

TOWN OF TECUMSEH

AMENDMENT NO. 1

TOWN OF TECUMSEH OFFICIAL PLAN

(Planning File: D19 BRIDAY - Briday Victoria Development Corporation
12433 Dillon Drive - Former Victoria Public School and
former McColl Street Right-of-Way)

June, 2021

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

TOWN OF TECUMSEH

AMENDMENT NO. 1 TO THE TOWN OF TECUMSEH OFFICIAL PLAN

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TOWN OF TECUMSEH

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I, Laura Moy, Clerk of the Town of Tecumseh, certify that this is a/the original/duplicate original/certified copy of Amendment No. 1 to the Town of Tecumseh Official.

Laura Moy, Clerk

This Amendment No. 1 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. 1 to the Town of Tecumseh Official Plan.

DATE

TOWN OF TECUMSEH
BY-LAW NUMBER 2021-45

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. 1 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. 1 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 8th day of June, 2021.

Signed _____
CLERK

Signed _____
MAYOR

CORPORATE SEAL
OF MUNICIPALITY

Certified that the above is a true copy of By-law No. 2021-45 passed by the Council of the Town of Tecumseh on the 8 day of June, 2021.

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. 1 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. 41

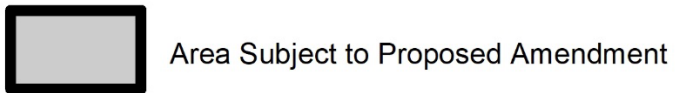
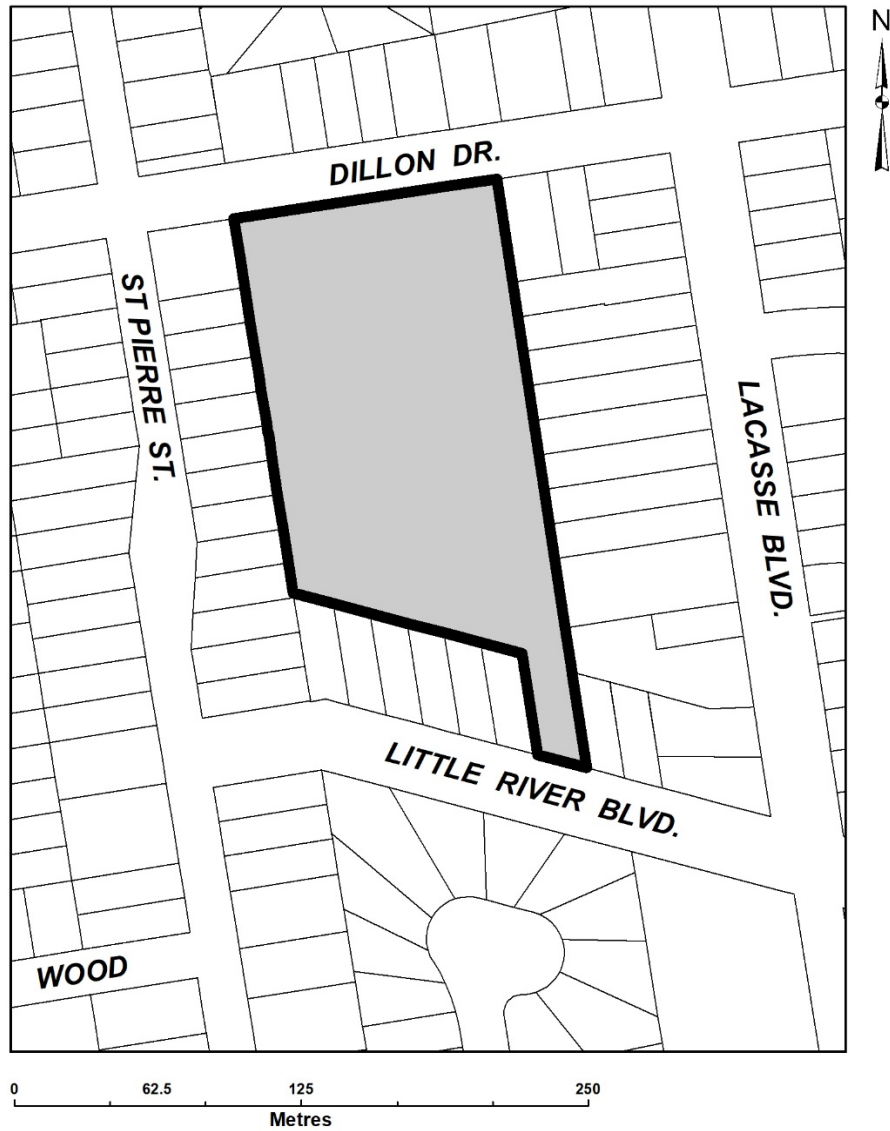
PART A - THE PREAMBLE

Purpose and Basis of the Amendment

The purpose of the proposed Official Plan amendment is to redesignate a 2.29 hectare (5.66 acre) area of land situated on the south side of Dillon Drive, approximately 40 metres east of its intersection with St. Pierre Street (see Map One for location) from “Community Facility” to “Residential” and “Recreational”. The redesignation will facilitate the development of the lands for a 63-unit residential development consisting of six, two-storey townhouse dwellings totalling 23 units, one two-storey stacked townhouse dwelling containing 16 units and one, three-storey stacked townhouse dwelling containing 24 units, for the subject land. The recreational designation pertains to the land that will be conveyed to the Town of Tecumseh for a municipal park.

The planning and land use analysis for the changes being made as part of OPA No. 1 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. 1
TOWN OF TECUMSEH OFFICIAL PLAN
12433 DILLON DRIVE AND FORMER McCOLL STREET RIGHT-OF-WAY
TOWN OF TECUMSEH



PART B THE AMENDMENT

Details of the Amendment

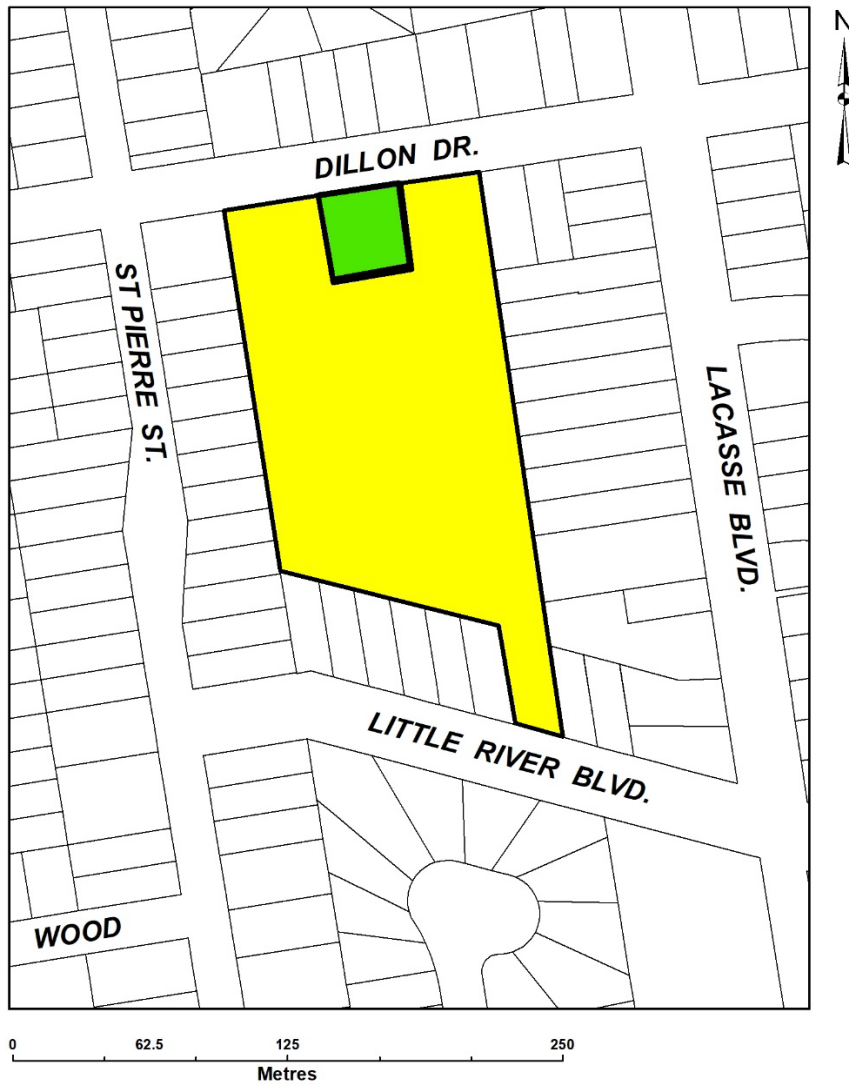
The Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, as amended, is hereby further amended as follows:

1. Schedule “B-1”, Town of Tecumseh Official Plan, Tecumseh North Settlement Area, Land Use Plan, is hereby amended by changing the land use designation for those lands as depicted on Schedule “A” attached hereto from “Community Facility” to “Residential” and “Recreational”.

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 site-specific “Holding Residential Zone 3 (H)R3-19” and a “Recreational Zone (RE)”. The removal of the Holding (H) symbol will be contingent upon the execution and registration of a site plan control agreement.

SCHEDULE "A"
 OFFICIAL PLAN AMENDMENT NO. 1
 TOWN OF TECUMSEH OFFICIAL PLAN
 12433 DILLON DRIVE AND FORMER McCOLL STREET RIGHT-OF-WAY
 TOWN OF TECUMSEH



Change from "Community Facility" to "Residential"



Change from "Community Facility" to "Recreational"

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 documents:

- PBS-2019-25, dated August 13, 2019
- PBS-2021-12, dated March 30, 2021
- PBS-2021-28, dated June 8, 2021

Appendix 2 - Public Participation

The minutes of the public meetings held on September 10, 2019 and March 30, 2021 are attached for information purposes.