

# **The Corporation of the Town of Tecumseh**

## **By-Law Number 2021 - 33**

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 (0.47 hectare property situated on the west side of the 11th Concession Road, approximately 120 metres south of its intersection with County Road 42, Parts 1-4, 12R-25489)

**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 to amend By-law No. 85-18;

**And whereas** this By-law conforms to the adopted Official Plan in effect for the Town of Tecumseh, upon its approval by the County of Essex;

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

1. **That** Schedule "A", Map 5, 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 "Residential Zone 1 (R1-19)".
2. **That** By-law 85-18, Section 6, Residential Zone 1 (R1) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 6.3.19 to immediately follow subsection 6.3.18 and to read as follows:

"6.3.19        Defined Area R1-19 as shown on Schedule "A", Map 5, of this By-Law.

a) Permitted Uses

- i) All uses permitted in the Residential Zone 1 (R1) Zone.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 6.3.19 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 6.3.19 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6.1.3 to 6.2, inclusive of this By-law, with the exception of the following:

i) Minimum Lot Frontage 18.28 metres (60 feet)”

3. **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 11th day of May, 2021.

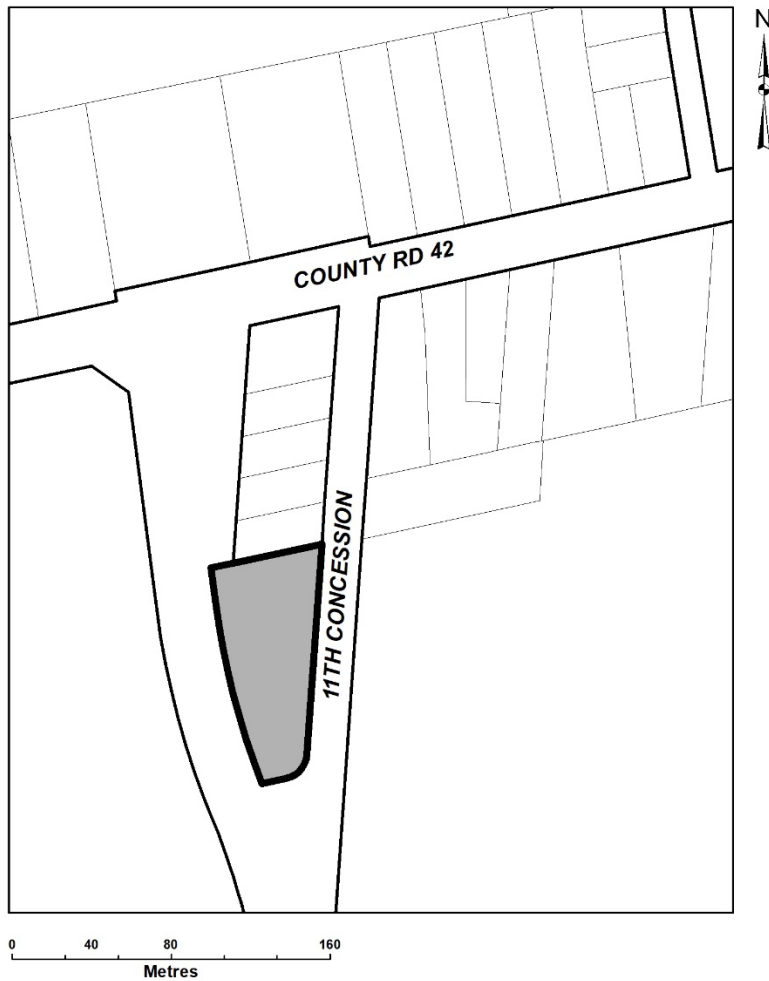
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Gary McNamara, Mayor

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Laura Moy, Clerk

SCHEDULE "A"  
11TH CONCESSION ROAD  
PARTS 1-4, 12R-25489  
TOWN OF TECUMSEH



Change from "A" to "R1-19"

This is Schedule "A" to By-law No. 2021-33.  
Passed the 11th day of May, 2021.

Signed

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Mayor

\_\_\_\_\_  
Clerk