



Notice of Public Hearing
Application for Consent/Severance
Town of Tecumseh Committee of Adjustment

File Number

B-12-24 & B-13-24

Applicant(s)

Maria Geloso

Location of Property

1402 Poisson Street

Purpose of Application

The purpose of the application is to create two new lots for a proposed semi-detached dwelling. This application will accommodate the division of the property along the common wall dividing the proposed semi-detached dwelling, such that each dwelling unit will be on its own lot and can be sold separately (i.e. freehold ownership). Specifically, the application proposes to:

1. sever two lots for the proposed semi-detached dwelling, being:
 - i) Lot A - identified as Parts 3 & 4 on 12R-22858, having a frontage of 12.2 metres (40 feet), a depth of 37.7 metres (123.7 feet) and a lot area of 459.8 square metres (4,949.7 square feet), outlined in red on the attached sketch;
 - ii) Lot B - identified as Parts 5 & 6 on 12R-22858, having a frontage of 12.2 metres (40 feet), a depth of 37.7 metres (123.7 feet) and a lot area of 459.9 square metres (4,950.5 feet), outlined in blue on the attached sketch; and
2. retain a parcel, identified as Parts 1 & 2 on 12R-22858, having a frontage of 36.5 metres (120.0 feet) and a lot area of 1378.6 square metres (14,839.9 square feet), outlined in green on the attached sketch. The proposed retain parcel is currently occupied by a single-unit dwelling.

The existing inground swimming pool on the subject lands is to be removed.

This matter was previously granted provisional Consent by the Committee of Adjustment on November 21, 2005 however, the time period lapsed prior to the conditions being fulfilled.

The severed lots (Lots A and B) are zoned Residential Zone (R2-22) in Zoning By-law 1746 which establishes site specific lot provisions to accommodate a semi-detached dwelling while



the retained parcel is zoned Residential Zone (R1-10) which permits a single-unit dwelling and establishes a minimum rear yard depth of 1.21 metres (4.0 feet).

Both the severed and retained lands are designated Residential in the Official Plan.

Take Notice

That an application under the above-noted file number will be heard by the Town of Tecumseh Committee of Adjustment on Monday, November 25, 2024 at 5:00 pm in Town Municipal Office Council Chambers at 917 Lesperance Road, Tecumseh, Ontario.

Any person may attend this public meeting to express their views about this application, or alternatively they may be represented by Counsel for that purpose.

Please note that the Town of Tecumseh has transitioned its Committee of Adjustment meetings to a hybrid meeting with a mix of in-person attendees and remote participants. Members of the public now have the option of participating either in person at the Town of Tecumseh Municipal Building or electronically via Zoom. If you wish to attend via Zoom, **you must contact the Secretary-Treasurer of the Committee of Adjustment** via email at dferris@tecumseh.ca or phone 519-735-2184 ext. 132, **no later than 12 p.m. on the meeting date noted above.** Attendees/Delegates will be contacted directly with registration details prior to the meeting.

Written Comments

If you wish to submit written comments on this application, they **must be provided to the attention of the Secretary-Treasurer of the Committee of Adjustment.** Comments can be sent by mail to the Town of Tecumseh, 917 Lesperance Road, Tecumseh, ON, N8N 1W9 or emailed to dferris@tecumseh.ca **no later than 12 p.m. on the meeting date noted above.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

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 Committee of Adjustment in respect to this application, **you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment** by mail to the Town of Tecumseh, 917 Lesperance Road, Tecumseh, ON, N8N 1W9 or by email to dferris@tecumseh.ca.



If a person or public body has the ability to appeal the decision of the Town of Tecumseh Committee of Adjustment in respect of the proposed Consent to the Ontario Land Tribunal but does not make written submissions to the Town of Tecumseh Committee of Adjustment before it gives or refuses to give a provisional Consent, the Tribunal may dismiss the appeal.

To appeal the decision to the Ontario Land Tribunal, send a Notice of Appeal 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.

Additional information regarding the application may be obtained by contacting:

Donna Ferris, Secretary-Treasurer, at dferris@tecumseh.ca or at 519-35-2184 ext. 132.

Date: November 7, 2024

Donna Ferris, Secretary-Treasurer
Town of Tecumseh Committee of Adjustment
917 Lesperance Rd., Tecumseh, ON N8N 1W9
Telephone: 519-735-2184 ext. 132 Email: dferris@tecumseh.ca