

The Corporation of the Town of Tecumseh

By-Law Number 2022 - 01

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 165CHE – 165 Chene Street)

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;

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

1. That Schedule "A", Map 2, 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 "Residential Zone 3 (R3-3)" to "Residential Zone 3 (R3-20)".
2. That By-law 1746, Section 8, Residential Zone 3 (R3) Zone Regulations, as amended, is hereby further amended by the deletion of subsection 8.3.3 in its entirety and its replacement with a new subsection 8.3.3 to immediately follow subsection 8.3.2 and to read as follows:

"8.3.3 Defined Area R3-3 as shown on Schedule "A", Map 2, of this By-Law.

a) Permitted Uses

- i) single-unit residential uses;
- ii) accessory uses.

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 8.3.3 a);
- ii) accessory buildings and structures for the uses permitted in

subsection 8.3.3 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 8.1.3 to 8.1.14, inclusive of this By-law, with the exception of the following:

- i) Maximum Lot Coverage 40 percent”

3. 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 8.3.20 to immediately follow subsection 8.3.19 and to read as follows:

“8.3.20 Defined Area R3-20 as shown on Schedule “A”, Map 2, of this By-Law.

a) Permitted Uses

- i) all uses permitted in the Residential Zone 3 (R3) Zone;
ii) uses in accordance with subsection 8.3.20 c).

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 8.3.20 a);
ii) accessory buildings and structures for the uses permitted in subsection 8.3.20 a).

c) Other Zone Provisions

A maximum of 46.4 square metres (500 square feet) of the existing 230.6 square metre (2,485 square foot) detached accessory structure shall be permitted to be used for the following uses:

- i) general/professional office;
ii) pet groomer;
iii) bakery/catering service; and
iv) yoga studio.

d) Other Parking Provisions

Three parking spaces shall be provided for the uses established in subsection 8.3.20 c).”

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 11th day of January, 2022.

Gary McNamara, Mayor

Laura Moy, Clerk

SCHEDULE "A"
165 CHENE STREET
TOWN OF TECUMSEH



Change from "R3-3" to "R3-20"

This is Schedule "A" to By-law No. 2022-01
Passed the 11th day of January, 2021.

Signed

Mayor

Clerk