



## Notice of Public Hearing

### Application for Minor Variance

### Town of Tecumseh Committee of Adjustment

#### File Number

A-08-24

#### Applicant(s)

Robert Jones

#### Location of Property

12654 Riverside Drive

#### Purpose of Application

The purpose of the Application is to request relief from the following subsections of 5.25.4 of Zoning By-law 1746:

1. Subsection 5.25.4 ii) which establishes that any accessory building or structure on the north side of Riverside Drive is to be no closer than 12.2 metres (40 feet) from the water's edge of Lake St. Clair;
2. Subsection 5.25.4 iii) which establishes that only one accessory building or structure is permitted in the rear yard with a maximum ground floor area of 9.3 sq m (100.1 sq ft); and
3. Subsection 5.25.4 i) which establishes that an accessory structure on the north side of Riverside Drive shall not be located within 2.5 metres (8.2 feet) of a side lot line.

The Applicant is requesting relief to facilitate the construction of a 14.3-metre (47-foot) by 2.4-metre (8-foot) deck, with an area of 34.9 square metres (376 square feet) and a height of 0.58 metres (23 inches) along the water's edge of Lake St. Clair. Relief was granted on March 25, 2024 under Application for Minor Variance A-07-24 for a 31.7 square metre (342 square foot) deck with associated steps and glass railing on the north side of the dwelling that is 8.2 metres (27 feet) from the water's edge of Lake St. Clair. Please refer to the attached sketch.

The subject property is designated Residential in the 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 5:15 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](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.

## **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: April 9, 2024**

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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)