



Notice of Public Hearing

Application for Minor Variance

Town of Tecumseh Committee of Adjustment

File Number

A-25-21

Applicant(s)

Warren Fullerton and Linda Simetic

Location of Property

157 Rutland Road

Purpose of Application

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

- i) Subsection 5.19.1 d) i) which establishes that accessory buildings in residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969 square feet) in area, whichever is the lesser, and no individual accessory building or structure shall exceed 70 square metres (753 square feet) in area; and
- ii) Subsection 5.19.1 e) i) which establishes that accessory buildings in residential zones shall not exceed 4.57 metres (15 feet) in height.

The Applicant is requesting relief to construct a 92.3 square metre (993 square foot) two-storey accessory building having a height of 5.9 metres (19.25 feet).

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

Take Notice

That an application under the above file number will be heard by the Committee of Adjustment on Monday, April 26, 2021 at 5:15 pm.

Please note that at its Regular Council Meeting of May 12, 2020, Tecumseh Town Council adopted an amendment to Procedural By-law 2020-13 to provide that, during emergencies only, members of committees may have the ability to participate electronically in meetings subject to the provisions and requirements of the Town of Tecumseh Procedural By-law.

Accordingly, during the current COVID-19 emergency this Committee will hold its meetings electronically. During such time, any person who wishes to attend this



Committee meeting electronically and/or speak at this meeting as a delegation will need to register as a delegation for the meeting. Please provide your contact information (name, address, email and phone number) to the Secretary-Treasurer via email to dferris@tecumseh.ca or phone 519-735-2184 extension 132 no later than noon on the date of the scheduled meeting. Attendees/Delegates will be contacted directly with registration details prior to the meeting.

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

Date: April 16, 2021

Donna Ferris, Secretary-Treasurer
Town of Tecumseh Committee of Adjustment
Telephone: 519-735-2184 ext. 132 Email: dferris@tecumseh.ca