



Notice of Public Hearing

Application for Consent

Town of Tecumseh Committee of Adjustment

File Number

B-05-24

Applicant(s)

2198711 Ontario Limited

Location of Property

12809 Dillon Drive

Purpose of Application

The purpose of the Application is to request consent to sever a residential lot having a frontage of 26.1 metres (85.6 feet), an irregular depth and a lot area of 707 square metres (7,610.1 square feet) outlined in red on the attached sketch. The proposed retained lot has a frontage of 19.8 metres (65 feet), a depth of 30.6 metres (100.4 feet) and a lot area of 603 square metres (6,490.6 square feet) outlined in green on the attached sketch.

The subject application was previously heard by the Committee of Adjustment on November 22, 2021 under Consent Application B-19-21. The conditions of Consent Application B-19-21 were not met and the consent lapsed on November 24, 2023. Accordingly, the Applicant is reapplying for the same severance. Applications for Minor Variance A-48-21 and A-49-21 were heard concurrently with Consent Application B-19-21 granting relief for minimum lot area for both the severed and retained lots and remain in effect.

The lands are designated Residential in the Town of Tecumseh Official Plan and zoned Residential Zone 1 (R1) 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, April 29, 2024 at 5:10 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 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: April 8, 2024

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