



Notice of Public Hearing

Application for Consent

Town of Tecumseh Committee of Adjustment

File Number

B-04-22 to B-08-22

Applicant(s)

851381 Ontario Limited

Location of Property

5881 Malden Road

Purpose of Application

The purpose of the consent applications is to:

1. B-04-22: sever a vacant residential lot having a frontage of approximately 30.48 metres (100 feet), an irregular depth and a lot area of approximately 1956 square metres (21,054 square feet) identified as Lot 1 on the sketch attached (outlined in red);
2. B-05-22: sever a vacant residential lot having a frontage of approximately 30.48 metres (100 feet), a depth of approximately 68.57 metres (225 feet) and a lot area of approximately 2090 square metres (22,496 square feet) identified as Lot 2 on the sketch attached (outlined in blue);
3. B-06-22: sever a vacant residential lot having a frontage of approximately 34.27 metres (112.4 feet), a depth of approximately 68.57 metres (225 feet) and a lot area of approximately 2349.8 square metres (25,293 square feet) identified as Lot 3 on the sketch attached (outlined in orange);
4. B-07-22: sever a vacant residential lot having a frontage of approximately 34.27 metres (112.4 feet), a depth of approximately 68.57 metres (225 feet) and a lot area of approximately 2349.8 square metres (25,293 square feet) identified as Lot 4 on the sketch attached (outlined in yellow);
5. B-08-22: sever a vacant residential lot having a frontage of approximately 34.27 metres (112.4 feet), a depth of approximately 68.57 metres (225 feet) and a lot area of approximately 2349.8 square metres (25,293 square feet) identified as Lot 5 on the sketch attached (outlined in purple); and



6. Retain an agricultural lot having a frontage of approximately 23 metres (75.4 feet), an irregular depth and a total area of approximately 52.0 hectares (128.5 acres) outlined in green on the sketch attached.

The proposed severed lands are designated Maidstone Hamlet Residential in the Tecumseh Official Plan and zoned Agricultural Zone (A-33) in Zoning By-law 85-15.

The proposed retained lands are designated Agricultural and Maidstone Hamlet Residential in the Tecumseh Official Plan and zoned Agricultural Zones (A) and (A-33) in Zoning By-law 85-15.

As a condition of approval, the application will be subject to Council approval of a Zoning By-law Amendment to rezone the proposed severed lands from Agricultural Zone (A-33) to Hamlet Residential Zone (RH) for the proposed residential lots.

Take Notice

That an application under the above file number will be heard by the Committee of Adjustment on Monday, May 30, 2022 at 5:00 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.

Public Hearing

You are entitled to attend this public hearing electronically 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 of Adjustment for 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 of the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal. 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 Land Tribunal by the Applicant or another member of the public. To appeal the decision to the Ontario Land Tribunal, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$400.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

Date: May 13, 2022

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