

TOWN OF TECUMSEH
NOTICE OF VIRTUAL/ELECTRONIC PUBLIC MEETING NO. 2
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of The Corporation of the Town of Tecumseh will hold a second virtual/electronic public meeting **Tuesday, March 30, 2021 at 6:00 p.m.** to consider a proposed Official Plan and Zoning By-law amendment pursuant to the provisions of the *Planning Act, R.S.O. 1990*. Please see below for information on how to provide comments or participate in the virtual/electronic public meeting.

Applications for Official Plan and Zoning By-law amendment were filed with the Town of Tecumseh for a 2.29 hectare (5.66 acre) parcel of land situated on the south side of Dillon Drive, approximately 40 metres east of its intersection with St. Pierre Street (12433 Dillon Drive) (see Key Map on reverse side). The subject property is currently designated “Community Facility” in the Tecumseh Official Plan and was previously occupied by Victoria Public Elementary School. The purpose of the proposed Official Plan amendment is to redesignate the subject property to a “Residential” designation that would facilitate the development of the lands for a 63-unit residential condominium development consisting of six, two-storey townhouse dwellings totalling 23 units and two, three-storey stacked townhouse dwellings totalling 40 units. The proposed development includes a driveway access onto Dillon Drive, a 0.12 hectare (0.29 acre) park area along Dillon Drive that is proposed to be conveyed to the Town as municipal parkland and an approximate 0.19-hectare (0.46 acre) stormwater management area that will abut the proposed municipal park. The stormwater management area is proposed to be designed as a facility that is complementary to the abutting parkland amenity.

The purpose of the associated Zoning By-law amendment is to change the zoning pertaining to the subject parcel from “Community Facility Zone (CF)” and “Residential Zone 1 (R1)” to a site-specific “Residential Zone 3 (R3-19)”. The proposed site-specific R3-19 zone would permit the proposed residential uses and establish various site-specific zone provisions, such as minimum yard depths/widths, minimum parking space requirements and maximum density and height. In addition, the proposed rezoning adds a definition for the term “stacked townhouse dwelling unit” to the definitions section of Tecumseh Zoning By-law 1746.

Council held an initial public meeting on these applications on Tuesday, September 10, 2019, at which a number of issues were raised by those in attendance. Council directed that a second public meeting be held once there was an opportunity to consider whether changes to the proposal were warranted based on issues raised. The applicant has now provided a revised development concept that proposed the following design/layout changes:

- the rear yard width of the townhouses proposed for the southerly property line has been increased from 10 metres to 14.1 metres in order to provide additional area to retain the existing mature trees located along the southerly lot line;
- the previously proposed six-unit townhouse building located along the southerly property line has been separated into two, three-unit townhouse buildings, one of which has been relocated along the westerly property line;
- the northern-most proposed three-storey stacked townhouse has been shifted 1.65 metres to the north as a result of the increased rear yard width noted above;
- the easterly row of parking which serves the stacked townhouses is now proposed to be enclosed within a one-storey parking garage finished in an architectural style to match the proposed buildings; and
- the total number of parking spaces have been revised from 152 to 144.

More details on the revised proposal, including a summary of the issues the public raised to date and comments on those issues, will be contained in an Administrative Planning Report that will be considered at this second public meeting.

ANY PERSON may attend the virtual public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan amendment and/or Zoning By-law amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted or the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the LPAT, there are reasonable grounds to do so.

How to Provide Comments or Participate in an Electronic Public Meeting

Due to the COVID-19 declared emergency, Public Meetings are being held virtually through electronic means and live-streamed on the Town’s website. Any person who wishes **to make oral submissions** during the electronic Public Meeting **must register as a delegate**. To register as a delegate, persons may use the online registration form on the Town’s website at www.tecumseh.ca/delegations or by providing their contact information (name, address, email and phone number) to the Town Clerk **by 12:00 p.m. (noon) on Thursday, March 25, 2021**. Registered delegates will receive the necessary log-in details to the meeting. By registering as a delegate persons are consenting to their image, voice and comments being recorded and available for public viewing on the Town’s website. **Written submissions** may also be provided to the Clerk by noon on **Thursday, March 25, 2021**.

If you wish to be notified of the decision of the Council of the Corporation of Town of Tecumseh on the proposed Zoning By-law amendment or on the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, **you must make a written request** to the Corporation of the Town of Tecumseh, c/o Laura Moy, Clerk, at the mailing address noted below.

ADDITIONAL INFORMATION and any associated reports/documents relating to this matter are available for review during regular office hours at the Town Municipal Office on Lesperance Road.

The Public Meeting Agenda regarding this application will be available on the Town’s website (<https://calendar.tecumseh.ca/meetings>) on Friday, March 19, 2021.

