

RECEIVED

OCT 03 2019

Town of Tecumseh



FORM 1

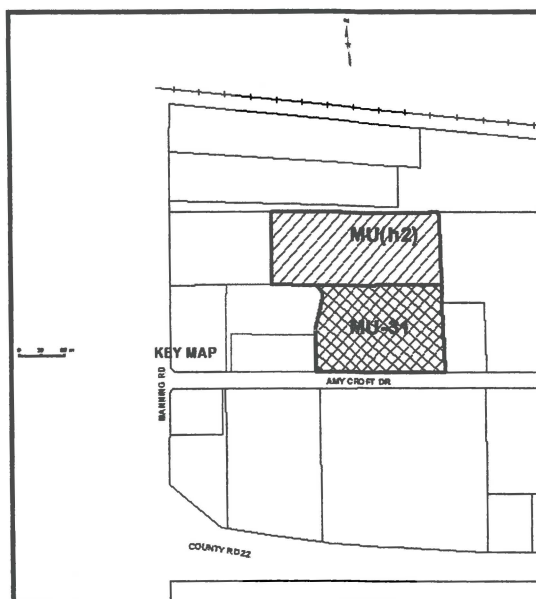
THE PLANNING ACT, R.S.O. 1990
NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY
THE CORPORATION OF THE TOWN OF LAKESHORE

TAKE NOTICE that the Council of the Corporation of the Town of Lakeshore has passed By-law 105-2019 on the 24th day of September, 2019, under Sections 34 & 36 of the Planning Act, R.S.O. 1990.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Town of Lakeshore before the proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of The Corporation of the Town of Lakeshore to the Local Planning Appeal Tribunal. **IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Town of Lakeshore before the Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party. An appeal to the Land Planning Appeal Tribunal in respect of the By-law may be completed by filing with the Clerk of the Town of Lakeshore not later than the **15th of October, 2019**, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection accompanied by the required fee of \$300.00 made payable to the Minister of Finance.

An explanation of the purpose of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies, are detailed below. The complete By-law and any associated information is available for inspection in my office during regular office hours.

DATED at the Town of Lakeshore this 26th day of September, 2019.



Information or questions may be directed to:

Maureen Emery Lesperance, CPT
Senior Planning Technician
Town of Lakeshore
419 Notre Dame Street
Belle River ON N0R 1A0

PHONE: 519-728-1975 x 286
FAX: 519-728-4577
EMAIL: mlesperance@lakeshore.ca

EXPLANATORY NOTE

By-law 105-2019 affects the "Subject Lands" in the Key Map, above. The parcel is located at 0 Amy Croft Drive (Part Lots 2 & 3, Conc. WPC, Part 2 Plan 12R27653 and 2 Plan 12R27279) in the former Community of Maidstone, now within the Town of Lakeshore. In effect, By-law 105-2019 rezones the subject lands identified as "MU-31, Mixed Use Exception 31" zone to provide reliefs related to the permitted use of apartments and parking garages for the following reliefs: maximum gross floor area of 6,972 m² for the apartment use; maximum height of 19 metres for the apartment use; minimum setback of 9 metres from private roads; minimum of (155) parking spaces and minimum of 2.5 metre setback for the pavilion from the main building. The MU-31, Mixed Use Exception 31 zone also provides relief related to the permitted use of a townhouse for the following reliefs: minimum lot area of 160 m²; minimum lot frontage of 6 metres for interior units, 8.5 metres for exterior units and 7.5 metres for exterior units on corner lots; maximum lot coverage of 52%; minimum landscape open space of 7%; minimum front yard setback of 0 metres for townhouse unit and porch/ steps; minimum of 10 metre setback from private roads; permitted encroachment of 2.5 metres into the rear yard for decks and no accessory structures/ buildings or uses shall be permitted. The MU(h2), Mixed Use in holding zone shall permit only existing uses and shall not be removed until site plan approval with the municipality.

TOWN OF LAKESHORE

OFFICE OF THE TOWN CLERK

RECEIVED