

Committee of Adjustment
Minutes

Date: Monday, December 9, 2024
Time: 5:00 pm
Location: Tecumseh Town Hall - Council Chambers
917 Lesperance Road
Tecumseh, Ontario N8N 1W9

Present:
Chair, Tom Fuerth
Member, Paul Jobin
Member, Christopher Lanman
Member, Tom Marentette
Member, Tony Muscedere
Member, Doug Pitre

Absent:
Member, Lori Chadwick

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

Others:
Senior Planner, Enrico De Cecco
Manager Technology Services, David Doyon

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. November 25, 2024

Motion: CA-59-24

Moved By Member Doug Pitre
Seconded By Member Tom Marentette

That the minutes of the regular Committee of Adjustment meeting held November 25, 2024 **be approved**, as printed and circulated.

Carried

E. Applications

1. Application for Minor Variance A-28-24 Catherine Chauvin 649 William Street

a. Sketch

Interested parties present: Wayne Chauvin, Agent for the Applicant

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.

Administration/Agency Comments

Public Works and Engineering

- PWES has no comments regarding the requested minor variance.

Building Department

- Once an approval has been granted the applicant shall obtain a building permit by applying through the Cloud permitting system and provide all required documents

including an engineered lot grading plan at time of application.

Fire Department

- No concerns with application.

Essex Region Conservation Authority

- The noted lands are not located within a regulated area that is under the jurisdiction of ERCA. As a result, a permit is not required.
- No objections with applications.

Essex Powerlines

- If the customer requires a service upgrade due to the additional load, they must contact EPL for a cost to do so.

Discussion

Wayne Chauvin, Agent for the Applicant appears before the Committee to discuss the Application. Tom Marentette inquires if a building permit was obtained for the shed. Wayne Chauvin explains that a permit was not obtained for the shed as it was under 162 square feet therefore a permit was not required. Wayne Chauvin further explains that there was an existing shed that was on the rear and side yard lot lines and when rebuilding moved it 2 feet from the rear lot line and 3.75 feet from the interior side lot line however was deficient by .25 feet therefore is seeking relief for the reconstructed shed.

Tom Marentette also confirms with the Agent that five percent lot coverage is being requested for an addition to the house and that the house is not a rental unit.

Tom Fuerth indicates that residents of 653, 674, 644, 621, 637, 650, 658 and 677 William Street are supportive of the Applications.

Tom Marentette indicates that he is supportive of the Application is in keeping with the area, the neighbour's are supportive of the application and the application meets the four tests of a minor variance.

Motion: CA-60-24

Moved By Member Tom Marentette

Seconded By Member Christopher Lanman

That Application for Minor Variance A-28-24, be approved.

Carried

F. **Deferrals**

G. **Planning Report**

1. **December 9, 2024**

H. **Unfinished Business**

I. **New Business**

J. **Adjournment**

Motion: CA-61-24

Moved By Member Paul Jobin

Seconded By Member Tom Marentette

That there being no further business, the Monday, December 9, 2024 regular meeting of the Committee of Adjustment now **adjourn** at 5:07 pm.

Carried

Tom Fuerth, Chairperson

Donna Ferris, Secretary-Treasurer