

**Public Council Agenda**  
**Agenda**

Tuesday, March 27, 2018, 5:30 pm  
Tecumseh Town Hall  
[www.tecumseh.ca](http://www.tecumseh.ca)

	<b>Pages</b>
1. Call to Order	
2. Roll Call	
3. Disclosure of Pecuniary Interest	
4. Delegations	
5. Communications	
a. Notice of Public Meeting	2 - 2
Re: Proposed Zoning By-Law Amendment, 154 Hayes Avenue	
b. Essex Region Conservation Authority	3 - 4
Re: Zoning By-Law Amendment 154 Hayes Ave	
6. Reports	
a. PBS-2018-12 Zoning By-law Amendment, 154 Hayes Avenue D19 154HAY	
7. Adjournment	

**TOWN OF TECUMSEH  
NOTICE OF PUBLIC MEETING  
PROPOSED ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, March 27<sup>th</sup>, 2018 at 5:30 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider a proposed Zoning By-law amendment pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

The Town of Tecumseh is proposing to amend the St. Clair Beach Zoning By-law 2065 for a Town-owned 840 square metre (9,040 square foot) parcel of land situated on the north side of Hayes Avenue, immediately abutting Lakewood Park South (154 Hayes Avenue) (see Key Map below). The subject property was once occupied by a single-unit dwelling but it is now vacant. The Town of Tecumseh is currently in the process of disposing of the subject property in accordance with the provisions of the Town's Sale of Land By-law. The purpose of the proposed amendment is to rezone the subject property from "Recreational (RE)" to "Residential Type Two Zone (R2)". The proposed rezoning will facilitate the potential construction of a single unit dwelling on the property. The subject property is currently designated "Single Family Residential" in the St. Clair Beach Official Plan.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Ontario Municipal Board.

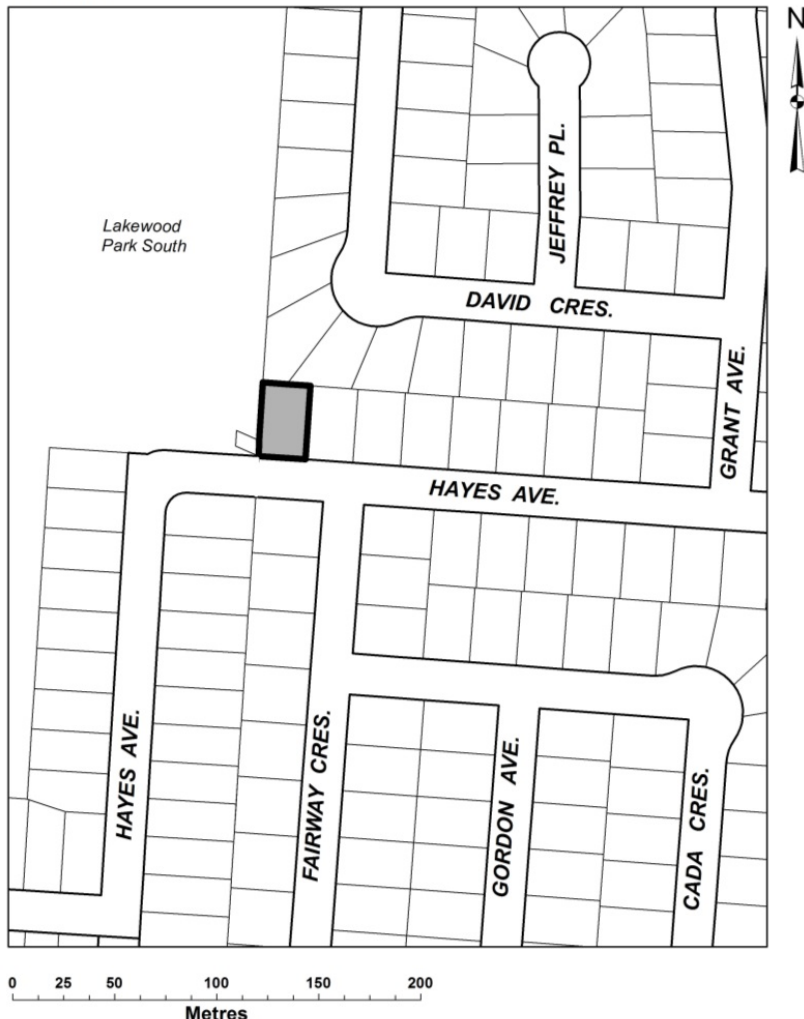
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Corporation of Town of Tecumseh on the proposed Zoning By-law amendment, you must make a written request to the Corporation of the Town of Tecumseh, c/o Laura Moy, Clerk, at the mailing address noted below.

**ADDITIONAL INFORMATION** and any associated reports/documents relating to this matter are available for review during regular office hours at the Town Municipal Office on Lesperance Road.

The Public Meeting Agenda regarding this application will be available on the Town's website ([www.tecumseh.ca/home/agendas](http://www.tecumseh.ca/home/agendas)) on Friday, March 23, 2018.

**KEY MAP**



DATED AT THE TOWN OF TECUMSEH  
THIS 28<sup>TH</sup> DAY OF FEBRUARY, 2018.

LAURA MOY, CLERK  
TOWN OF TECUMSEH  
917 LESPERANCE ROAD  
TECUMSEH, ONTARIO  
N8N 1W9

 Lands Subject to  
Proposed Amendment



regs@erca.org  
P.519.776.5209  
F.519.776.8688

360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

March 02, 2018

Mr. Enrico De Cecco  
Town of Tecumseh, Junior Planner  
917 Lesperance Road  
Tecumseh, ON, N8N 1W9

Dear Mr. De Cecco:

RE: Zoning By-Law Amendment ZBA  
154 HAYES AVE  
ARN 374435000009900; PIN: 752700098  
Applicant: TECUMSEH TOWN

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA. We understand that the Municipality currently owns the subject lot and wishes to change the zoning from 'Recreational (RE)' to 'Residential Type Two Zone (R2)' in order to facilitate the potential construction of a single family dwelling on the site.

### **NATURAL HAZARD POLICIES OF THE PPS, 2014**

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/06). The subject parcel falls within the regulated area of the following watercourses /waterbodies: Lake St. Clair. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

We have reviewed this application with regard to Section 28 of the *Conservation Authorities Act* and are optimistic that our concerns with regards to natural hazards policies of the PPS can be satisfied through our permit review process, we therefore have no objections to this change in zoning.

### **WATER RESOURCES MANAGEMENT**

Our office has reviewed the proposal and has no concerns relating to stormwater management.

### **NATURAL HERITAGE POLICIES OF THE PPS 2014**

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria



Mr. Enrico De Cecco  
March 02, 2018

for significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objection to the application with respect to natural heritage policies.

**FINAL RECOMMENDATION**

We have no objections to this application for rezoning.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Corinne Chiasson  
*Resource Planner*  
/cor

