



Notice of Public Hearing
Application for Minor Variance
Town of Tecumseh Committee of Adjustment

File Number

A-28-24

Applicant(s)

Catherine Chauvin

Location of Property

649 William Street

Purpose of Application

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

- i) Subsection 7.1.5 establishes a maximum lot coverage of 30 percent; and
- ii) Subsection 5.25.1 c) establishes that an accessory structure having more than 10.0 square metres in area (107 square feet) shall not be closer than 1.22 metres (4 feet) to a lot line except where the lot line abuts a public alley. In that case, the accessory structure may be located not less than 0.5 metres from said alley.

The Applicant is proposing to construct a 72.0 square metre (775.4 square foot) single-storey addition to an existing dwelling resulting in a lot coverage of 35 percent as depicted on the attached sketch.

The Applicant is also seeking relief for a 42.7 square metre (140 square foot) existing accessory building (shed) to be 1.1 metres (3.75 feet) from the northerly interior side lot line.

The subject property is designated Residential in the Official Plan and zoned Residential Zone 2 (R2) 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, December 9, 2024 at 5:00 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.

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: November 27, 2024

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