

The Corporation of the Town of Tecumseh

By-Law Number 2022 - 022

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 292LES – 292 Lesperance)

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 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 "Residential Zone 2 (R2)" to "Residential Zone 2 (R2-26)".
2. That By-law 1746, Section 3, Definitions, as amended, is hereby further amended by renumbering the existing subsection 3.1 a) to 3.1 c).
3. That By-law 1746, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.1 a) to immediately follow subsection 3.1 and to read as follows:

"3.1 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."
4. That By-law 1746, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.1 b) to immediately follow subsection 3.1 a) and to read as follows:

"3.1 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."

5. That By-law 1746, Section 7, Residential Zone (R2) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 7.3.26 to immediately follow subsection 7.3.25 and to read as follows:

“7.3.26 Defined Area R2-26 as shown on Schedule “A”, Map 6, of this By-Law.

- a) Other Permitted Use

One Attached Additional Residential Unit (ARU).

- b) Additional Attached ARU Zone Provisions

- i. Maximum Floor Area 80 square metres (861 sq. ft.)”.

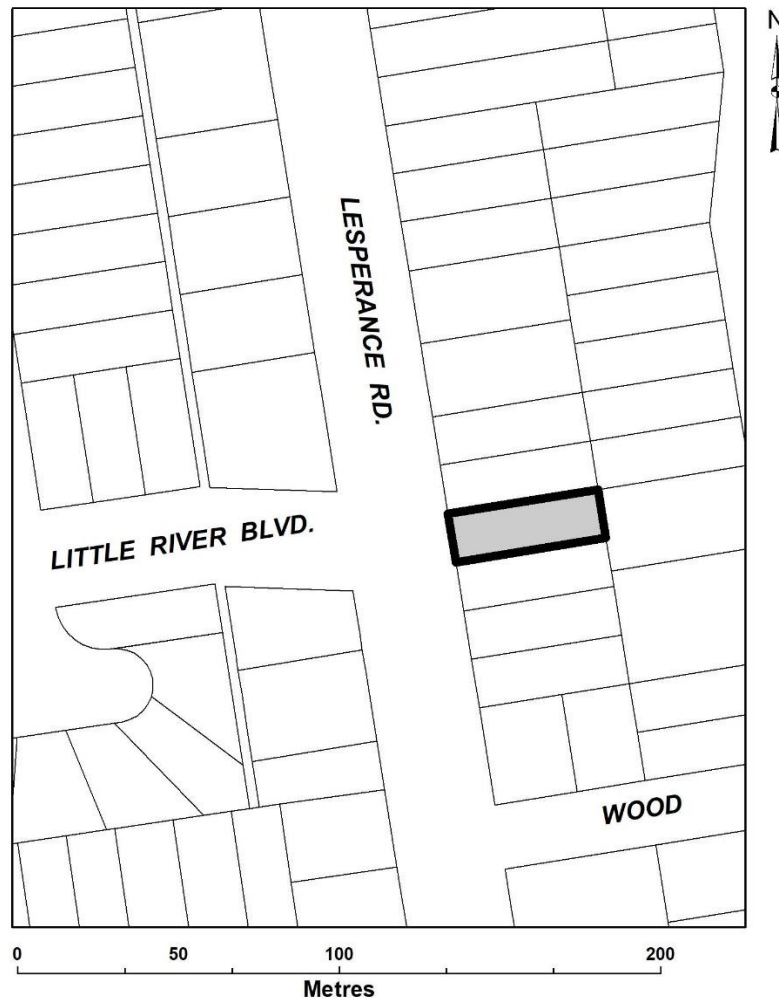
6. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.

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

Gary McNamara, Mayor

Laura Moy, Clerk

SCHEDULE "A"
292 LESPERANCE ROAD
TOWN OF TECUMSEH



Change from "R2" to "R2-26"

This is Schedule "A" to By-law No. 2022-022
Passed the 7th day of April, 2022.

Signed

Mayor

Clerk