

**Town of Tecumseh
Committee of Adjustment
Regular Meeting
Monday, November 25, 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 Monday, October 28, 2019.

V SUBMISSIONS

5:00 p.m.

Application for Severance B-17/19 – 1147048 Ontario Limited, 5000 Regal Drive

The purpose of the Application is to request consent to sever a 2.6 ha (6.4 acre) parcel of land having a frontage of 23.8 metres (78 feet) on North Talbot Road highlighted in yellow on the attached sketch. The retained lands, containing an industrial building, will have a lot area of 3.0 ha (7.4 acres) outlined in green on the attached sketch. This Application is being heard concurrently with Minor Variance Application A-30/19 which requests relief to address the resulting minimum lot frontage deficiency of 23.8 metres (78 feet) on the severed lot fronting on North Talbot Road.

The proposed severed and the retained lands are designated Business Park in the Sandwich South Official Plan and zoned Industrial Zone (M1) in the Sandwich South Zoning By-law 85-18.

5:00 p.m.

Application for Minor Variance A-30/19 – 1147048 Ontario Limited, 5000 Regal Drive

The purpose of the Application is to request relief from subsection 14.1.4 b) of Zoning By-law 85-18 which establishes the minimum lot frontage as 30 metres (98.43 feet). The Applicant is requesting relief to have a minimum lot frontage of 23.8 metres (78 feet) as a result of Severance Application B-15/19, which is being heard concurrently with this Application.

The subject parcel is designated Business Park in the Sandwich South Official Plan and zoned Industrial Zone (M1) in the Sandwich South Zoning By-law 85-18.

5:05 p.m.

Application for Minor Variance A-31/19 - NLC Management Limited, 2045 Solar Crescent & 5350 Pulleyblank Street

The purpose of the Application is to request relief from subsection 14.1.5 of Zoning By-law 85-18 which establishes a maximum lot coverage of 40 percent for all buildings and structures. The Applicant is proposing to construct a 765 square metre (8,234 square foot) addition resulting in 45 percent lot coverage. A variance for 42 percent lot coverage was previously granted by way of Minor Variance Application A-12/17.

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

5:10 p.m.

Application for Minor Variance A-32/19 – Michelle Mulhall, 12617 Horwood Crescent

The purpose of the Application is to request relief from Subsection 5.25.1 c) of Zoning By-law 1746 which establishes that accessory buildings in residential zones shall not be closer than 1.22 metres (4 feet) to any lot line if greater than 10.0 square metres (107.6 square feet) in area. The Applicant is requesting relief to permit a 17.1 square metre (184 square foot) existing accessory building to be 0.71 metres (2.33 feet) from the rear property line and 0.63 metres (2.08 feet) from the westerly side yard property line.

The subject property is designated Residential in the Tecumseh Official Plan and zoned Residential Zone 3 (R3-2) in the Tecumseh Zoning By-law.

VI DEFERRALS

VII NEW BUSINESS

VIII OLD BUSINESS

IX ADJOURNMENT