



## Notice of Public Hearing

### Application for Consent

### Town of Tecumseh Committee of Adjustment

#### File Number

B-09-23

#### Applicant(s)

Kemal Bahcheli

#### Location of Property

13672 Riverside Drive

#### Purpose of Application

The purpose of the Application is to sever a parcel of land (outlined in red), having an area of 380.7 square metres (4,098 square feet), and add it to the residential property to the west municipally known as 13668 Riverside Drive resulting in a new lot with a frontage of 18.21 metres (59.75 feet) and an area of 1245.9 square metres (13,411.6 square feet). The retained parcel (outlined in green), having an area of 260.3 square metres (2,802 square feet), is proposed to be added to the residential property to the east municipally known as 13676 Riverside Drive resulting in a new lot with a frontage of 18.21 metres (59.75 feet) and an area of 1232.7 square metres (13,268.92 square feet). The proposed severance will result in the elimination of the residential property municipally known as 13672 Riverside Drive. The existing dwelling on 13672 Riverside Drive is proposed to be demolished.

Minor Variance Applications A-12-23 and A-13-23 are being heard concurrently with this Application to address the resulting non-complying lot frontages of the two newly-created lots, as well as to provide the necessary relief for the non-complying proposed front and rear yard depths and side yard width to facilitate the construction of a new dwelling on 13668 Riverside Drive.

The property is designated Residential in the Official Plan and zoned Residential Zone 1 (R1) in Zoning By-law 2065.

#### Take Notice

That an application under the above file number will be heard by the Committee of Adjustment on Monday, October 23, 2023 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](mailto: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 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, the Municipality, certain Public Agencies and the Minister. 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: October 6, 2023**

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