

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

## **By-Law Number 2021 - 46**

Being a by-law to amend By-law 1746, the Town's Comprehensive Zoning By-law for those lands in the former Town of Tecumseh.

(Planning File: D19 BRIDAY - Briday Victoria Development Corporation  
12433 Dillon Drive - Former Victoria Public School  
and former McColl Street Right-of-Way)

**Whereas** By-law No. 1746 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 Town of Tecumseh;

**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. 1746;

**And whereas** this By-law conforms to the Town of Tecumseh Official Plan, as amended by Official Plan Amendment No. 1;

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

1. That Schedule "A", Map 6, to By-law 1746, 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 "Community Facility Zone (CF)" and "Residential Zone 1 (R1)" to "Holding Residential Zone 3 (H)R3-19" and "Recreational Zone (RE)".
2. That By-law 1746, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.45 a) to immediately follow subsection 3.45 and to read as follows:

"3.45 a)        DWELLING, STACKED TOWNHOUSE, shall mean a building designed to contain three or more dwelling units attached side by side, two or three units high, with each dwelling unit having a private entrance to grade level."
3. **That** By-law 85-18, Section 3, Definitions, as amended, is hereby further amended by the deletion of subsection 3.46 in its entirety and its replacement as follows:

"3.46            DWELLING, TOWNHOUSE OR ROWHOUSE, shall mean a separate dwelling containing three (3) but no greater than eight (8) attached dwelling units with a common wall dividing the dwelling units vertically, each of which has an independent entrance."

4. That By-law 1746, Section 8, Residential Zone 3 (R3) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.19 to immediately follow subsection 8.3.18 and to read as follows:

“8.3.19 Defined Area R3-19 as shown on Schedule “A”, Map 6, of this By-Law.

a) Permitted Uses

- i) townhouse residential uses;
- ii) stacked townhouse residential uses;
- iii) accessory uses.

b) Permitted Building and Structures

- i) one, two-storey townhouse dwelling containing a total of not greater than 5 units;
- ii) two, two-storey townhouse dwellings containing a total of not greater than 3 units each;
- iii) three, two-storey townhouse dwellings containing a total of not greater than 4 units each;
- iv) one, two-storey stacked townhouse dwelling containing a total of not greater than 16 units;
- v) one, three-storey stacked townhouse dwelling containing a total of not greater than 24 units; and
- vi) accessory buildings and structures.

c) Minimum Lot Area 1.8 hectares

d) Minimum Lot Frontage 30.0 metres

e) Maximum Lot Coverage 30 percent

f) Minimum Landscaped Open Space 30 percent

g) Maximum Building Height

- i) townhouse dwellings 2 storeys
- ii) northern stacked townhouse dwelling 2 storeys
- iii) central stacked townhouse dwelling 3 storeys

h) Minimum Front Yard Depth

- |     |                             |             |
|-----|-----------------------------|-------------|
| i)  | townhouse dwellings         | 7.5 metres  |
| ii) | stacked townhouse dwellings | 37.0 metres |

i) Minimum Eastern Yard Depth

- |      |                                     |             |
|------|-------------------------------------|-------------|
| i)   | townhouse dwellings                 | 10.0 metres |
| ii)  | northern stacked townhouse dwelling | 10.0 metres |
| iii) | central stacked townhouse dwelling  | 40.0 metres |

j) Minimum Southern Yard Depth

- |     |                             |             |
|-----|-----------------------------|-------------|
| i)  | townhouse dwellings         | 14.0 metres |
| ii) | stacked townhouse dwellings | 40.0 metres |

k) Minimum Western Yard Depth

- |     |                             |             |
|-----|-----------------------------|-------------|
| i)  | townhouse dwellings         | 10.0 metres |
| ii) | stacked townhouse dwellings | 45.0 metres |

l) Minimum Setback from Municipal Park 2.3 metresm) Accessory Use Provisions

Accessory buildings, structures or uses in the R3-19 zone shall be in accordance with subsection 5.25 of this By-law.

Notwithstanding the foregoing, one accessory parking garage not exceeding 550 square metres shall be permitted no closer than 10 metres from any lot line.

n) Other Zone Provisions

The provisions of subsection 8.1.14 of this By-law shall not apply to lands zoned R3-19."

5. 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 8th day of June, 2021.

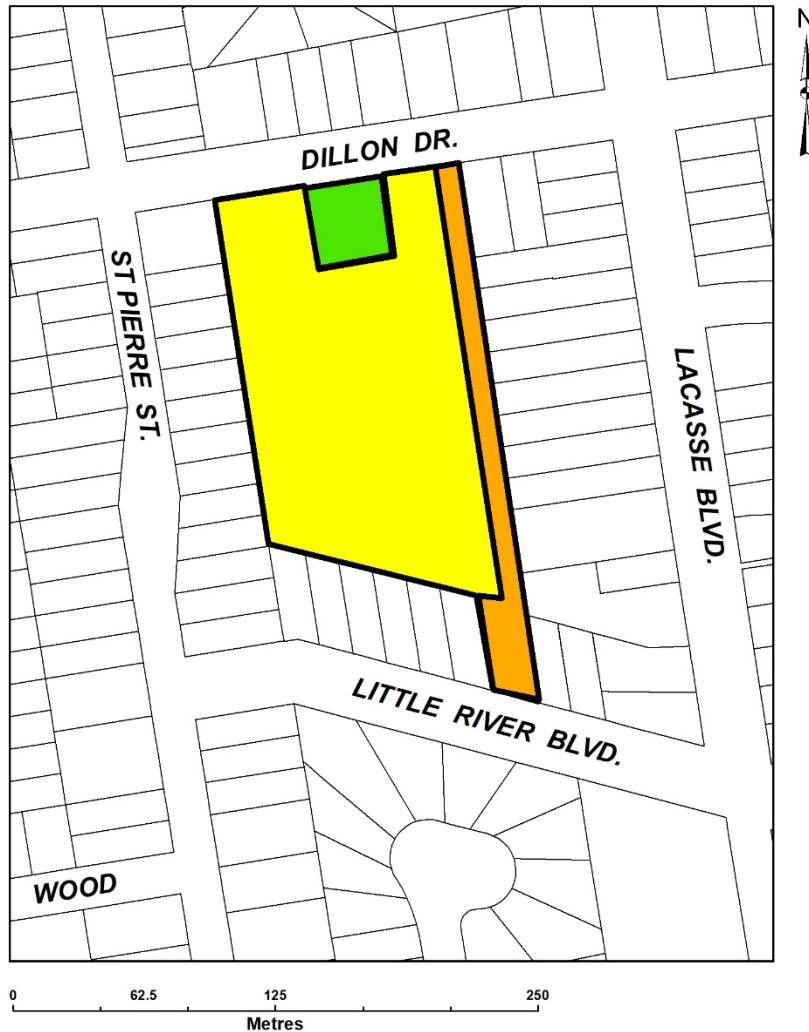
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Gary McNamara, Mayor

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Laura Moy, Clerk

SCHEDULE "A"  
12433 DILLON DRIVE AND FORMER McCOLL STREET RIGHT-OF-WAY  
TOWN OF TECUMSEH



-  Change from "CF" to "(H)R3-19"
-  Change from "CF" to "RE"
-  Change from "R1" to "(H)R3-19"

This is Schedule "A" to By-law No. 2021-46  
Passed the 8th day of June, 2021.

Signed

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Mayor

\_\_\_\_\_  
Clerk