



## Notice of Public Hearing

### Application for Minor Variance

### Town of Tecumseh Committee of Adjustment

#### File Number

A-11-24

#### Applicant(s)

1965461 Ontario Ltd.

#### Location of Property

5330 Outer Drive

#### Purpose of Application

The purpose of the Application is to request relief from the following subsections of Zoning By-law 85-18:

1. Subsection 5.33 establishes that 60 parking spaces are required including 2 barrier free;
2. Subsection 14.1.9 c) establishes a minimum side yard width of 6.0 metres (19.68 feet); and
3. Subsection 14.1.16 establishes that a maximum of six (6) visitor's parking spaces shall be permitted in the front yard.

The proposed construction of an industrial shop and associated office space will result in a southerly side yard width of 3.0 metres (9.8 feet), a total of 50 parking spaces including 2 barrier free with 18 of the parking spaces to be located in the front yard.

The subject property is designed Business Park in the Official Plan and zoned Industrial (M1) in Zoning By-law 85-18.

#### Take Notice

That an application under the above file number will be heard by the Committee of Adjustment on Monday, April 29, 2024 at 5:25 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 17, 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)