



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

File Number

B-01-25

Applicant(s)

Damesview Farms Inc.

Location of Property

701 South Talbot Road

Purpose of Application

The purpose of the Application is to request consent to sever a surplus dwelling lot having a frontage of 44.0 metres (145.0 feet), a depth of 137.0 metres (450.0 feet) and a lot area of 0.61 hectares (1.5 acres) outlined in red on the attached sketch. The proposed severed lot contains one residential dwelling.

The retained farm parcel, outlined in green on the attached sketch, has an approximate lot area of 47.4 hectares (117.1 acres). As a condition of consent, a Zoning By-law amendment will be required to:

- i) prohibit a residential dwelling on the retained lands, in accordance with the Provincial Planning Statement; and
- ii) establish a maximum lot area of 0.61 hectares/1.5 acres for the severed lot.

The lands are designated Agricultural in the Tecumseh Official Plan and zoned Agricultural Zone (A) in Zoning By-law 85-18.

Take Notice

That an application under the above-noted file number will be heard by the Town of Tecumseh Committee of Adjustment on Monday, February 24, 2025 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.



The Corporation of the Town of Tecumseh

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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: January 30, 2025

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