

# The Corporation of the Town of Tecumseh

## By-Law Number 2021 - 20

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 HOUS2020 – By-law to Limit Permitted Uses on Agriculturally-Zoned Lands in Settlement Areas)

**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 for the Town of Tecumseh, as amended;

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

1. **That** Schedule "A", Maps 3, 5, 7, 10, 11, 13 and 18, 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 "Agricultural Zone (A)" to "Agricultural Zone (A-33)".
2. **That** By-law 85-18, Section 15, Agricultural Zone (A) Regulations, as amended, is hereby further amended by the deletion of subsection 15.3.30 in its entirety and its replacement as follows:

"15.3.30      Defined Area A-30 as shown on Schedule "A", Map 13 to this By-Law.

a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1, with the exception of the following uses which shall be prohibited:

- i) agricultural use, livestock intensive;
- ii) greenhouses;

- iii) mushroom operations;
- iv) single family residential uses.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 15.3.30 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 15.3.30 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 15.1.3 to 15.2.3, inclusive, of this By-law, with the exception of the following site-specific regulation:

<u>Minimum Lot Area</u>	10.5 hectares (25.9 acres)”
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3. **That** By-law 85-18, Section 15, Agricultural Zone (A) Regulations, as amended, is hereby further amended by the addition of a new subsection 15.3.33 to immediately follow subsection 15.3.32 and to read as follows:

“15.3.33 Defined Area A-33 as shown on Schedule “A”, Maps 3, 5, 7, 10, 11, 13 and 18 of this By-Law.

a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1, with the exception of the following uses which shall be prohibited:

- i) agricultural use, livestock intensive;
- ii) greenhouses;
- iii) mushroom operations.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 15.3.33 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 15.3.33 a).

c) Other Zone Provisions

Notwithstanding the prohibition of greenhouses in accordance with subsection 15.3.33 a) ii), one (1) accessory greenhouse

associated with a permitted residential use shall be permitted, in accordance with the Accessory Uses provisions established in subsection 5.27 of this By-law, except that the maximum size of an accessory greenhouse shall not exceed 70.0 square metres (753 sq. ft.) in area.”

4. 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*.

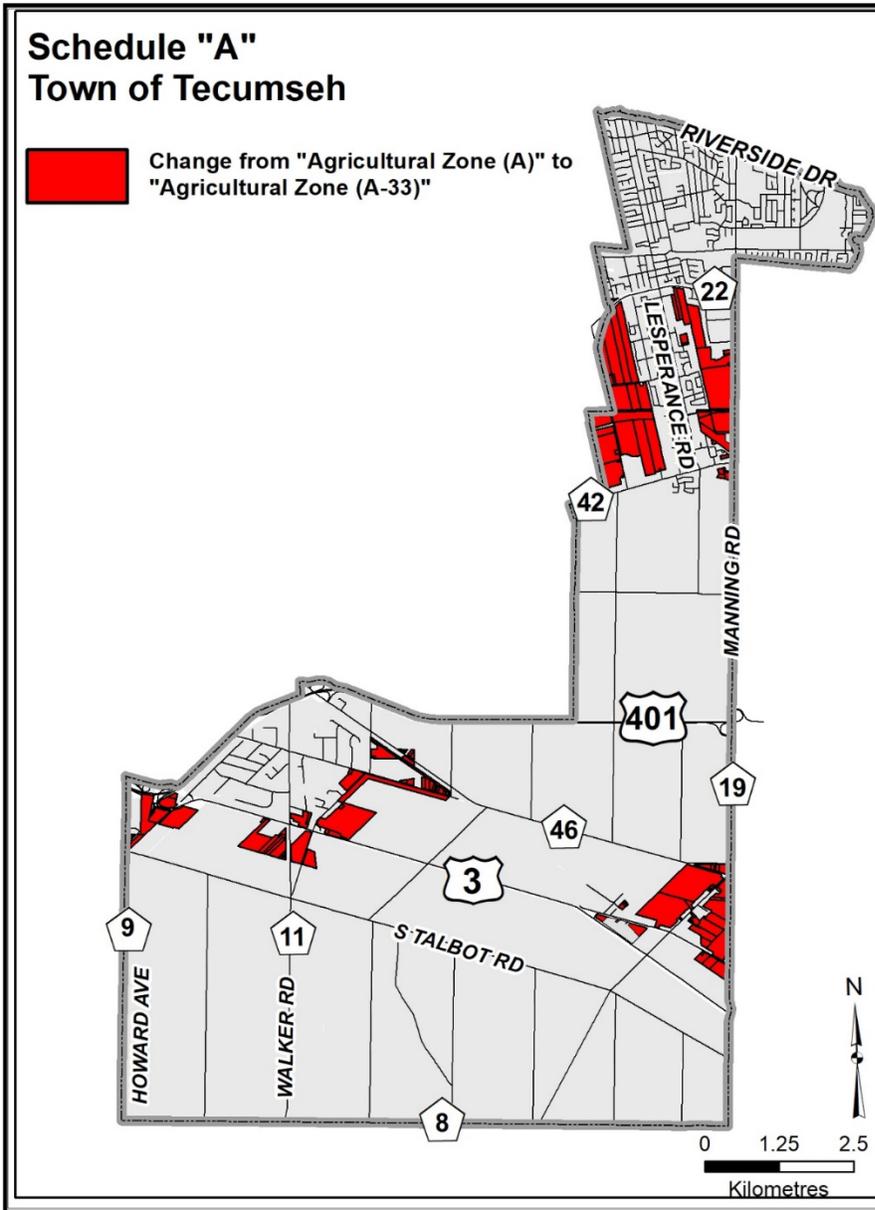
**Read** a first, second, third time and finally passed this 13th day of April, 2021.

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Gary McNamara, Mayor

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Laura Moy, Clerk



This is Schedule "A" to By-law 2021-20.

Passed on the 13th day of April, 2021.

Signed

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Gary McNamara, Mayor

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Laura Moy, Clerk

