

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

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, September 10th, 2019 at 5:00 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider proposed Official Plan and Zoning By-law amendments pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

Applications for Official Plan and Zoning By-law amendments have been filed with the Town of Tecumseh for a 2.29 hectare (5.66 acre) parcel of land situated on the south side of Dillon Drive, approximately 40 metres east of its intersection with St. Pierre Street (12433 Dillon Drive) (see Key Map below). The subject property is currently designated "Community Facility" in the Tecumseh Official Plan and was previously occupied by Victoria Public Elementary School. The purpose of the proposed Official Plan amendment is to redesignate the subject property to a "Residential" designation that would facilitate the development of the lands for a 63-unit residential condominium development consisting of five, two-storey townhouse dwellings totalling 23 units and two, three-storey stacked townhouse dwellings totalling 40 units. The proposed development included a driveway access onto Dillon Drive, a 0.12 hectare (0.29 acre) park area along Dillon Drive that is proposed to be conveyed to the Town as municipal parkland and an approximate 0.19-hectare (0.46 acre) stormwater management area that will abut the proposed municipal park. The stormwater management area is proposed to be designed as a facility that is complementary to the abutting parkland amenity.

The purpose of the associated Zoning By-law amendment is to change the zoning pertaining to the subject parcel from "Community Facility Zone (CF)" and "Residential Zone 1 (R1)" to a site-specific "Residential Zone 3 (R3-16)". The proposed site-specific R3-16 zone would permit the proposed residential uses and establish various site-specific zone provisions, such as minimum yard depths/widths, minimum parking space requirements and maximum density and height. In addition, the proposed rezoning adds a definition for the term "stacked townhouse dwelling unit" to the definitions section of Tecumseh Zoning By-law 1746.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan amendment and/or 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 Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Essex (the Approval Authority) to the Local Planning Appeal Tribunal (LPAT).

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 Local Planning Appeal Tribunal (LPAT).

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 Official Plan amendment is adopted or 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 Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the LPAT, there are reasonable grounds to do so.

KEY MAP



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 or on the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, **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 these applications will be available on the Town's website <https://calendar.tecumseh.ca/meetings> on Friday, September 6, 2019.

DATED AT THE TOWN OF TECUMSEH
THIS 15TH DAY OF AUGUST, 2019.

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

 Lands Subject to Proposed Amendments