

**TOWN OF TECUMSEH**

**AMENDMENT NO. 3**

**TOWN OF TECUMSEH OFFICIAL PLAN**

(Planning File: D19 HO – Home Hardware - 1613 Lesperance Road)

**April, 2022**

Prepared by  
Town of Tecumseh Planning and Building Services Department  
(519) 735-2184

# **TOWN OF TECUMSEH**

## **AMENDMENT NO. 3 TO THE TOWN OF TECUMSEH OFFICIAL PLAN**

### **TABLE OF CONTENTS**

	<u>Page</u>
OFFICIAL DOCUMENTATION PAGES	i
- The Clerk's Certificate Page	i
- The Approval Page	ii
- The Adopting By-law	iii
THE CONSTITUTIONAL STATEMENT	iv
PART A - THE PREAMBLE	1
Purpose and Basis of the Amendment	1
Map One – Location Map	2
PART B - THE AMENDMENT	3
Details of the Amendment	3
Implementation of the Amendment	3
PART C - THE APPENDICES	5
Appendix 1 - Planning and Land Use Analysis	5
Appendix 2 - Public Participation	5

## **TOWN OF TECUMSEH**

### **AMENDMENT NO. 3 TO THE TOWN OF TECUMSEH OFFICIAL PLAN**

I, Laura Moy, Clerk of the Town of Tecumseh, certify that this is a/the original/duplicate original/certified copy of Amendment No. 3 to the Town of Tecumseh Official.

---

Laura Moy, Clerk

This Amendment No. 3 to the Town of Tecumseh Official Plan, which has been adopted by the Council for the Corporation of the Town of Tecumseh, is hereby approved in accordance with Section 21 of the *Planning Act, R.S.O. 1990* as Amendment No. 3 to the Town of Tecumseh Official Plan.

---

DATE

TOWN OF TECUMSEH  
BY-LAW NUMBER 2022-034

NOW THEREFORE the Council of the Corporation of the Town of Tecumseh in accordance with the provisions of Section 21 of the *Planning Act, R.S.O. 1990* hereby enacts as follows:

1. Amendment No. 3 to the Town of Tecumseh Official Plan, consisting of the attached explanatory text and map schedule, is hereby adopted;
2. That the Clerk is hereby authorized and directed to make application to the County of Essex for approval of Amendment No. 3 to the Town of Tecumseh Official Plan;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

**Enacted and passed this 26<sup>th</sup> day of April, 2022.**

Signed \_\_\_\_\_  
CLERK

Signed \_\_\_\_\_  
MAYOR

CORPORATE SEAL  
OF MUNICIPALITY

Certified that the above is a true copy of By-law No. 2022-034 passed by the Council of the Town of Tecumseh on the 26<sup>th</sup> day of April, 2022.

Signed \_\_\_\_\_  
CLERK

## THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following explanatory text and map schedule, constitutes Amendment No. 3 to the Town of Tecumseh Official Plan.

Also attached is PART C - THE APPENDICES which does not constitute part of this amendment. These appendices contain the planning analysis and public involvement associated with this amendment.

## OFFICIAL PLAN AMENDMENT NO. 1

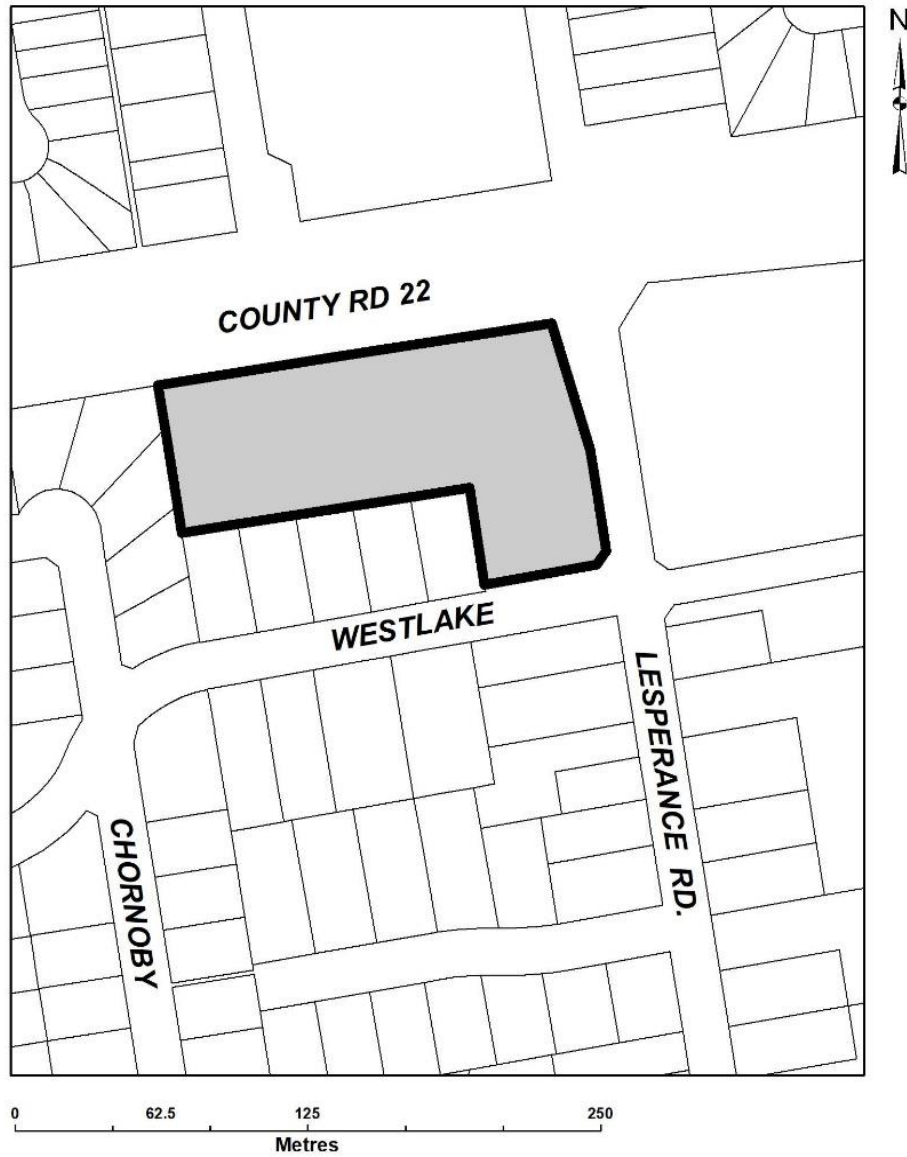
### PART A - THE PREAMBLE


#### Purpose and Basis of the Amendment

The purpose of the proposed Official Plan amendment is to revise the current site-specific “General Commercial” policy that applies to the southerly portion of a 1.34 hectare (3.32 acre) commercial property located on the southwest corner of the County Road 22/Lesperance Road intersection (see Map One for location). The revision to the current site-specific policy will remove the clauses which prohibit a driveway access from the parking lot on the property onto Westlake Drive and the outdoor display of products on a portion of the current landscaped area west of the parking lot on the property.

The planning and land use analysis for the changes being made as part of OPA No. 3 are described in the documents referred to in the Planning Analysis section of the amendment.

MAP ONE - LOCATION OF SUBJECT PROPERTY  
OFFICIAL PLAN AMENDMENT NO. 3  
TOWN OF TECUMSEH OFFICIAL PLAN  
1613 LESPERANCE ROAD  
TOWN OF TECUMSEH



 Lands Subject to Proposed Amendment



## PART B THE AMENDMENT

### Details of the Amendment

The Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, as amended, is hereby further amended as follows:

1. That the Town of Tecumseh Official Plan, Section 4.3.3 iii), Special General Commercial Policies, is hereby further amended by the deletion of Section 4.3.3 iii) in its entirety and its replacement with a new Section 4.3.3 iii) to immediately follow subsection 4.3.3 ii) and to read as follows:

“iii) Special Policy Affecting the Southerly 0.23 Hectares of the 1.34 Hectare Property Located on the Southwest Corner of the County Road 22/Lesperance Road Intersection.

Notwithstanding any other policy of this Plan to the contrary, the lands designated “General Commercial” on Schedule “B-1” of this Plan shall be subject to the following additional policies:

- a. a defined outdoor area for the display of finished goods/products shall be permitted adjacent to the west side of the existing parking lot that provides parking for the associated commercial use on the lands to the immediate north, along with associated landscaping and site design details. The parking lot shall be designed such that it is fully interconnected and integrated with the parking lot and commercial development on the land to the north and may have a driveway connecting to Westlake Drive;
- b. all development on the subject property shall be subject to site plan control in accordance with Section 41 of the Planning Act, R.S.O. 1990;

- c. the land shall be zoned in a site specific commercial zone establishing zone regulations regarding the items noted in subparagraph a) and more particularly regarding the setback of the outdoor areas for the display of finished goods/products and parking area from the residential property abutting to the west.”

#### Implementation of the Amendment

This official plan amendment will be implemented through a corresponding zoning by-law amendment which will place the lands in a revised site-specific “Commercial Zone (C1-7)”.

## PART C THE APPENDICES

### Appendix 1 - Planning and Land Use Analysis

The planning and land use analysis in support of this Official Plan Amendment is contained within the following attached document:

- DS-2022-08, dated March 8, 2022

### Appendix 2 - Public Participation

The minutes of the public meeting held on March 8, 2022 are attached for information purposes.