

The Corporation of the Town of Tecumseh

By-Law Number 2020 - 24

Being a by-law to amend By-law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South (Planning File: D19 BASHI, F&S Enterprises 12300 County Road 42)

Whereas By-law No. 85-18 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 Township of Sandwich South;

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. 85-18;

And whereas this By-law conforms to the Official Plan in effect for the Town of Tecumseh for lands in the former Township of Sandwich South, as amended by Official Plan Amendment No. 15;

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

1. **That** Schedule "A", Map 3, to By-law 85-18, 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 (C1)" to "Residential Zone 2 (R2-5)".
2. That By-law 85-18, Section 6A, Residential Zone 2 (R2-5) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 6A.3.5 to immediately follow subsection 6A.3.4 and to read as follows:

"6A.3.5 Defined Area R2-5 as shown on Schedule "A", Map 3, of this By-Law.

a) Permitted Uses

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

b) Permitted Building and Structures

- i) Four multi-unit dwellings each containing no greater than six dwelling units;
- ii) Accessory buildings and structures.

c) Minimum Lot Area 0.5 hectares
(1.23 acres)

d) Minimum Lot Frontage 50.0 metres
(164 feet)

e) Maximum Lot Coverage 25 percent

f) Minimum Landscaped Open Space 30 percent

g) Maximum Building Height 3 storeys

h) Minimum Front Yard Depth 12.0 metres
(39.3 feet)

i) Minimum Interior Side Yard Width 3.0 metres
(9.8 feet)

j) Minimum Exterior Side Yard Width 7.5 metres
(24.6 feet)

k) Minimum Rear Yard Depth 15.0 metres
(49.2 feet)

l) Parking Provisions

Notwithstanding subsection 5.33, the minimum parking required shall be 1.5 parking spaces per dwelling unit.

m) Accessory Use Provisions

Accessory buildings, structures or uses in the R2-5 zone shall be in accordance with subsection 5.25 of this By-law."

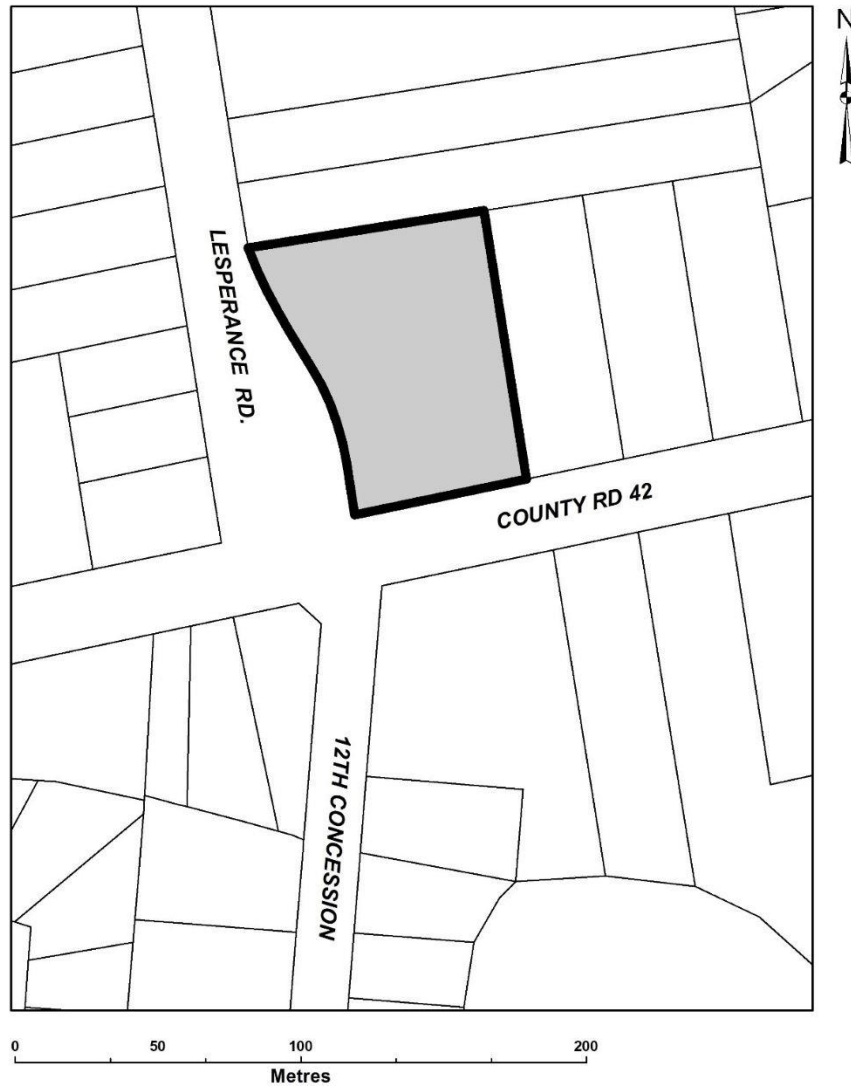
3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.

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

Gary McNamara, Mayor

Laura Moy, Clerk

SCHEDULE "A"
12300 COUNTY ROAD 42
TOWN OF TECUMSEH



Change from "C1" to "R2-5"

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

Signed

Mayor

Clerk