

The Corporation of the Town of Tecumseh

By-Law Number 2022 - 035

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 HO – Home Hardware – 1613 Lesperance Road)

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 by Official Plan Amendment No. 3;

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

1. That Schedule "A", Map 3, 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 "General Commercial Zone (C1-2)" to "General Commercial Zone (C1-7)".
2. That By-law 85-18, Section 8, General Commercial Zone (C1) Regulations, as amended, is hereby further amended by the deletion of subsection 8.3.7 in its entirety and its replacement with a new subsection 8.3.7 to immediately follow subsection 8.3.6 and to read as follows:

"8.3.7 Defined Area C1-7 as shown on Schedule "A", Map 6, of this By-Law.

a) Permitted Uses

- i) uses permitted in the General Commercial (C1-2) Zone;
- ii) accessory uses.

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 8.3.7 a);

- ii) accessory buildings and structures for the uses permitted in subsection 8.3.7 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 8.1.3 to 8.1.15, inclusive of this By-law.

d) Other Regulations

Notwithstanding any other provisions of this By-law to the contrary, those lands zoned C1-7 shall be subject to the following:

- i) a maximum of two areas for the outdoor display of finished goods/products such as garden sheds, seasonal items or landscape ornaments shall be permitted along the side lot line where it abuts the side yard of the residential lot fronting onto the north side of Westlake Drive. Construction or landscaping materials such as lumber, stone or soil shall be prohibited.
- ii) each outdoor display area shall not exceed 4.5 metres by 12.1 metres in dimension and shall be setback a minimum of 5.0 metres from the side lot line;
- iii) a minimum of 79 parking spaces and 2 barrier-free parking spaces shall be provided;
- iv) the parking area situated immediately north of Westlake Drive shall be a minimum of 11 metres from the side lot line where it abuts the side yard of the residential lot fronting onto the north side of Westlake Drive; and
- v) all development shall be subject to site plan control."

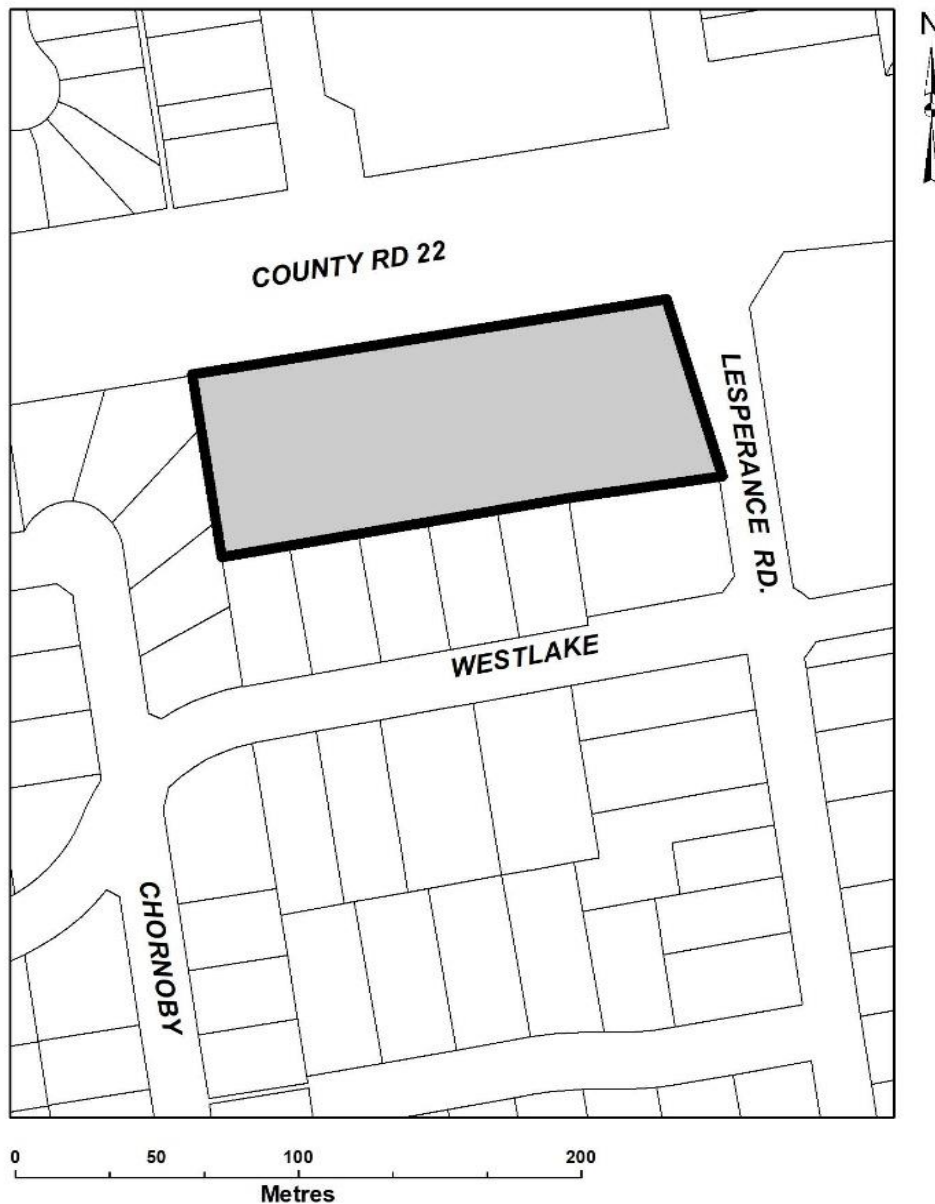
3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.

Read a first, second, third time and finally passed this 26th day of April, 2022.

Gary McNamara, Mayor

Laura Moy, Clerk

SCHEDULE "A"
1613 LESPERANCE ROAD
TOWN OF TECUMSEH



Change from "C1-2" to "C1-7"

This is Schedule "A" to By-law No. 2022-035
Passed the 26th day of April, 2022.

Signed

Mayor

Clerk