

**Town Of Tecumseh**

**Amendment No. 15**

**To The Official Plan For The Town Of Tecumseh  
For Those Lands In The Former Township Of Sandwich South**

(Planning File: D19 BASHI - F&S Enterprises Multi-Unit Residential Development  
12300 County Road 42)

March 2020

Prepared by  
Town of Tecumseh Planning and Building Services Department  
(519) 735-2184

**Town Of Tecumseh**  
Amendment No. 15 To The Official Plan  
For The Town Of Tecumseh  
For Those Lands In The Former Township Of Sandwich South

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**Town Of Tecumseh**  
Amendment No. 15 To The Official Plan  
For The Town Of Tecumseh  
For Those Lands In The Former Township Of Sandwich South

I, Laura Moy, Clerk of the Town of Tecumseh, certify that this is a/the original/duplicate original/certified copy of Amendment No. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Township of Sandwich South.

\_\_\_\_\_  
Laura Moy, Clerk

This Amendment No. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Township of Sandwich South, which has been adopted by the Council for the Corporation of the Town of Tecumseh, is hereby approved in accordance with Section 21 of the Planning Act, R.S.O. 1990 as Amendment No. 15 to the Official Plan for the former Township of Sandwich South.

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Date

**Town Of Tecumseh**  
**By-Law Number 2020-23**

Now Therefore the Council of the Corporation of the Town of Tecumseh in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990 hereby enacts as follows:

1. Amendment No. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Township of Sandwich South, consisting of the attached explanatory text and map schedule, is hereby adopted;
2. That the Clerk is hereby authorized and directed to make application to the County of Essex for approval of Amendment No. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Township of Sandwich South;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

**Enacted and passed this 24th day of March, 2020.**

Signed \_\_\_\_\_  
Clerk

Signed \_\_\_\_\_  
Mayor

Corporate Seal  
Of Municipality

Certified that the above is a true copy of By-law No. 2020-23 passed by the Council of the Town of Tecumseh on the 24th day of March, 2020.

Signed \_\_\_\_\_  
Clerk

## The Constitutional Statement

**Part A - The Preamble** does not constitute part of this amendment.

**Part B - The Amendment**, consisting of the following explanatory text and map schedule, constitutes Amendment No. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Township of Sandwich South.

Also attached is **Part C - The Appendices** which does not constitute part of this amendment. These appendices contain the planning analysis and public involvement associated with this amendment.

## Official Plan Amendment No. 15

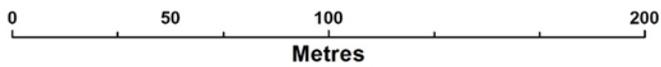
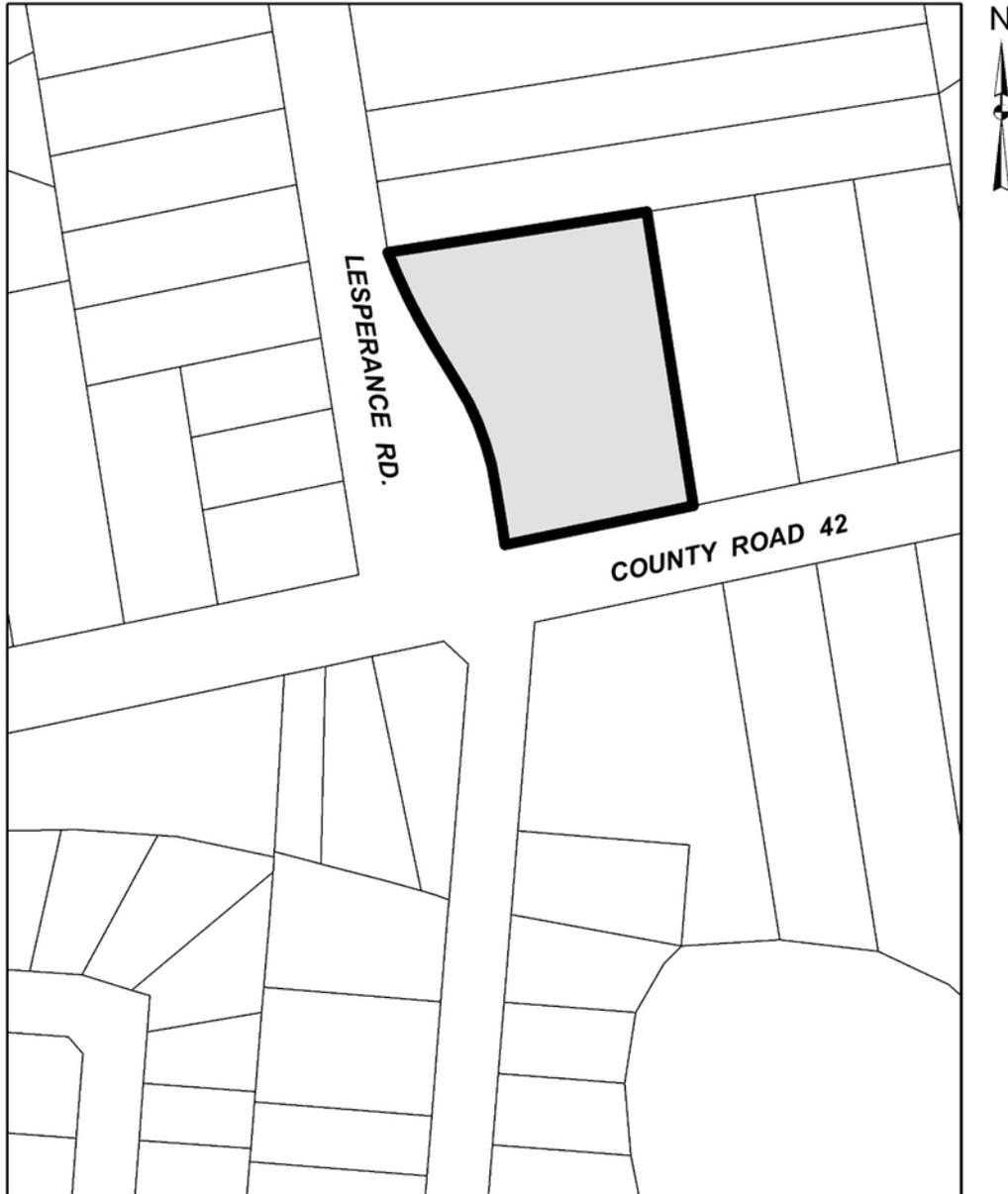
### **Part A - The Preamble**

#### **Purpose and Basis of the Amendment**

The purpose of the proposed Official Plan amendment is to redesignate the subject 0.66 hectare (1.63 acre) parcel of land located on the northeast corner of the County Road 22/Lesperance Road intersection (12300 County Road 42) (see Map One for location) from “Neighbourhood Commercial” to “Medium Density Residential” and introduce a new site-specific policy to facilitate the development of the lands for four, six-unit, three-storey dwellings and establish a total lot density of 36 units per hectare.

The planning and land use analysis for the changes being made as part of OPA No. 15 are described in the documents referred to in the Planning Analysis section of the amendment.

MAP ONE - LOCATION OF SUBJECT PROPERTY  
OFFICIAL PLAN AMENDMENT NO. 15  
12300 COUNTY ROAD 42  
TOWN OF TECUMSEH



Area Subject to Proposed Amendment

## Part B The Amendment

### Details of the Amendment

The Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, as amended, is hereby further amended as follows:

1. Schedule "A-1", Township of Sandwich South, Tecumseh Hamlet Urban Area, Land Use Plan, is hereby amended by changing the land use designation for those lands as depicted on Schedule "A" attached hereto from "Neighbourhood Commercial" to "Medium Density Residential";
2. Section 3.3, Medium Density Residential, Township of Sandwich South Official Plan, as amended, is hereby further amended by the addition of a new subparagraph 3.3.2 x) to immediately follow subsection 3.3.2 ix) and to read as follows:

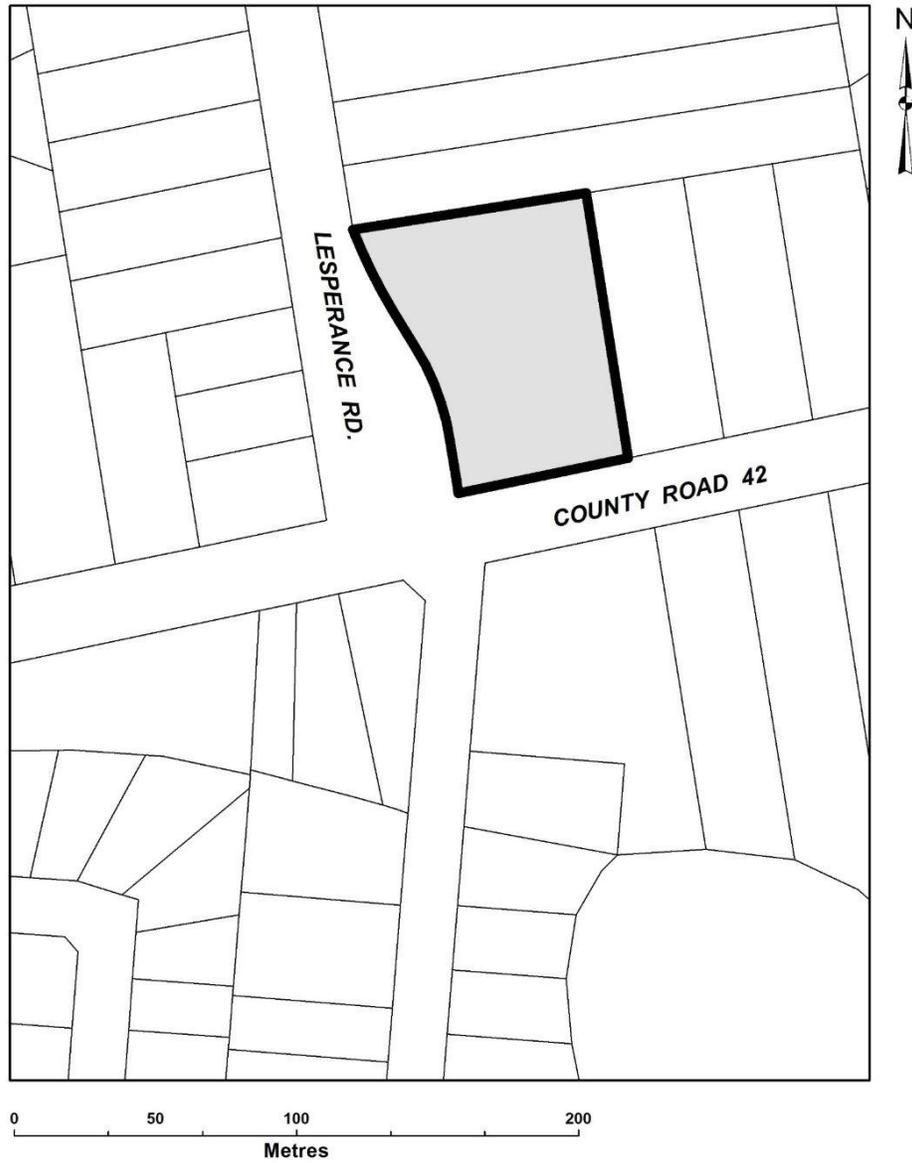
"3.3.2 x) Notwithstanding any other policy of this Plan to the contrary, the 0.66 hectare parcel of land located on the northeast corner of the County Road 42/Lesperance Road intersection (12300 County Road 42) and designated "Medium Density Residential" on Schedule "A-1" of this Plan shall be subject to the following specific policies:

- a) The permitted uses for the subject property shall consist of a maximum of four, six-unit, three-storey dwellings, along with accessory uses;
- b) The maximum lot density shall be 36 units per hectare;
- c) The lands be made subject to Site Plan Control, in accordance with Section 41 of the *Planning Act, R.S.O. 1990.*"

**Implementation of the Amendment**

This official plan amendment will be implemented through a corresponding zoning by-law amendment, which will place the lands in a site specific "Residential Zone 2 (R2-5)". In addition, the execution of a site plan control agreement with the Town of Tecumseh will be required.

SCHEDULE "A"  
OFFICIAL PLAN AMENDMENT NO. 15  
12300 COUNTY ROAD 42  
TOWN OF TECUMSEH



Change from "Neighbourhood Commercial"  
to "Medium Density Residential"

**PART C THE APPENDICES**

**Appendix 1 - Planning and Land Use Analysis**

The planning and land use analysis in support of this Official Plan Amendment is contained within the following attached documents:

- PBS-2018-27, dated August 14, 2018
- PBS-2020-06, dated February 11, 2020
- PBS-2020-14, dated March 24, 2020

**Appendix 2 - Public Participation**

The minutes of the public meetings held on Tuesday, September 25, 2018 and February 11, 2020, are attached for information purposes.