

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, October 28, 2019
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 September 23, 2019.

V SUBMISSIONS

5:00 p.m.

Application for Severance B-13/19 – Calira Corporation, 11845 Tecumseh Road

The subject property located at 11845 Tecumseh Road East, Concession 2, Part of Lot 147, has a frontage of 54.86 metres (179.98 feet), an irregular depth and a lot area of 2,989 square metres (0.74 acres). The purpose of this Application is to lease a portion of the property, approximately 691.5 square metres (0.17 acres) outlined in red on the sketch attached for a Tim Horton's Drive Thru Restaurant. The lease agreement is in effective for more than twenty-one years.

The property is zoned General Commercial (C3).

5:05 p.m.

Application for Severance B-14/19 – Sandekere & Malavika Anand, 12906 Riverside Drive

The purpose of the Application is to request consent to sever a residential lot having a frontage of 14.62 metres (47.9 feet), an irregular depth and a lot area of 1110 square metres (11947.83 square feet) identified as Part 2 on the sketch attached (outlined in yellow). The proposed retained lot, containing an existing dwelling, will have a frontage of 19.87 metres (65.19 feet), an irregular depth and a total area of 1525 square metres (16,414.64 square feet) identified as Part 1 on the attached sketch (outlined in pink). Application for Minor Variance A-27/19 is being heard concurrently with this Application to address the lot frontage of 14.62 metres (47.9 feet) on the severed lot. The

dwelling on the proposed severed lands is being demolished and a new dwelling is proposed to be constructed.

The lands are designated Residential in the Tecumseh Official Plan and zoned Residential Zone 1 (R1) in the Tecumseh Zoning By-law.

5:05 p.m.

Application for Minor Variance A-27/19 – Sandekere & Malavika Anand, 12914 Riverside Drive

The purpose of the Application is to request relief from subsection 6.1.4 of Zoning By-law 1746 which establishes a minimum lot frontage of 18.0 metres (59.1 feet). As a result of Severance Application B-14/19, being heard concurrently with this Application, the Applicant is proposing a lot frontage of 14.62 metres (47.9 feet). See attached sketch.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 1 (R1) in the Tecumseh Zoning By-law.

5:10 p.m.

Application for Severance B-15/19 – 2593430 Ontario Limited, 14400 Tecumseh Road

The purpose of the Application is to sever a 2.0 square metre (21.6 square foot) parcel of residential land (shaded in red) for the purpose of a lot addition and consolidate it with the abutting residential lot to the north, municipally known as 408 Brighton Road (shaded in pink). The proposed retained lot, municipally known as 14400 Tecumseh Road (outlined in green), has an area of 1.3 hectares (3.2 acres). This Application is being heard concurrently with Minor Variance Application A-28/19 which requests relief to address the resulting side yard deficiency for 408 Brighton Road.

The lot at 408 Brighton Road is designated Single Family Residential and zoned Residential Type 2 Zone (R2) and the retained parcel at 14400 Tecumseh Road is designated Medium Density Residential and is zoned Residential Type 3 Zone (R3-13).

5:10 p.m.

Application for Minor Variance A-28/19 – Dina Venturini, 408 Brighton Road

The purpose of the Application is to request relief from subsection 7.1.3 e) iii) of Zoning By-law 2065 which establishes the minimum interior side yard width is the lesser of 10 feet or 15 percent of the lot frontage. The Applicant is requesting relief to have an interior side yard width of 1.1 metre (3.6 feet). As a result of Severance Application B-15/19, which is being heard concurrently with this Application.

The subject property is designated Single Family Residential in the St. Clair Beach Official Plan and zoned Residential Type 2 Zone (R2) in the St. Clair Beach Zoning By-law. See sketch attached.

5:15 p.m.

Application for Severance B-16-19 – Lionel & Gail Ballargeon, 11221 County Road 42

The purpose of the Application is to sever 83.6 square metres (900 square feet) of vacant residential land (outlined in red) and consolidate it with the abutting residential lot (shaded in pink), municipally known as 11215 County Road 42, as shown on the attached sketch. The retained residential lot (outlined in green) will have a frontage of 32.6 metres (107 feet) and an area of 0.3 ha (0.74 ac).

The proposed severed and the retained parcels are designated Low Density Residential in the Sandwich South Official Plan and zoned Residential Zone 1 (R1) in the Sandwich South Zoning By-law.

5:20 p.m.

Application for Minor Variance A-29/19 – Brett Massender, 12640 Clarice Avenue

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

1. Subsection 7.1.5 which establishes a maximum lot coverage of 30 percent; and
2. Subsection 7.1.10 a) which establishes a minimum interior side yard width of 1.2 metres (3.9 feet).

The Applicant is proposing to construct a 176.5 square metre (1900 square foot) addition including a garage, kitchen, dining area, great room and a covered deck having a side yard width on the westerly interior side lot line of 1.1 metres (3.6 feet) and a total lot coverage of 33 percent in accordance with the attached sketch. The existing accessory building is being demolished.

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

VI DEFERRALS

VII NEW BUSINESS

VIII OLD BUSINESS

IX ADJOURNMENT