

The Corporation of the Town of Tecumseh

By-Law Number 2022 - 023

Being a by-law to amend By-law 2065, the Town's Comprehensive Zoning By-law for those lands in the former Village of St. Clair Beach.
(Planning File: D19 13554RIV – 13554 Riverside Drive)

Whereas By-law No. 2065 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 Village of St. Clair Beach;

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. 2065;

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", to By-law 2065 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 Type One (R1)" to "Residential Zone Type One (R1-4)".
2. That By-law 2065, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.2 a) to immediately follow subsection 3.2 and to read as follows:

"3.2 a) ADDITIONAL RESIDENTIAL UNIT (ARU), ATTACHED, shall mean a self-contained residential unit with kitchen and bathroom facilities within a primary single detached, semi-detached dwelling or townhouse dwelling unit."
3. That By-law 2065, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.2 b) to immediately follow subsection 3.2 a) and to read as follows:

"3.2 b) ADDITIONAL RESIDENTIAL UNIT (ARU), STAND-ALONE, shall mean a self-contained residential unit with kitchen and bathroom facilities within a detached building on the same lot that accommodates the primary single detached or semi-detached dwelling unit."
4. That By-law 2065, Section 6, Residential Zone Type One (R1) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection

6.3.4 to immediately follow subsection 6.3.4 and to read as follows:

“6.3.4 Defined Area R1-4 as shown on Schedule “A”, of this By-Law.

a) Other Permitted Use

One Attached Additional Residential Unit (ARU).

b) Additional Attached ARU Zone Provisions

i. Maximum Floor Area 1,017 square feet”.

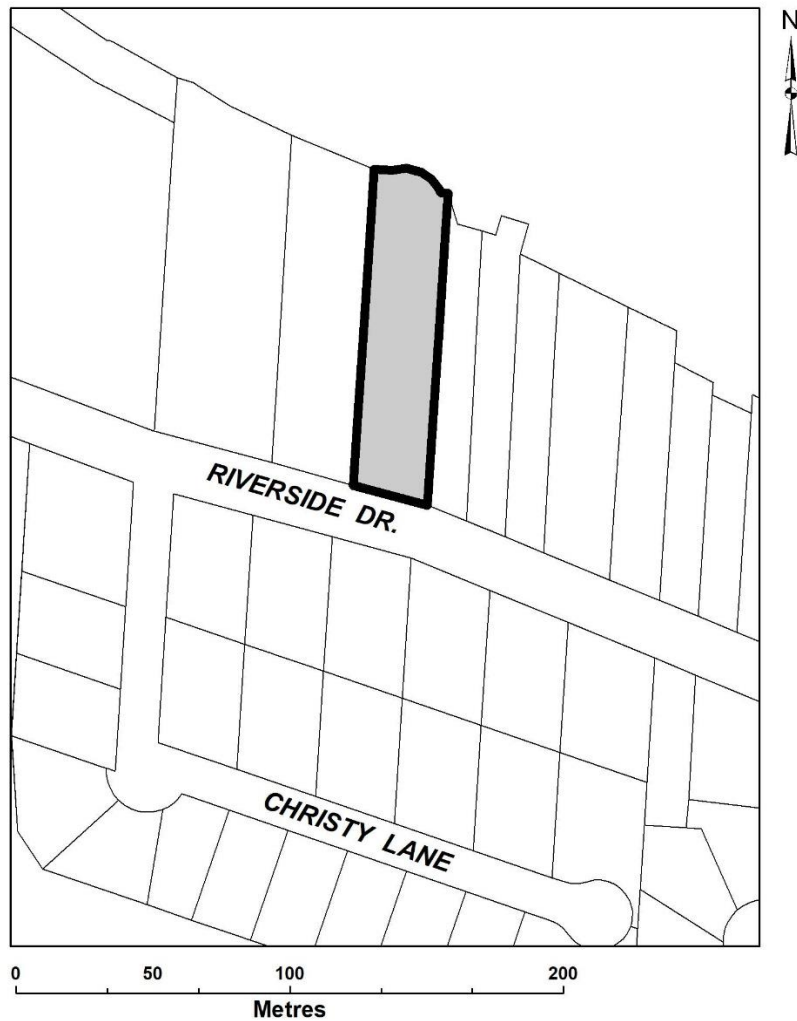
5. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.

Read a first, second, third time and finally passed this 7th day of April, 2022.

Gary McNamara, Mayor

Laura Moy, Clerk

SCHEDULE "A"
13554 RIVERSIDE DRIVE
TOWN OF TECUMSEH



This is Schedule "A" to By-law No. 2022-023
Passed the 7th day of April, 2022.

Signed

Mayor

Clerk