

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, January 14, 2020 at 6:00 p.m.** in the **Horwood Room, located in the Tecumseh Arena** at 12021 McNorton Street 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 4.4 hectare (10.9 acre) parcel of land located southeast of the Tecumseh Road/Southfield Drive intersection (11873 and 11917 Tecumseh Road) (see Key Map below). A six-storey, 149-unit apartment building currently occupies the north half of the property located at 11873 Tecumseh Road and a seven-storey, 98-unit apartment building occupies the north half of the property located at 11917 Tecumseh Road. The majority of the parking areas associated with these apartment buildings are situated to their south, beyond which is a substantial portion of vacant land that has always been intended for development. The purpose of the proposed Official Plan amendment is to: redesignate the subject property from "General Commercial" and "Residential" to "Residential"; introduce a new site-specific policy to facilitate the development of the lands for two additional apartment buildings; establish a total lot density of 91 units per hectare for the entirety of the property; and to establish maximum height limits for the existing and proposed buildings. Two new four-storey apartment buildings that would flank the northern and eastern sides of Southfield Park are proposed. The apartment building proposed to abut the northern side of Southfield Park would contain 79 units and the apartment building proposed to abut the eastern side of Southfield Park would contain 71 units. The proposed buildings are to be connected by an indoor amenity area. In addition, an outdoor amenity area, including a patio and two pickle ball courts, is proposed.

The purpose of the associated Zoning By-law amendment is to change the zoning pertaining to the subject parcel from "General Commercial Zones (C3) and (C3-1)" and "Residential Zone 2 (R2)" to a site-specific "Residential Zone R3". The proposed site-specific R3 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.

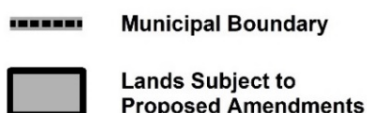
ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan amendment and/or Zoning By-law amendment.

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, January 10, 2020.

DATED AT THE TOWN OF TECUMSEH
THIS 3RD DAY OF DECEMBER, 2019.

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