery advises that each Application before the Committee is reviewed for compliance with the zoning by-laws. Chad Jeffery informs the Committee that the maximum width of a driveway is 30 feet at the lot line (not the apron) and must be 1.6 feet from the property line. The Applicant acknowledges the zoning by-law requirements for driveway provisions.

Steve Columbo of 163 Arlington Boulevard raises concern with respect to the large trees on the neighbour's property to the rear and the proximately to the proposed structure. He indicates that the preservation of trees in the area is important to the neighbourhood. The Applicant advises he intends to preserve as much of the treed area as possible and does not believe that he will be digging deep enough to affect the root system of the tree.

Administration advises that the Building Department does not take into consideration the preservation of trees when issuing building permits. Administration further advises that the Town does not have a by-law for the regulation of trees or the preservation of trees and unless a condition is imposed, there is no way the Building Department can prevent this from happening.

Steve Columbo suggests that the Town's Manager of Parks & Horticulture, Casey Colthurst, speak with the Applicant to determine any affects that the construction of the proposed structure may have on the tree and indicates that maybe moving the structure might be necessary to protect the tree. The Applicant is willing to speak with Casey Colthurst and is agreeable to possibly moving the structure slightly but he also wants to utilize as much of his property as possible.

Motion: (CA-02/18) Moved by Tom Marentette
Seconded by Lee Anne Doyle

That Application A-01/18 is granted subject to a drainage plan being approved by the Building Department; and further, that the Town's arborist be consulted with respect to any adverse impacts that the construction of the accessory structure may have on the neighbour's tree.

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, the variance is minor in nature and the parcel of land is large.

Application for Severance B-01/18 – Mamatas Real Estate Holdings Unlimited Liability Company, 3920 North Talbot Road

Interested parties present: Brian Chillman, Solicitor for the Applicant
John Sabelli, Toolplas Systems Inc.

The purpose of the Application is to request consent to sever a 1600 square metre (17,222 square foot) vacant industrial parcel of land (highlighted in blue and identified as Part 1 on the draft survey attached) and add it to the abutting lands municipally known as 5175 Ure Street (identified as Part 2 on the draft survey). The retained portion, identified as Parts 4 & 5 together with Part 3 (see Severance Application B-02/18) which is being heard concurrently with this Application will result in a total lot area of 0.96 ha (2.37 acres). The properties are designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) 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: No response.

Town Engineer:

- 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, RSO. 1990, as amended and that the associated costs of same be borne solely by the Applicant; and
- 3920 North Talbot Road was assessed a sanitary Main and Lateral Charge in accordance with By-Law 2011-103. By-law 2011-103, Section 4.5 states, "... should an assessed owner sever or subdivide their property, the amount calculated to be owed for the severed or subdivided portion of the property shall be paid to the Town as a condition of the severance or subdivision approval, regardless whether or not the subject parcel is connected to the sewer main." Finance has confirmed that the NTR sanitary connection fees have been paid in full.

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 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; and
7. That the above conditions be fulfilled on or before January 23, 2019 prior to this severance being finalized.

Application for Severance B-02/18 – West Industries Inc., 5175 Ure Street

Interested parties present: Brian Chillman, Solicitor for the Applicant
John Sabelli, Toolplas Systems Inc.

The purpose of the Application is to request consent to sever a 900 square metre (9687.52 square foot) vacant industrial parcel of land (highlighted in yellow and identified as Part 3 on the draft survey attached) and add it to the abutting lands municipally known as 3290 North Talbot Road (identified as Parts 4 & 5 on the draft survey). The retained portion, identified as Part 2 together with Part 1 (see Severance Application B-01/18) which is being heard concurrently with this Application will result in a total lot area of 4400 square metres (1.09 acres).

The properties are designated Business Park in the Sandwich South Official Plan and zoned Industrial (M1) in the Sandwich South Zoning By-law. Notice of hearing for the above submissions 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:

- 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, RSO. 1990, as amended and that the associated costs of same be borne solely by the Applicant; and
- The owner shall be made aware of the following...
The Town is currently working on the 8th Concession Road Sanitary Sewer Outlet By-Law (under Part XII of the Municipal Act), which is anticipated to be completed in early 2018. As part of the analysis completed to date, the Part XII Charges have been based on gross area of the properties within the service area (similar to what was completed as part of the North Talbot Road Sanitary Sewer Outlet By-Law 2011-103). The future sanitary assessment for 5175 Ure Street will be based on the current area of 0.37Ha.

DISCUSSION

Brian Chillman, Solicitor for both Mamatas Real Estate Holdings Unlimited Liability Company and West Industries Inc. appears before the Committee to discuss the Applications. For background information, Brian Chillman advises that John Sabelli is the Account Manager of Toolplas Systems Inc. which is the same owners as the North Talbot Road property under Mamatas Real Estate Holdings Unlimited Liability Company. Brian Chillman also advises that the West Industries Inc. is under the same ownership as Lakeside Plastics. Brian Chillman informs the Committee that the two severances are pursuant to the Land Exchange Agreement to clean up and square off the property lines. Lakeside Plastics requires additional parking and Toolplas Systems Inc. requires additional parking and an expansion to their building. The exchange of the property will proceed upon the lapse of the 20-day appeal period and the expansion thereafter. Brian Chillman acknowledges the comments by the Town Engineer with respect to the Apportionment Agreement and the 8th Concession Road Sanitary Sewer Outlet By-law which is anticipated to be completed in early 2018 whereby the assessment for 5175 Ure Street will be based on the current area of 0.37 Ha.

Administration advises that the comments provided by the Town Engineer have been confirmed with the Finance Department but notes that the comments are for information purposes and does not form part of the conditions of the severances. Tom Fuerth clarifies that based on the sketch provided, that the yellow portion has been included in the assessed area which is being added to 3920 North Talbot Road and the blue portion that is being added to 5175 Ure Street has not been included in the assessment. Brian Chillman confirms that the assessments for the properties has been addressed in the Land Exchange Agreement.

Tom Marentette inquires as to whether or not there is a shared access for the properties and is advised that the entrance to West Industries Inc. is further north on Ure Street and that the second entrance to Mamatas Real Estate Holdings Unlimited Liability Company is further south on Ure Street. Tom Marentette inquired if there would be a curb separating the properties and Brian Chillman advises that it would be addressed as part of future growth. Upon a request from the Chair, Administration informs the Committee that the property is not subject to Site Plan Control. Lori Chadwick requests Administration to confirm the lot area of the two parcels as a result of the severances and if the parcels meet the requirements of the zoning by-law. Administration advises the property at 3920 North Talbot Road will result in a total lot area of 0.96 ha (2.37 acres) and the property at 5175 Ure Street will result in a total lot area of 4400 square metres (1.09 acres) and that the properties meet the 30 metre frontage requirement of the zoning by-law.

Motion: (CA-03/17) Moved by Lori Chadwick
Seconded by Lee Anne Doyle

That Applications B-01/18 and B-02/18 are 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 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; and
7. That the above conditions be fulfilled on or before January 23, 2019 prior to this severance being finalized.

Application for Severance B-03/18 – Bernard McGraw, 1662 Lesperance Road

Interested parties present: Bernard McGraw

The purpose of the Application is to request consent to sever a vacant residential lot having a frontage of 23.12 metres (75.85 feet), a depth of 55.4 metres (181.75 feet) and a lot area of 1280.74 square metres (13,785.74 square feet) (outlined in red). The retained residential dwelling lot will have a frontage of 24.78 metres (81.30 feet), a depth of 163.68 metres (537.00 feet) and a total area of 1.27 hectares (3.13 acres) (outlined in green).

The lands are designated Residential in the Sandwich South Official Plan and zoned Residential Zone 1 (R1) and Holding Residential Zone (H) R1 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: No response.

Town Engineer:

- 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, RSO. 1990, as amended and that the associated costs of same be borne solely by the Applicant; and
- That the parcel to be retained and the parcels 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.

DISCUSSION

Bernard McGraw appears before the Committee to discuss the Application. Felina Abdeh of 12281 Lessard Street inquires as to the status of the lands to the east and is informed that in time, the lands are to be developed into residential lots provided the naturalized/woodlot area is adequately addressed by the Ministry of Natural Resources and ERCA. The Chair notes that the severance of the subject lands does not impact the naturalized/woodlot area. It is also noted, that the rear lot line of the subject property is in line with the existing lot to the north and to the south and that the services for the lot will be a condition of severance. Ms. Abdeh indicates she may be interested in purchasing the lot. Upon an inquiry from Lori Chadwick, Administration advises that the “Holding” provision pertains to the rear of the lands to ensure that the lands are properly developed and that it doesn’t under-mind the lands to the east that are part of the Manning Road Secondary Plan development. The “Holding” provision does not pertain to the severed lands which is the subject of the current application. The Committee feels that the subject severance is in keeping with the area.

Administration advises that a condition for an entrance is not necessary in order leave flexibility for the future landowner to install the driveway to be in line with the garage.

Motion: (CA-04/18) Moved by Paul Morand
Seconded by Jim Mackie

That Application B-03/18 is granted.

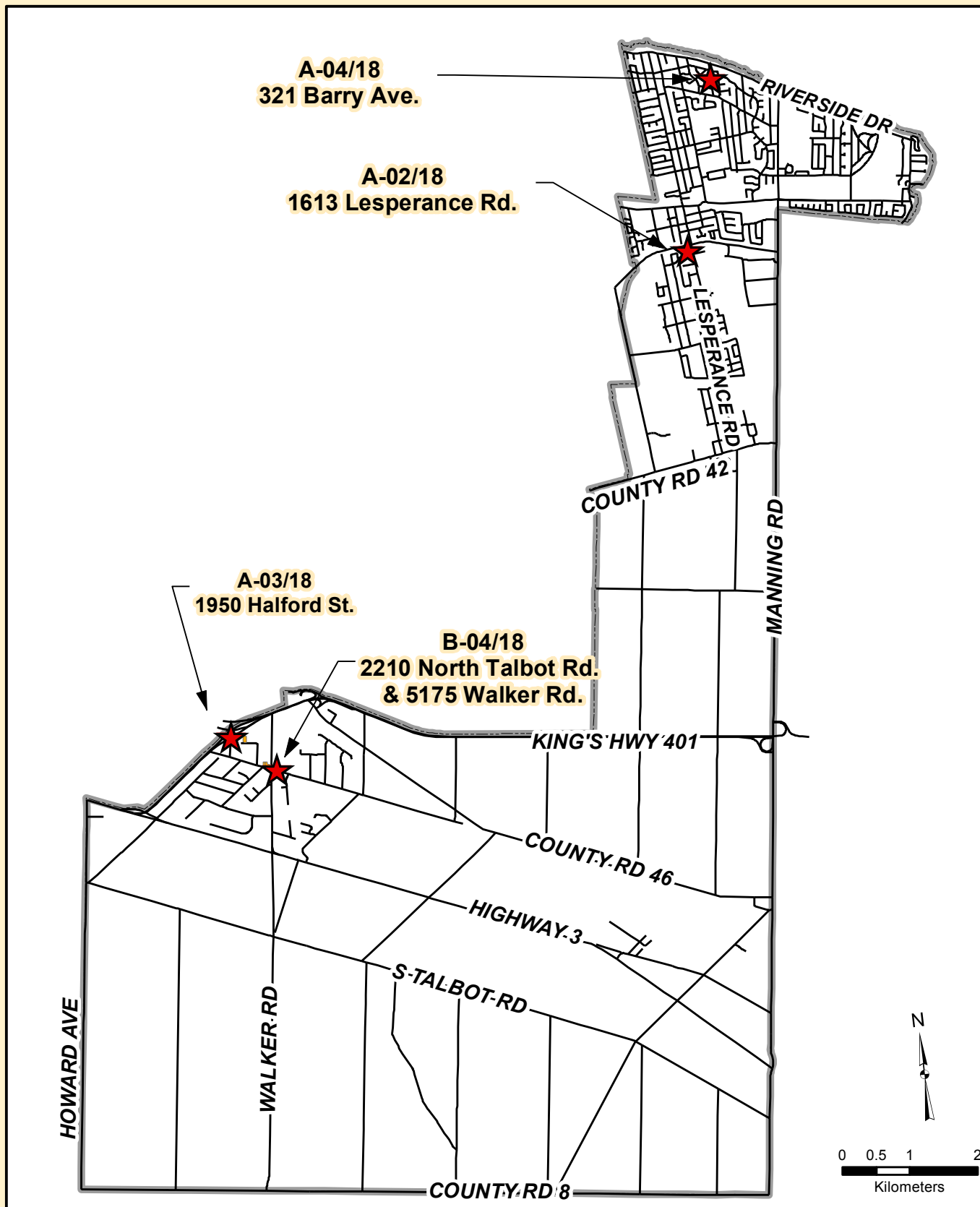
Carried

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*;



Prepared By:
Tecumseh Planning and
Building Department



Subject Properties

February 26, 2018
Committee of
Adjustment Meeting
Key Map

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, February 26, 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, January 22, 2018.

V SUBMISSIONS

5:00 p.m.

**Minor Variance Application A-02/18 – Home Hardware Stores Limited, 1613
Lesperance Road**

The purpose of the Application is to request relief from subsection 5.19 a) of Zoning By-law 85-18, which establishes that no building or structure including a sign shall be erected within the triangular space between two street lines for a distance of 9.0 metres (29.53 feet) from the point of intersection. The Applicant is proposing to erect a sign within this regulated area as depicted on the attached sketch.

The subject property is designated Business Park in the Sandwich South Official Plan and zoned General Commercial Zone (C1-2) and (C1-7) in the Sandwich South Zoning By-law.

5:05 p.m.

Minor Variance Application A-03/18 – 1787954 Ontario Ltd., 1950 Halford Street

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

- 1) Subsection 14.1.10 c) establishes that the minimum rear yard depth is 7.5 metres (24.6 feet). The proposed addition results in a rear yard depth of 5.5 metres (18 feet); and
- 2) Subsection 5.33 establishes that thirty-eight (38) parking spaces are required for the subject property of which two (2) are to be barrier free parking. The

Applicant is proposing thirty-six (36) parking spaces of which one (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.

5:10 p.m.

Severance Application B-04/18 – NJM Equities Ltd., 2210 North Talbot Road and 5175 Walker Road

The purpose of the Application is to request consent to sever a commercial parcel of land municipally known as 5175 Walker Road (containing a gas bar and car wash) with a frontage of 36.5 metres (119.75 feet) and an approximate lot area of 0.39 ha (0.96 acres) (outlined in red on the sketch attached). The Applicant proposes to retain a commercial parcel of land municipally known as 2210 North Talbot Road (containing a vacant structure) with a frontage of 31.82 metres (104.42 feet) and a total lot area of 0.2 ha (0.5 acres) (outlined in green on the sketch attached). The parcels were once separate but inadvertently merged due to common ownership.

The subject property is designated Business Park in the Official Plan and zoned Neighbourhood Commercial Zone (C2-7) in the Sandwich South Zoning By-law.

5:15 p.m.

Minor Variance Application A-04/18 – Kimberly Cushing, 321 Barry Avenue

The purpose of the Application is to request relief from Subsection 6.1.5 of Zoning By-law 1746 which establishes a maximum total lot coverage of 30 percent. The Applicant is proposing to construct a 232 square metre (2500 square foot) residential dwelling resulting in total lot coverage of 40 percent.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 1 (R1) 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: **Home Hardware Stores Limited**

Location of Property: **1613 Lesperance Road; Part Lot 151, Conc. 2
(former Township of Sandwich South)**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from subsection 5.19 a) of Zoning By-law 85-18, which establishes that no building or structure including a sign shall be erected within the triangular space between two street lines for a distance of 9.0 metres (29.53 feet) from the point of intersection. The Applicant is proposing to erect a sign within this regulated area as depicted on the attached sketch. The subject property is designated Business Park in the Sandwich South Official Plan and zoned General Commercial Zone (C1-2) and (C1-7) 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 26th day of February, 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

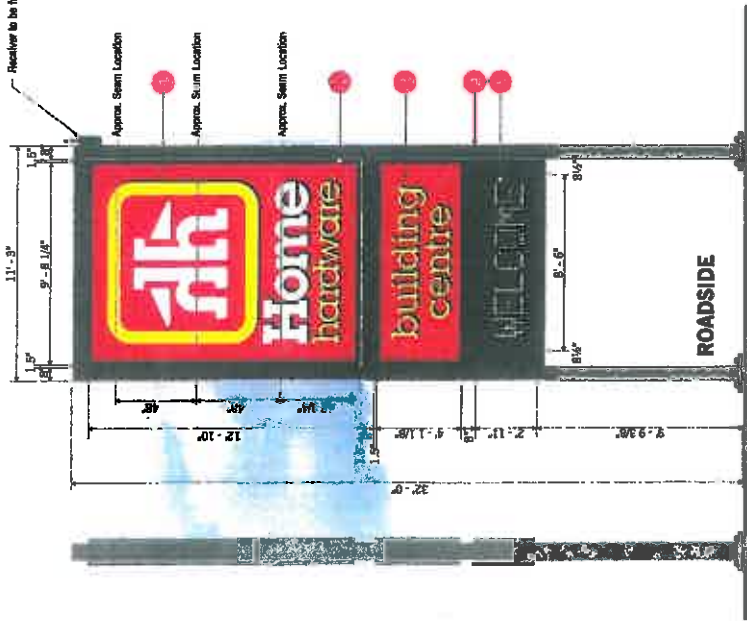
If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. 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 12th day of February, 2018

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Home Hardware Stores Limited 1613 Lesperance Road A-02/18

D/S Illuminated Pylon Sign
Scale 3/16" = 1'-0"



Material Specifications

- Break formed aluminum filler and pda pte cover frame painted Black
- White flex face with translucent vinyl graphics
- T-12 Extra Long Life Fluorescent Illumination
- Colors:
- Logo to have a white image on a Red 3m 3630-43 background with a Yellow 3m 3630-013 outline and Black translucent drop shadow
- Drop shadow to have a white image on a Red 3m 3630-43 background
- "Home" to be White with Black
- "hardware" to be Yellow 3m 3630-013 with a Black translucent drop shadow applied over top of red
- Background to be Red 3m 3630-43
- Aluminum constructed reveals painted Black
- Break formed aluminum filler and pda pte cover frame painted Black
- White flex face with translucent vinyl graphics applied to 1st surface
- T-12 Extra Long Life Fluorescent Illumination
- Colors:
- "building centre" to be yellow 3m 3630-016 with a Black translucent drop shadow applied over top of red
- Background to be Red 3m 3630-43
- 8" x 10" H.S.S. Pole and base pte painted Black
- Electronic Message Center (EMC) (MRC EMC)
- 20mm Monochrome Amber LED display (4 rows w/ 8 characters)
- Cabinet Size: 2' - 11" x 8' - 6"
- Viewing Area: 2' - 4 1/4" x 7' - 11"



Various Locations

PRIDE SIGNS
International Sign Association
235 LESPERANCE ROAD CANADIAN CANADA TEL: 514 677-4887 FAX: 514 677-4887 WWW.PRIDESIGNS.COM



secyface
International Sign Association

PRIDE SIGNS
International Sign Association
235 LESPERANCE ROAD CANADIAN CANADA TEL: 514 677-4887 FAX: 514 677-4887 WWW.PRIDESIGNS.COM



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235 LESPERANCE ROAD CANADIAN CANADA TEL: 514 677-4887 FAX: 514 677-4887 WWW.PRIDESIGNS.COM

CLIENT APPROVAL
REVISION DATES:
DRAWN ON: B. Goss
DATE: November 23, 2016



Various Locations

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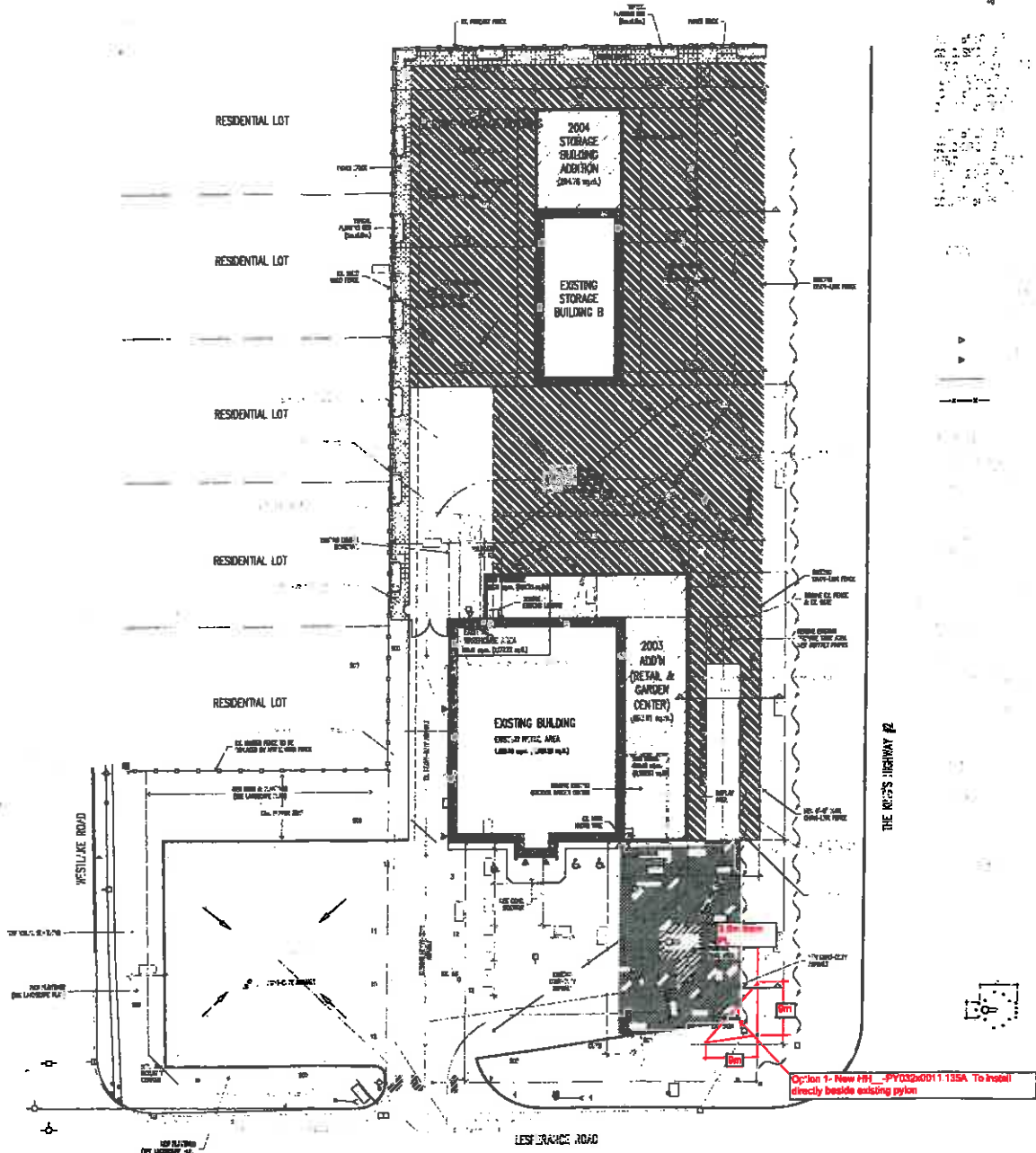
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**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT**

Applicant: **1787954 Ontario Ltd.**

Location of Property: **1950 Halford Drive; Part Lot 12, Conc. 6
(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 14.1.10 c) establishes that the minimum rear yard depth is 7.5 metres (24.6 feet). The proposed addition results in a rear yard depth of 5.5 metres (18 feet); and

2) Subsection 5.33 establishes that 38 parking spaces are required for the subject property of which 2 are to be barrier free parking. The Applicant is proposing 36 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 26th day of February, 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.

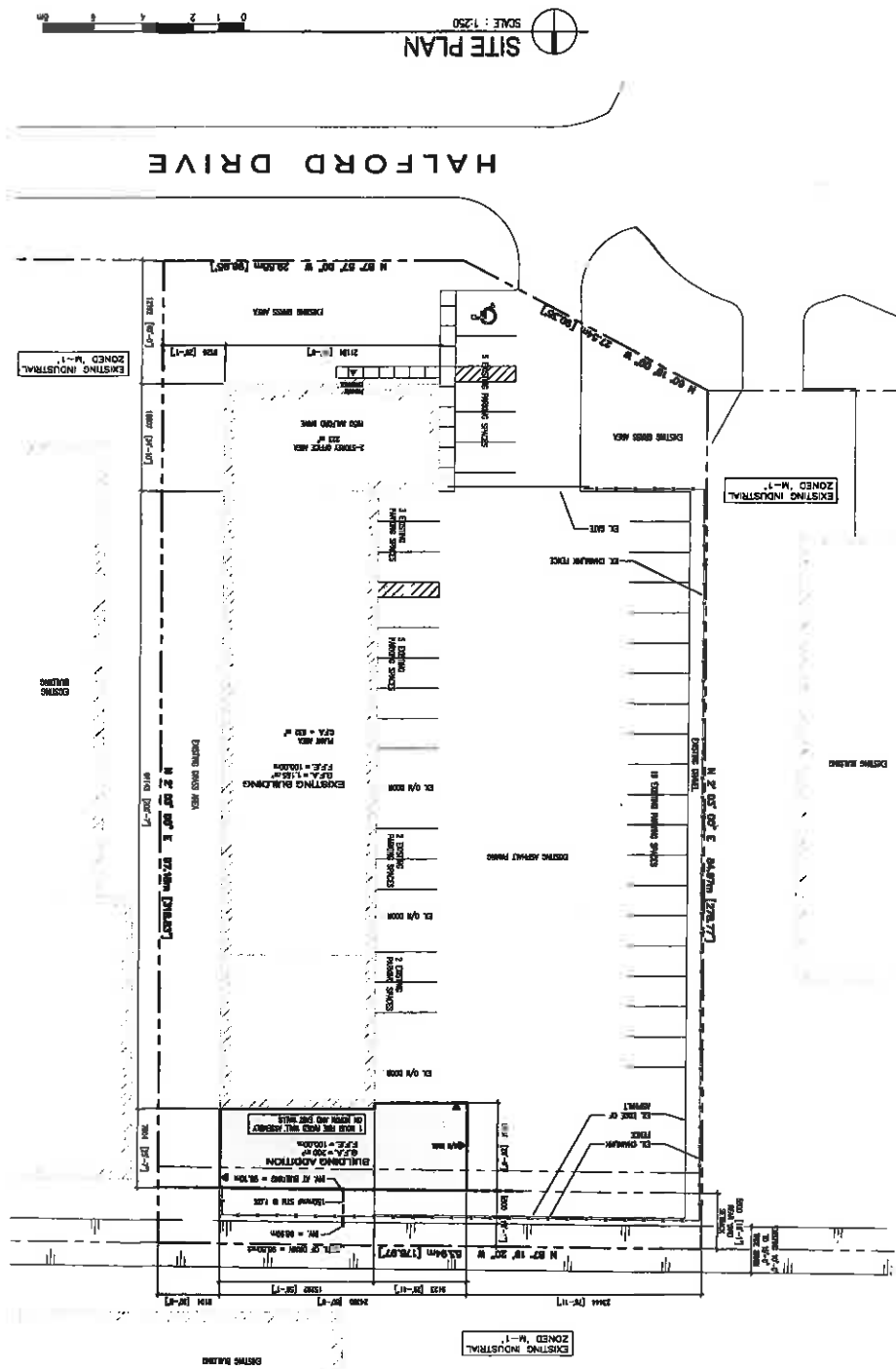
NOTICE OF DECISION

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 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 15th day of February, 2016

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

1950 Halford Drive

[illegible][illegible]

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

TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT

Applicant: **NJM Equities Ltd.**

Location of Property: **2210 North Talbot Road & 5175 Walker Road
Part Lot 12, Conc. 6 (fomer Twp. Sandwich South)**

Purpose of Application: **Severance**

is to request consent to sever a commercial parcel of land municipally known as 5175 Walker Road (containing a gas bar and car wash) with a frontage of 36.5 m (119.75 feet) and an approximate lot area of 0.39 ha (0.96 acres) (outlined in red on the sketch attached). The Applicant proposes to retain a commercial parcel of land municipally known as 2210 North Talbot Road (containing a vacant structure) with a frontage of 31.82 m (104.42 feet) and a total lot area of 0.2 ha (0.5 acres) (outlined in green on the sketch attached). The parcels were once separate but inadvertently merged due to common ownership. The subject property is designated Business Park in the Official Plan and zoned Neighbourhood Commercial Zone (C2-7) 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 26th day of February, 2018 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 Finance.

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment

Dated this 8th day of February, 2018

**Application
B-04/18**

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



**TO
BE
RETAINED**

2210

TO BE SEVERED

5175

WALKER

PULLEYBLANK

NORTH TALBOT

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

Applicant: **Kimberly Cushing**

Location of Property: **321 Barry Avenue
Lot 123, Plan 1183**

Purpose of Application: **Minor Variance**

The purpose of the Application is to request relief from Subsection 6.1.5 of Zoning By-law 1746 which establishes a maximum total lot coverage of 30 percent. The Applicant is proposing to construct a 232 square metre (2500 square foot) residential dwelling resulting in total lot coverage of 40 percent. The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 1 (R1) 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 26th day of February, 2018 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

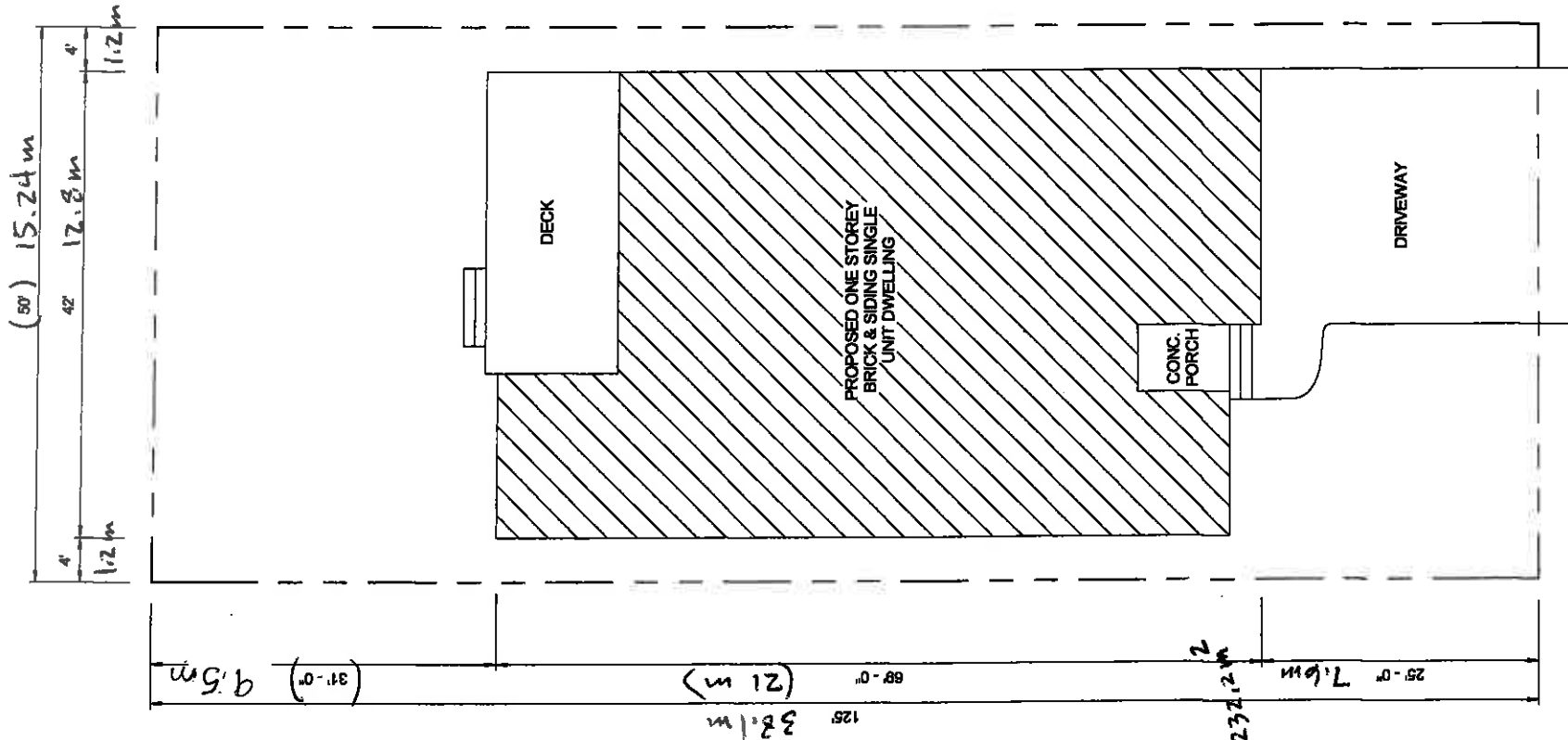
If you wish to be notified of the decision of the Town of Tecumseh Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing.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

Dated this 15th day of February, 2016

Donna Ferris
Secretary-Treasurer
Town of Tecumseh Committee of Adjustment



2/9/2018 11:00:44 AM
8.5 x 11 sheet size



LOT COVERAGE

LOT SQUARE FOOTAGE = 580.6 m² 6250 sq. ft.
HOUSE PLOT SQUARE FOOTAGE = 2499.86 sq. ft.
% LOT COVERAGE (30% allowable) = 40%



Application for
Minor Variance
A-04/18
321 Barry Avenue