

The Corporation of the Town of Tecumseh

By-Law Number 2020 - 57

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. (D19 3455NTR – 3455 North Talbot Road, Dalla Bona Construction)

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;

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

1. **That** Schedule "A", Map 10, 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 "Industrial Zone (M1)" to "Business Park Zone (BP-5)".
2. **That** By-law 85-18, Section 19, Business Park Zone (BP) Regulations, as amended, is hereby further amended by the addition of a new subsection 19.3.5 to immediately follow subsection 19.3.4 and to read as follows:

"19.3.5 Defined Area BP-5 as shown on Schedule "A", Map 10, of this By-Law.

a) Permitted Uses

- i) craft industries or specialty workshops;
- ii) general or business or professional office;
- iii) retail store and warehouse retail store;
- iv) restaurant;
- v) union hall;
- vi) accessory uses.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 19.3.5 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 19.3.5 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 19.1.3 to 19.1.9, inclusive of this By-law, with the exception of the following:

- i) Minimum Lot Area 1.0 hectare
(2.4 acres)
- ii) Maximum Lot Coverage 40 percent
- iii) Minimum Landscaped
Open Space 10 percent
- iv) Maximum Building Height 10.5 metres
(34.40')
- v) Minimum Front Yard Depth 12.0 metres
(39.40')
- vi) Minimum Side Yard Width 6.0 metres
(19.68')
- vii) Minimum Rear Yard Depth 6.0 metres
(19.68')

3. **That** 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 15th day of September, 2020.

Gary McNamara, Mayor

Laura Moy, Clerk