

# **The Corporation of the Town of Tecumseh**

## **By-Law Number 2020 - 22**

Being a by-law to amend By-law 1746, the Town's Comprehensive Zoning By-law for those lands in the former Town of Tecumseh. (Planning File: D19 SKY – Skyline Real Estate Holdings 11873 and 11917 Tecumseh Road)

**Whereas** By-law No. 1746 is the Town's comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Town of Tecumseh, for lands situated within the former Town of Tecumseh;

**And whereas** the Council of the Corporation of the Town of Tecumseh deems it necessary and in the best interest of proper planning to further amend By-law No. 1746;

**And whereas** this By-law conforms to the Official Plan in effect for the Town of Tecumseh for lands in the former Town of Tecumseh, as amended by Official Plan Amendment No. 42;

**Now Therefore the Council of The Corporation of The Town of Tecumseh enacts as follows:**

1. **That** That Schedule "A", Map 1, to By-law 1746, as amended, is hereby further amended by changing the zoning classification for those lands as depicted on Schedule "A" attached hereto and forming part of this by-law from "General Commercial Zone (C3)", "General Commercial Zone (C3-1)" and "Residential Zone 2 (R2)" to "Residential Zone 3 (R3-16)", "Residential Zone 3 (R3-17)", "Residential Zone 3 (R3-18)" and "Recreational Zone (RE)".
2. That By-law 1746, Section 11, General Commercial Zone (C3) Zone Regulations, as amended, is hereby further amended by the deletion of subsection 11.3.1 in its entirety.
3. That By-law 1746, Section 8, Residential Zone 3 (R3) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.16 to immediately follow subsection 8.3.15 and to read as follows:

"8.3.16        Defined Area R3-16 as shown on Schedule "A", Map 1, of this By-Law.

a) Permitted Uses

i) Multiple-unit residential uses;

- ii) Accessory uses.
- b) Permitted Building and Structures
  - i) One six-storey multiple-unit dwelling containing not greater than 149 units with commercial uses permitted on the first floor;

- ii) Accessory buildings and structures.

- c) Minimum Lot Area 1.5 hectares
- d) Minimum Lot Frontage 50.0 metres
- e) Maximum Lot Coverage 35 percent
- f) Minimum Landscaped Open Space 20 percent
- g) Maximum Building Height 6 storeys
- h) Minimum Front Yard Depth 7.5 metres
- i) Minimum Side Yard Width 7.5 metres
- j) Minimum Rear Yard Depth 7.5 metres

- k) Parking Provisions

Notwithstanding subsection 5.30 ii), the minimum parking required shall be 1.15 parking spaces per dwelling unit.

- l) Accessory Use Provisions

Accessory buildings, structures or uses in the R3-16 zone shall be in accordance with subsection 5.25 of this By-law.

- m) Other Zone Provisions

The provisions of subsection 8.14 of this By-law shall not apply to lands zoned R3-16.”

- 4. That By-law 1746, Section 8, Residential Zone 3 (R3) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.17 to immediately follow subsection 8.3.16 and to read as follows:

“8.3.17 Defined Area R3-17 as shown on Schedule “A”, Map 1, of this By-Law.

### a) Permitted Uses

- i) Multiple-unit residential uses;
- ii) Accessory uses.

### b) Permitted Building and Structures

- i) One seven-storey multiple-unit dwelling containing not greater than 98 units;
- ii) Accessory buildings and structures.

c) Minimum Lot Area 0.5 hectares

d) Minimum Lot Frontage 50.0 metres

e) Maximum Lot Coverage 35 percent

f) Minimum Landscaped Open Space 20 percent

g) Maximum Building Height 7 storeys

#### h) Minimum Front Yard Depth 7.5 metres

i) Minimum Side Yard Width 7.5 metres

j) Minimum Rear Yard Depth 7.5 metres

### k) Parking Provisions

Notwithstanding subsection 5.30 ii), the minimum parking required shall be 1.25 parking spaces per dwelling unit.

### I) Accessory Use Provisions

Accessory buildings, structures or uses in the R3-17 zone shall be in accordance with subsection 5.25 of this By-law.

### m) Other Zone Provisions

The provisions of subsection 8.14 of this By-law shall not apply to lands zoned R3-17.”

5. That By-law 1746, Section 8, Residential Zone 3 (R3) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.18 to immediately follow subsection 8.3.17 and to read as follows:

“8.3.18 Defined Area R3-18 as shown on Schedule “A”, Map 1, of this By-Law.

a) Permitted Uses

- i) Multiple-unit residential uses;
- ii) Accessory uses.

b) Permitted Building and Structures

- i) One multi-unit dwelling not greater than four storeys in height and containing no greater than 150 dwelling units;
- ii) Accessory buildings and structures.

c) Minimum Lot Area 0.5 hectares

d) Minimum Lot Frontage 40.0 metres

e) Maximum Lot Coverage 35 percent

f) Minimum Landscaped Open Space 30 percent

g) Maximum Building Height 4 storeys

h) Minimum Yard Width

- i) Southern-most Yard 20.0 metres
- ii) All other Yards 7.5 metres

i) Parking Provisions

Notwithstanding subsection 5.30 ii), the minimum parking required shall be 1.3 parking spaces per dwelling unit.

j) Accessory Use Provisions

Accessory buildings, structures or uses in the R3-18 zone shall be in accordance with subsection 5.25 of this By-law.

k) Other Zone Provisions

The provisions of subsection 8.14 of this By-law shall not apply to lands zoned R3-18.”

6. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.

**Read** a first, second, third time and finally passed this 24th day of March, 2020.

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Gary McNamara, Mayor

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Laura Moy, Clerk

SCHEDULE "A"  
11873 AND 11917 TECUMSEH ROAD  
TOWN OF TECUMSEH



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|---|--|
|  | Change from "C3" and "C3-1" to "R3-16"       |
|  | Change from "C3" and "C3-1" to "R3-17"       |
|  | Change from "C3", "C3-1" and "R2" to "R3-18" |
|  | Change from "R2" to "RE"                     |

This is Schedule "A" to By-law No. 2020-22.  
Passed the 24th day of March, 2020.

Signed

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Mayor

\_\_\_\_\_  
Clerk