

**TOWN OF TECUMSEH
NOTICE OF VIRTUAL/ELECTRONIC PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a virtual/electronic public meeting **Tuesday, October 26, 2021 at 6:15 p.m.** to consider a proposed 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.

A Zoning By-law amendment application (*Application/File: D19 165CHE*) has been submitted for a 2054.3 square metre (22,113 square foot) property situated on the west side of Chene Street, approximately 21 metres (68 feet) north of its intersection with Dillon Drive (165 Chene Street) (see Key Map on reverse for location). The purpose of the proposed amendment is to:

1. rezone the northern 1185.7 square (12,763 square foot) portion of 165 Chene Street from “Residential Zone 3 (R3-3)” to a site-specific “Residential Zone 3 (R3)” in order to:
 - a) remove the currently permitted use of an automobile body repair garage;
 - b) establish regulations that would permit up to 46.4 square metres (500 square feet) of the existing 230.6 square metre (2,485 square foot) detached accessory structure to be used for a limited range of commercial uses (general/professional offices, pet groomer, baker/chef/caterer, child care provider and a yoga studio); and
2. rezone the southern 868.6 square metre (9,350 square foot) portion of 165 Chene Street from “Residential Zone 3 (R3-3)” to a revised “Residential Zone 3 (R3-3)” in order to:
 - a) remove the currently permitted use of an automobile body repair garage; and
 - b) establish a maximum lot coverage of 40% to facilitate the construction of one single-unit dwelling.

Provisional consent for the severance of one new residential lot from the subject property was granted by the Committee of Adjustment at its August 30, 2021 meeting by way of Application B-13-21. As a condition of severance, it was established that “automobile body repair garage” be removed as a permitted use for the subject property. The subject property is designated “Residential” in the Tecumseh Official Plan.

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 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 Ontario Land Tribunal.

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 may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Ontario Land Tribunal, 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, October 21, 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, October 21, 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, **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.

KEY MAP



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, October 22, 2021.

DATED AT THE TOWN OF TECUMSEH
THIS 4TH DAY OF OCTOBER, 2021.

LAURA MOY, CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD
TECUMSEH, ONTARIO
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