January 29, 2019

Town of Tecumseh
Attention: Ms. Laura Moy, Clerk
917 Lesperance Road
Tecumseh, ON N8N 1W9

Re: Official Plan Amendment No. 15 – Village of St. Clair Beach Official Plan 14328 and 14346 Tecumseh Road
Town of Tecumseh
File No.: 37-OP-2018-008

Dear Ms. Moy:

Please find attached a Notice of Decision regarding the above noted application.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

WILLIAM J. KING, AMCT, MCIP, RPP
Manager, Planning Services

Enclosure

c.c. Brian Hillman MMAH Davide Petretta
Shannon Hind Richard Moy
NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(35) and 21 of the Planning Act

A decision was made on the date noted above to approve Amendment No. 15 to the Official Plan for the Village of St. Clair Beach, as adopted by By-law 2018-61. The approval authority considered all submissions received on this application, the effect of which helped the approval authority make an informed decision.

Purpose and Effect of the Official Plan Amendment

The purpose of Official Plan Amendment No. 15 is to change the land use designation on a 1.3 hectare parcel of land located on the north side of Tecumseh Road (14328 and 14346 Tecumseh Road), approximately 45 metres east of its intersection with Brighton Road, from "Commercial" to "Medium Density Residential", with a site specific land use policy. The re-designation facilitates the construction of an apartment building having a maximum height of 65 feet (19.812 metres) and no more than five (5) storeys, containing not greater than sixty-five (65) dwelling units, with ground floor commercial units and an accessory marina also permitted on the subject property. A copy of the decision is attached.

When and How to File An Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal (LPAT) must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

1. include a completed Appellant Form (A1) Planning Act available from the LPAT website www.ello.gov.on.ca, and
2. be accompanied by the prescribed filing fee in the amount of $300.00 payable by certified cheque or money order to the Minister of Finance.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the LPAT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Essex is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional information about the amendment, including a complete version of the amendment, is available for public inspection during regular office hours at the County of Essex at the address noted below or from the Town of Tecumseh.

Mailing Address for Filing a Notice of Appeal:

County of Essex
360 Fairview Avenue West
Essex, ON N8M 1Y6

Submit notice of appeal to the attention of:

William King, Manager – Planning Services
Tel: (519) 776-6441, Ext. 1329
Fax: (519) 776-4455
DECISION

With respect to Official Plan Amendment # 15
Official Plan for the Village of St. Clair Beach
Subsection 17(34) of the Planning Act

I hereby approve Amendment # 15 to the Official Plan for the Village of St. Clair Beach, as adopted by By-Law 2018-61.

Dated at Essex, Ontario this 29th of January, 2019

ORIGINAL SIGNED

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William J. King, MA, MCIP, RPP
Manager, Planning Services
County of Essex