

Committee of Adjustment Meeting Agenda

Monday, April 26, 2021, 5:00 pm

Electronic meeting live streamed at: <https://video.isilive.ca/tecumseh/live.html>.

Pages

A. Roll Call	
B. Call to Order	
C. Disclosure of Pecuniary Interest	
D. Minutes	
1. To be posted	
E. Applications	
1. Application for Minor Variance A-22-21 Peter and Kathleen Coyles 1527 Cortina Crescent	3 - 4
a. Sketch	5 - 5
2. Application for Minor Variance A-23-21 Robert and Biljana Uzonyi 12431 Meander Crescent	6 - 7
a. Sketch	8 - 8
3. Application for Minor Variance A-24-21 Marc Tourangeau 844 Lesperance Road	9 - 10
a. Sketch	11 - 11
4. Application for Minor Variance Warren Fullerton and Linda Simetic 157 Rutland Road	12 - 13
a. Sketch	14 - 14
5. Application for Minor Variance A-26-21 Kaitlin McCarrell 837 St. Pierre Street	15 - 16
a. Sketch	17 - 17

- F. **Deferrals**
- G. **Planning Report**
 - 1. To be posted
- H. **Unfinished Business**
- I. **New Business**
- J. **Adjournment**



Notice of Public Hearing

Application for Minor Variance

Town of Tecumseh Committee of Adjustment

File Number

A-22-21

Applicant(s)

Peter and Kathleen Coyles

Location of Property

1527 Cortina Crescent

Purpose of Application

The purpose of the Application is to request relief from subsection 7.1.5 which establishes a maximum lot coverage of 30 percent. The Applicant is proposing to construct a 24.5 square metre (264 square foot) accessory structure resulting in 34 percent lot coverage.

The subject property is designated Residential in the Town of Tecumseh Official Plan and zoned Residential Zone 2 (R2-20) in the Tecumseh Zoning By-law.

Take Notice

That an application under the above file number will be heard by the Committee of Adjustment on Monday, April 26, 2021 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.

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Failure to Attend Hearing



If you do not attend at 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 Local Planning Appeal 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 Local Planning Appeal Tribunal by the Applicant or another member of the public. To appeal the decision to the Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer outlining the reasons for appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

Date: April 15, 2021

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

Application A-22/21

Note: Map is for illustrative purposes only



CORTINA

1527

HEATHERGLEN

Proposed 264 sq. foot shed to be
5 ft. from western side lot line and
4 ft. from rear lot line.



Notice of Public Hearing

Application for Minor Variance

Town of Tecumseh Committee of Adjustment

File Number

A-23-21

Applicant(s)

Robert and Biljana Uzonyi

Location of Property

12431 Meander Crescent

Purpose of Application

The purpose of the Application is to request relief from subsection 5.25.2 c) which establishes the minimum side width for private outdoor swimming pools on a corner lot where side yard abuts a public street shall be 4.0 metres (13.1 feet). The Applicant is proposing to install an in-ground swimming pool 2.2 metres (7.5 feet) from the westerly lot line.

The subject property is designated Residential in the Town of Tecumseh Official Plan and zoned Resident Zone 1 (R1) in the Tecumseh Zoning By-law.

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Notice of Decision

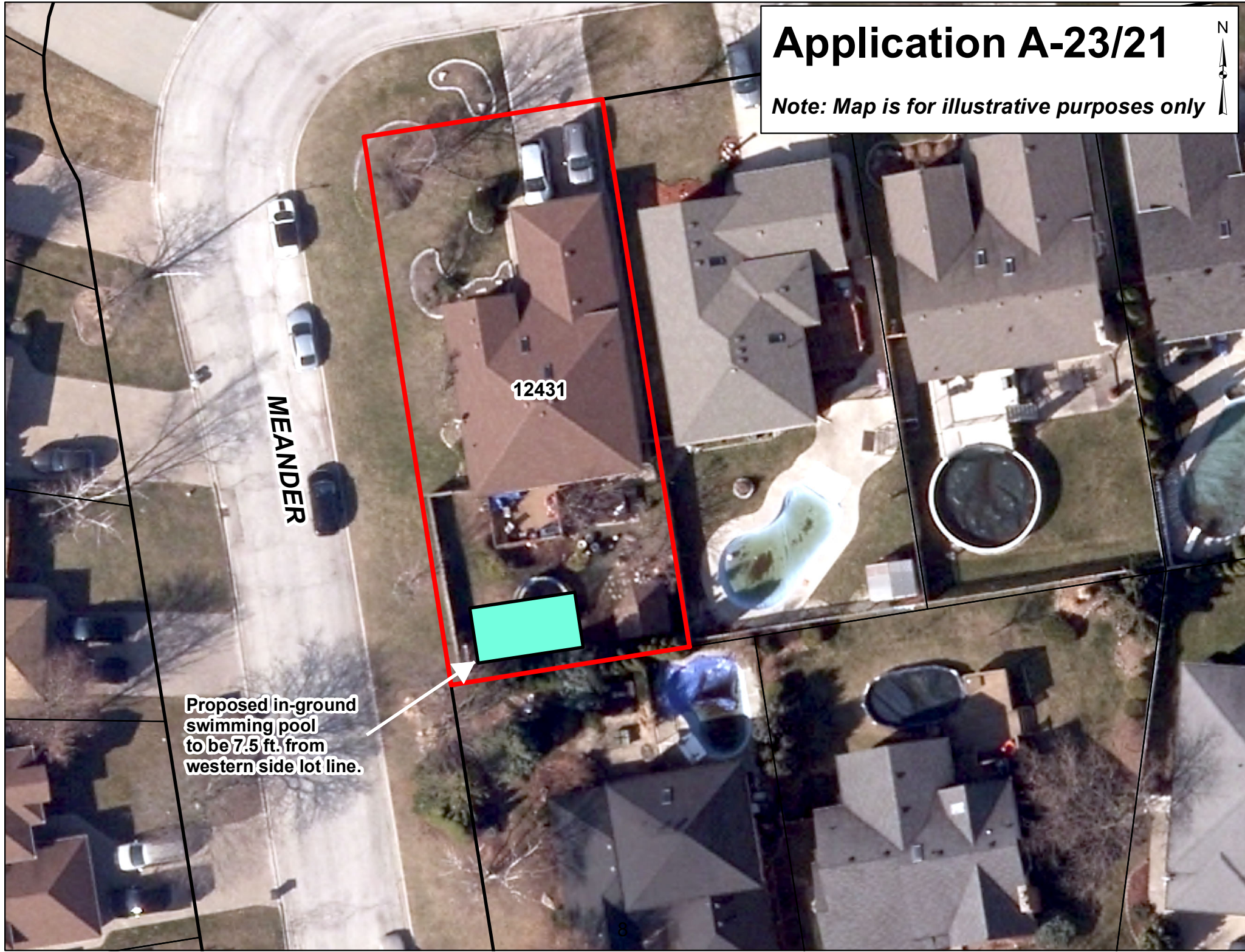
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Application A-23/21

Note: Map is for illustrative purposes only



12431

MEANDER

Proposed in-ground swimming pool to be 7.5 ft. from western side lot line.



Notice of Public Hearing

Application for Minor Variance

Town of Tecumseh Committee of Adjustment

File Number

A-24-21

Applicant(s)

Marc Tourangeau

Location of Property

844 Lesperance Road

Purpose of Application

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

Subsection 5.25.1 d) i) which establishes that accessory buildings in residential zones shall not exceed 10 percent of total lot area or 90 square metres in area, whichever is the lesser, and no individual accessory building or structure shall exceed 70 square metres in area; and

Subsection 7.1.5 which establishes the maximum lot coverage as 30 percent.

The Applicant is requesting relief to construct a 93.6 square metre (1,008 square foot) accessory building resulting in 35 percent lot coverage.

The subject property is designated Residential in the Town of Tecumseh Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh Zoning By-law.

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That an application under the above file number will be heard by the Committee of Adjustment on Monday, April 26, 2021 at 5:10 pm.

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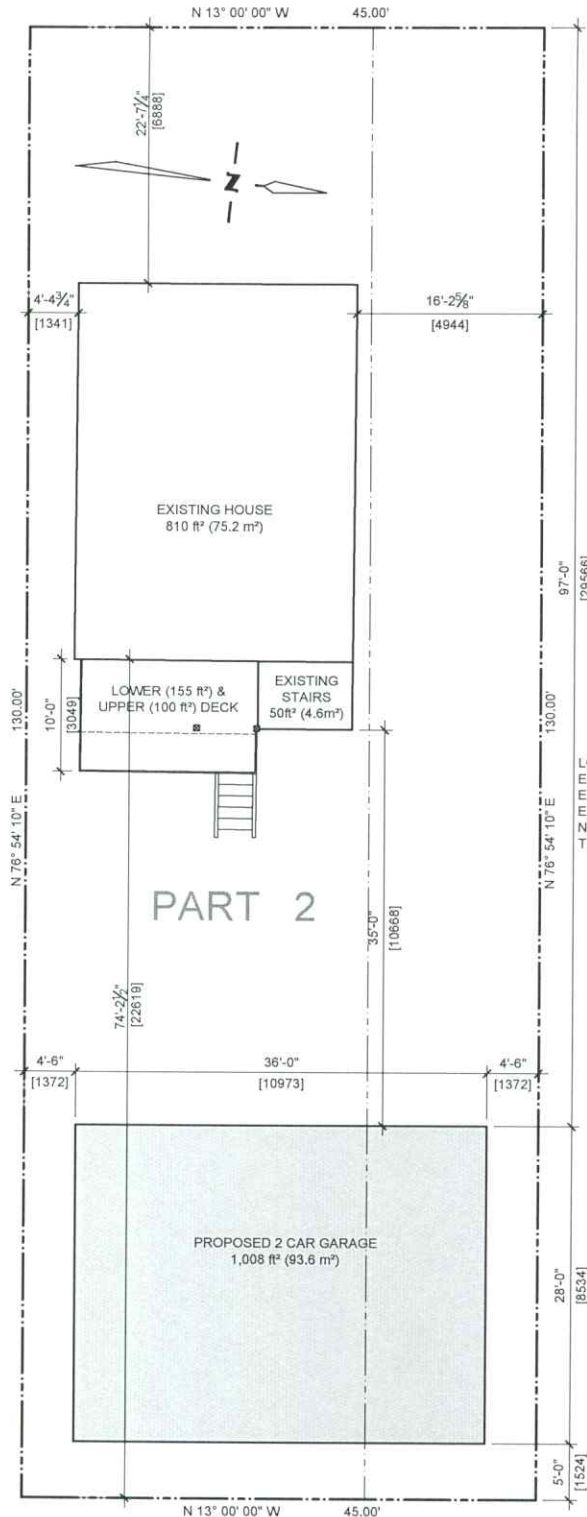
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LESPERANCE ROAD



PLAN OF SURVEY
LOT 43, PART OF 44
REGISTERED PLAN 634
TOWN OF TECUMSEH
COUNTY OF ESSEX

Clarke Surveyors
Windsor, Ontario

LOT AREA: 5,850 ft² (543.5 m²)
EX. HOUSE: 810 ft² (75.2 m²)
EX. LOWER DECK 155 ft² (14.4 m²)
EX. STAIRS: 50 ft² (4.6 m²)
NEW GARAGE: 1,008 ft² (93.6 m²) 17% Coverage
TOTAL COVERAGE: 35%

Philip R. Beuglet Residential Design
The undersigned has reviewed and taken responsibility for this design and is registered under OBC Division C, 3.2.4. The designer is qualified in the appropriate classes/categories.

Signature: *Philip R. Beuglet* Date: Mar. 22, 2021
Designer: Philip R. Beuglet
BCIN: 22591 Firm BCIN: 31871



SHEET TITLE		SITE PLAN	
PROJECT		DETACHED GARAGE FOR:	
TOURANGEAU RESIDENCE		844 LESPERANCE ROAD	
TECUMSEH		ONTARIO	
DATE	REVISION	DATE	REVISION

PROJ. NO.	2018-15
DATE	March 22, 2021
DRAWN BY	PRB
CHECKED	PRB
SCALE	3/32" = 1'-0"
DRAWING NO.	A1



Notice of Public Hearing

Application for Minor Variance

Town of Tecumseh Committee of Adjustment

File Number

A-25-21

Applicant(s)

Warren Fullerton and Linda Simetic

Location of Property

157 Rutland Road

Purpose of Application

The purpose of the Application is to request relief from the following subsections of Zoning By-law 2065:

- i) Subsection 5.19.1 d) i) which establishes that accessory buildings in residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969 square feet) in area, whichever is the lesser, and no individual accessory building or structure shall exceed 70 square metres (753 square feet) in area; and
- ii) Subsection 5.19.1 e) i) which establishes that accessory buildings in residential zones shall not exceed 4.57 metres (15 feet) in height.

The Applicant is requesting relief to construct a 92.3 square metre (993 square foot) two-storey accessory building having a height of 5.9 metres (19.25 feet).

The subject property is designated Residential in the Town of Tecumseh Official Plan and zoned Residential Zone 2 (R2) in the St. Clair Beach Zoning By-law.

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Notice of Public Hearing

Application for Minor Variance

Town of Tecumseh Committee of Adjustment

File Number

A-26-21

Applicant(s)

Kaitlin McCarrell

Location of Property

837 St. Pierre Street

Purpose of Application

The purpose of the Application is to request relief from Subsection 7.1.10 a) of Zoning By-law 1746 which establishes that the minimum side yard width on an interior or through lot is 1.2 metres (3.93 feet).

The Applicant is requesting relief to permit a 92.3 square metre (994 square foot) addition that was constructed 1.0 metre (3.3 feet) from the southerly side lot line.

The subject property is designated Residential in the Town of Tecumseh Official Plan and zoned Residential Zone 2 (R2) in the Tecumseh Zoning By-law.

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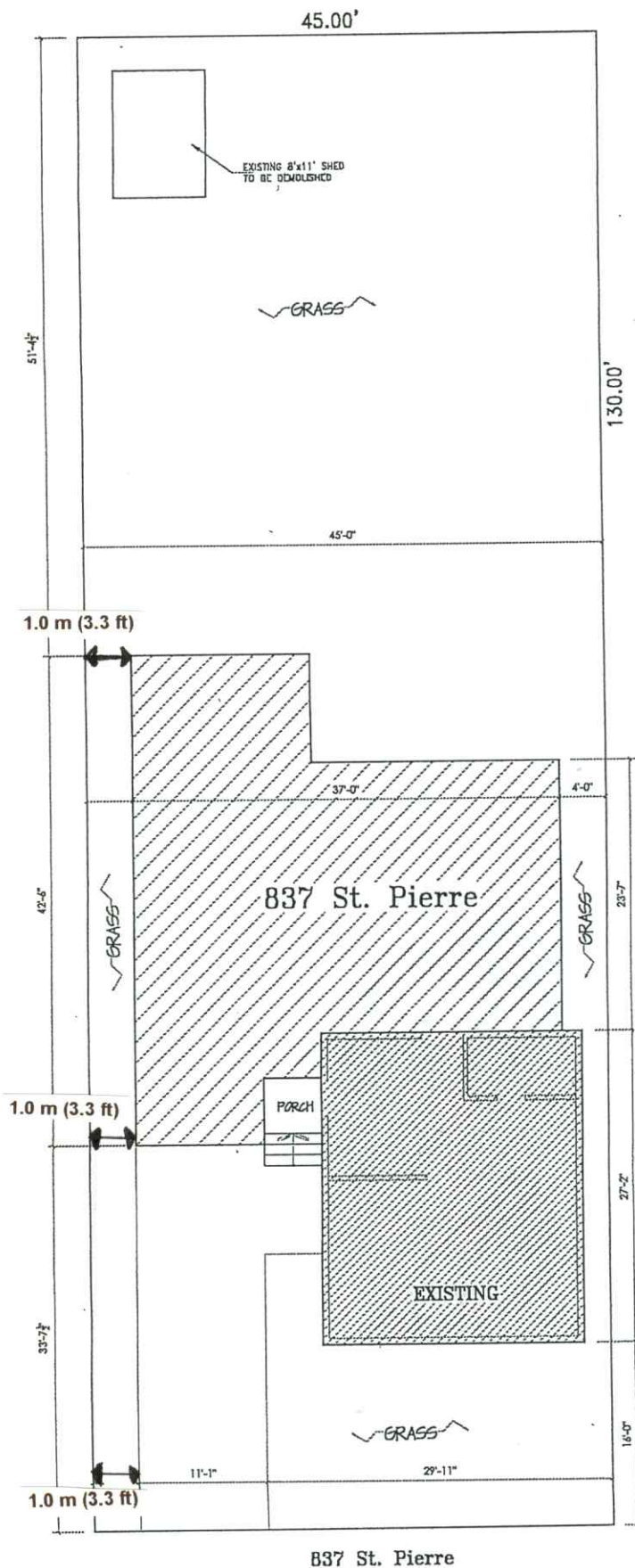
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SITE PLAN

NORTH

SCALE 1/8" = 1'-0"

LOT AREA = 5,850 sqft.
 NEW BUILDING AREA = 901 sqft.
 EXISTING BUILDING AREA = 815 sqft.
 GARAGE AREA = 237 sqft.
 COVERAGE % = 20.9
 MIN. FRONT YARD = 25 ft.
 MIN. SIDE YARD = 4 ft.
 MIN. BACK YARD = 25 ft.