

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

## **By-Law Number 2022 - 017**

Being a by-law to amend By-law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South.

(Planning File: D19 6067WA – 6067 Walker Road  
Condition of Consent Application B-17-21)

**Whereas** By-law No. 85-18 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 Township of Sandwich South;

**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. 85-18;

**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 14 to By-law 85-18, 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 "Agricultural Zone (A)" to "Agricultural Zone (A-34)" and "Agricultural Zone (A-35)".
2. That By-law 85-18, Section 15, Agricultural Zone (A) Regulations, as amended, is hereby further amended by the addition of a new subsection 15.3.34 to immediately follow subsection 15.3.33 and to read as follows:

"15.3.34      Defined Area A-34 as shown on Schedule "A", Map 14 to this By-Law.

a) Permitted Uses

Uses permitted in the Agricultural Zone (A).

b) Permitted Building and Structures

Buildings and Structures permitted in the Agricultural Zone (A).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 15.1.3 to 15.2.4, inclusive, of this By-law, with the exception of the following site-specific regulation:

Maximum Lot Area                      0.51 hectares (1.26 acres).

3. That By-law 85-18, Section 15, Agricultural Zone (A) Regulations, as amended, is hereby further amended by the addition of a new subsection 15.3.35 to immediately follow subsection 15.3.34 and to read as follows:

“15.3.35      Defined Area A-35 as shown on Schedule “A”, Map 14 to this By-Law.

a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1, with the exception of the following uses which shall be prohibited:

- i) single family residential uses;
- ii) household occupation or agricultural household occupation;

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 15.3.35 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 15.3.35 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 15.1.3 to 15.2.3, inclusive, of this By-law.

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 22nd day of March, 2022.

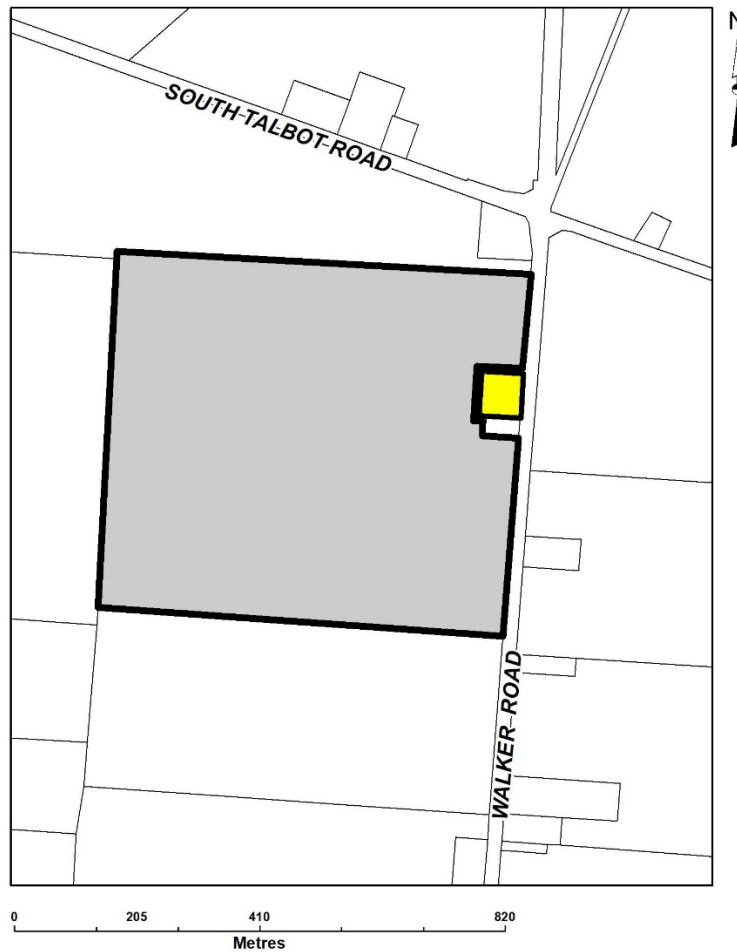
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Gary McNamara, Mayor

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Laura Moy, Clerk

SCHEDULE "A"  
6067 WALKER ROAD  
TOWN OF TECUMSEH



Change from "A" to "A-34"



Change from "A" to "A-35"

This is Schedule "A" to By-law No. 2022-017  
Passed the 22nd day of March, 2022.

Signed

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Mayor

\_\_\_\_\_  
Clerk