

TOWN OF TECUMSEH

AMENDMENT NO. 42

**TO THE OFFICIAL PLAN FOR THE TOWN OF TECUMSEH
FOR THOSE LANDS IN THE FORMER TOWN OF TECUMSEH**

(Planning File: D19 SKY – Skyline Real Estate Holdings
11873 and 11917 Tecumseh Road)

March 2020

Prepared by
Town of Tecumseh Planning and Building Services Department
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TOWN OF TECUMSEH
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FOR THE TOWN OF TECUMSEH
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TOWN OF TECUMSEH
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FOR THE TOWN OF TECUMSEH
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I, Laura Moy, Clerk of the Town of Tecumseh, certify that this is a/the original/duplicate original/certified copy of Amendment No. 42 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh.

Laura Moy, Clerk

This Amendment No. 42 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, 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. 42 to the Official Plan for the former Town of Tecumseh.

DATE

TOWN OF TECUMSEH
BY-LAW NUMBER **2020-21**

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. 42 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, 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. 42 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh;
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. **2020-21** 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. 42 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh.

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. 42

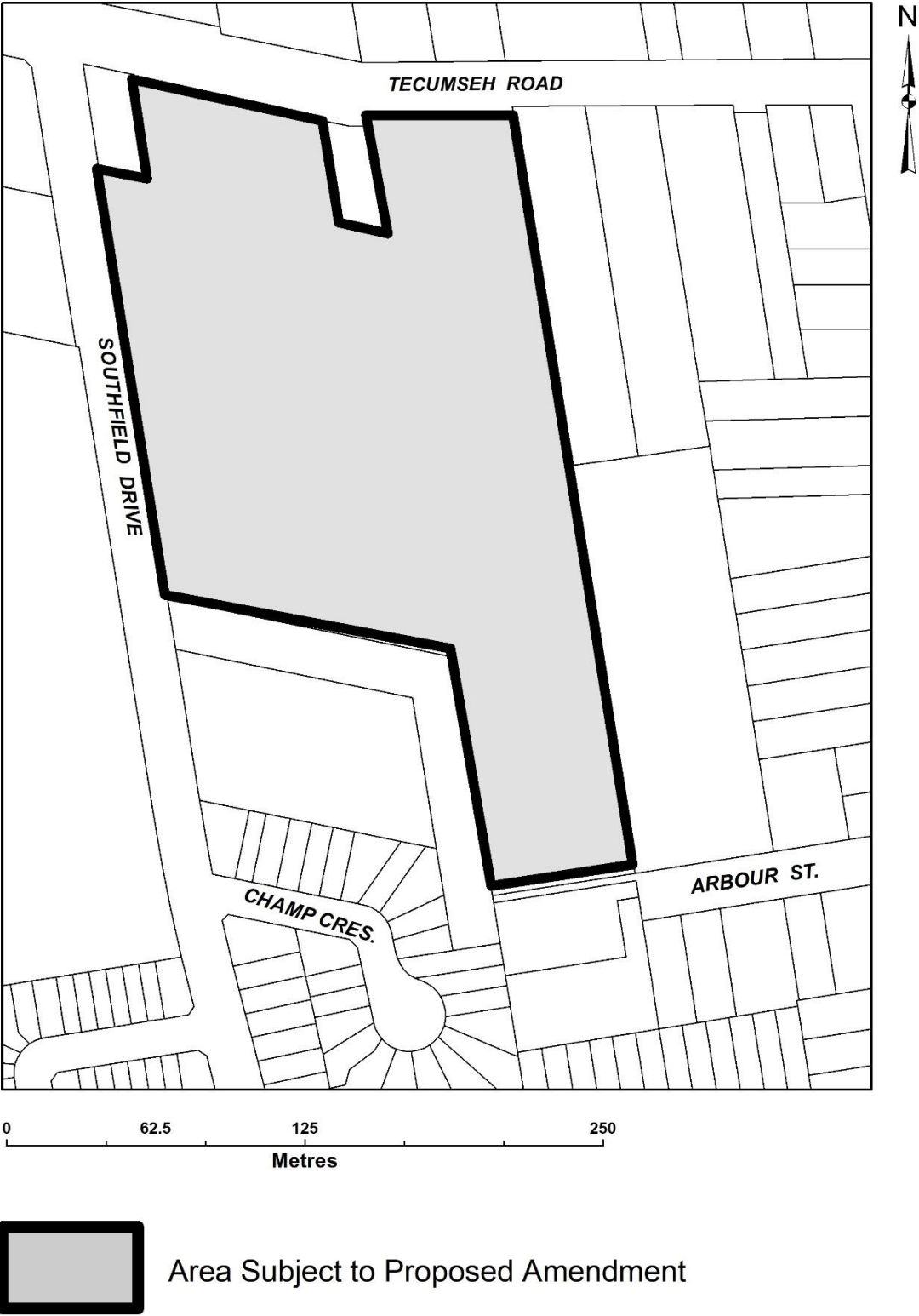
PART A - THE PREAMBLE

Purpose and Basis of the Amendment

The purpose of the proposed Official Plan amendment is to redesignate the subject 4.4 hectare (10.9 acre) parcel of land situated southeast of the Tecumseh Road/Southfield Drive intersection (11873 and 11917 Tecumseh Road) (see Map One for location), from “General Commercial” and “Residential” to “Residential” and introduce a new site-specific policy to facilitate the development of the lands for one additional apartment building, establish a total maximum number of dwelling units of 397 units for the entirety of the property and to establish maximum height limits for the existing and proposed buildings.

The planning and land use analysis for the changes being made as part of OPA No. 42 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. 42
11873 AND 11917 TECUMSEH ROAD
TOWN OF TECUMSEH



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”, Town of Tecumseh Official Plan, Land Use Plan, is hereby amended by changing the land use designation for those lands as depicted on Schedule “A” attached hereto from “General Commercial” to “Residential”;
2. Section 3.3, Residential, Tecumseh Official Plan, as amended, is hereby further amended by the addition of a new subparagraph 3.3.14 to immediately follow subsection 3.3.13 and to read as follows:

“3.3.14 Special Policy Affecting the 4.4 hectare area of land situated southeast of the Tecumseh Road/Southfield Drive intersection (11873 and 11917 Tecumseh Road) and Designated Residential

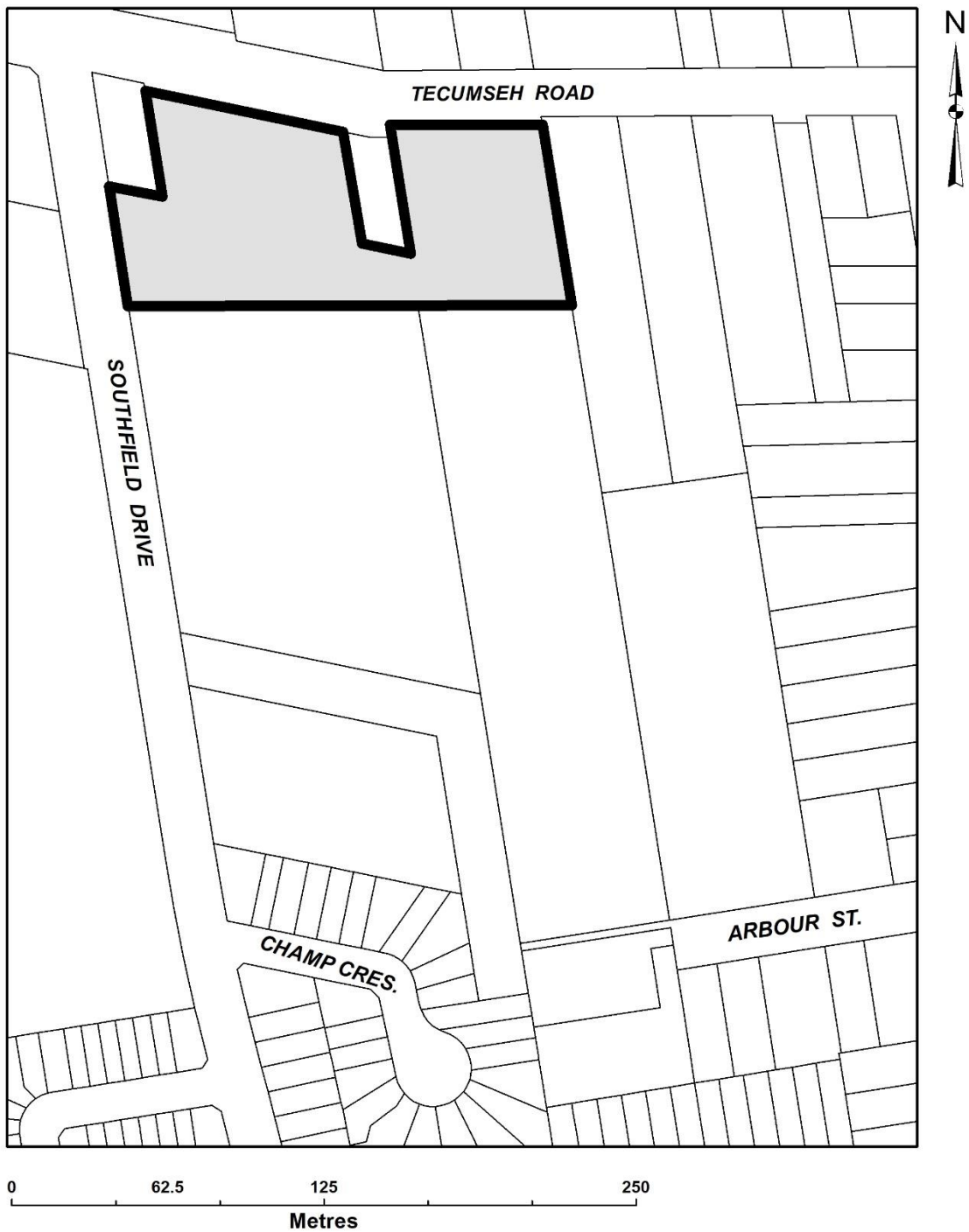
Notwithstanding any other policy of this Plan to the contrary, development on these lands shall be in accordance with the following specific policies:

- a) The permitted uses for the subject area shall be:
 - i) one six-storey, multiple-unit dwelling containing a total of 149 units;
 - ii) one seven-storey, multiple-unit dwelling containing a total of 98 units;
 - iii) one multiple-unit dwelling no greater than four-storeys in height and containing no greater than 150 units; and
 - iv) accessory uses.
- b) In the event of future lot severances, a combined maximum of 397 dwelling units shall be permitted within this special policy area.”

Implementation of the Amendment

This official plan amendment will be implemented through a corresponding zoning by-law amendment, which will place the lands in site-specific zones “Residential Zone 3 (R3-16)”, “Residential Zone 3 (R3-17)”, “Residential Zone 3 (R3-18)” and “Recreational Zone (RE). In addition, the execution of a site plan control agreement with the Town of Tecumseh will be required.

SCHEDULE "A"
OFFICIAL PLAN AMENDMENT NO. 42
11873 AND 11917 TECUMSEH ROAD
TOWN OF TECUMSEH



Change from "General Commercial" to '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-2019-39, dated November 26, 2019
- PBS-2020-13, dated March 24, 2020

Appendix 2 - Public Participation

The minutes of the public meeting held on Tuesday, January 14, 2020, are attached for information purposes.