



Notice of Public Hearing

Application for Minor Variance

Town of Tecumseh Committee of Adjustment

File Number

A-15-23

Applicant(s)

Suburban Construction and Management Ltd

Location of Property

205-227 Lesperance Road

Purpose of Application

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

1. Subsection 8.3.22 g) which establishes a maximum height of 10.6 metres (34.7 feet);
2. Subsection 8.3.22 h) i) which establishes the minimum northerly yard width as 3.0 metres (10 feet); and
3. Subsection 5.5.1 a) v) which establishes that balconies are permitted to project into the required yard a maximum distance of 1.5 metres (4.92 feet).

The Applicant is proposing to construct four six-unit residential dwellings having a height of 11.44 metres (37.5 feet) and having a 5.84 square metre (93 square foot) portion of the northerly building encroaching into the minimum northerly yard as identified on the attached sketch (hatched in red). The Applicant is also seeking to allow the balconies of the two northerly structures to encroach into the minimum easterly yard width a distance of 1.79 metres (5.82 feet) as identified in the attached sketch (in blue).

The existing dwelling on the subject lands is to be demolished.

The subject lands are designated Residential in the Official Plan and zoned Residential Zone 3 (R3-22) in Zoning By-law 1746.

Take Notice

That an application under the above file number will be heard by the Committee of Adjustment on Monday, October 23, 2023 at 5:15 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 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 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 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 11, 2023

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