

**Committee of Adjustment**  
**Minutes**

Date: Monday, October 28, 2024  
Time: 5:00 pm  
Location: Tecumseh Town Hall - Council Chambers  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

Present:  
Chair, Tom Fuerth  
Member, Lori Chadwick  
Member, Tom Marentette  
Member, Tony Muscedere  
Member, Doug Pitre

Also Present:  
Manager Planning Services & Local Economic Development, Chad Jeffery  
Secretary-Treasurer, Donna Ferris

Others:  
Senior Planner, Enrico De Cecco  
Communications Officer, Mackenzie Vanderberg

Absent:  
Member, Paul Jobin  
Member, Christopher Lanman

**A. Roll Call**

**B. Call to Order**

The Chairperson calls the meeting to order at 5:00 p.m.

**C. Disclosure of Pecuniary Interest**

There is no disclosure of interest made.

**D. Minutes**

**1. August 26, 2024**

**Motion: CA-52-24**

Moved By Member Tony Muscedere  
Seconded By Member Doug Pitre

**That** the minutes of the regular Committee of Adjustment meeting held August 26, 2024 **be approved**, as printed and circulated.

Carried

## **E. Applications**

### **1. Application for Minor Variance A-27-24 Guy and Monica Pritchard 12810 Riverside Drive**

#### **a. Sketch**

Interested parties present: John Gillis, Architect and Guy Pritchard, Applicant

The purpose of the Application is to request relief from Subsection 6.1.11 of Zoning By-law 1746 which establishes that the mid-point of the wall nearest to Lake St. Clair of any new dwelling or any addition to an existing dwelling for lots on the north side of Riverside Drive shall not extend beyond the established building line.

The Applicant is requesting relief to allow a 36.79 square metre (396 square foot) addition to the dwelling (highlighted in orange on the attached sketch), the midpoint of which would extend 2.6 metres (8.5 feet) beyond the established building line as depicted in the sketch.

The property is designated Residential in the Official Plan and zoned Residential Zone 1 (R1) in the Zoning By-law 1746.

Administration/Agency Comments

#### **Public Works and Engineering**

- No comments regarding the requested minor variance.

#### **Building Department**

- A building permit will be required for the proposed addition in the event the minor variance is approved.

#### **Fire Department**

- No comments regarding the requested minor variance.

#### **Essex Region Conservation Authority**

- The above noted lands are subject to our Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of Lake St. Clair. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by

Section 28 of the *Conservation Authorities Act*, and all applicable hazard lands requirements for development must be satisfied.

- No objection to application.

### **Essex Powerlines**

- No comments regarding the requested minor variance.

The owners of the properties to the immediate east and west of the subject property have provided correspondence indicating they have no concerns with the application.

### **Discussion**

John Gillis, Architect and Agent along with Guy Pritchard, Applicant appear before the Committee to discuss the Application. John Gillis informs the Committee that his client is seeking a variance to construct an enclosed addition to the dwelling on the north side of Riverside Drive of which a portion of the addition requires relief as it is beyond the established building line. John Gillis also informs the Committee that there several homes to the east and to the west that are substantially closer to the water's edge and the proposed addition would be more in line with the existing homes in the area.

Tom Marentette inquires from Administration how the established building line is determined. Chad Jeffery indicates that the established building line is a straight line joining the nearest point of the wall of the adjacent dwelling to the nearest point of the wall of the next adjacent dwelling.

Lori Chadwick inquires as to the size in area of the addition that requires relief, noting that the distance requested is 2.6 metres. Enrico De Cecco advises that the area being requested is approximately 50 percent of the proposed addition which is 19.24 square metres.

Tom Marentette seeks clarification regarding the addition being a one-storey addition and fully enclosed and do the neighbour's understand that the proposed addition is fully enclosed. John Gillis informs the Committee that the proposal is a fully enclosed addition and not an open sided covered porch as he is aware of the concerns with respect to screening, etc for properties on the north side of Riverside Drive. Guy Pritchard advises that he spoke directly with his neighbours showing them the plans and advising that if they were not supportive of his proposal, he would not proceed with the project. Both neighbours indicated they had no concerns with the proposal.

Tony Muscedere is supportive of the application as it meets the four tests and the immediate neighbours both to the east and to the west have no concerns with the proposal.

**Motion: CA-53-24**

Moved By Member Tony Muscedere  
Seconded By Member Tom Marentette

**That**, Application for Minor Variance A-27-24, **be approved.**

Carried

**F. Deferrals**

**G. Planning Report**

**1. October 28, 2024**

**H. Unfinished Business**

**I. New Business**

**J. Adjournment**

**Motion: CA-54-24**

Moved By Member Doug Pitre  
Seconded By Member Lori Chadwick

**That** there being no further business, the Monday, October 28, 2024 regular meeting of the Committee of Adjustment now **adjourn** at 5:13 pm.

Carried

---

Tom Fuerth, Chairperson

---

Donna Ferris, Secretary-Treasurer