

The Corporation of the Town of Tecumseh

By-Law Number 2022 - 057

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 205LES – 205-227 Lesperance Road)

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 2, 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 3 (R3)" to "Residential Zone 3 (R3-22)".
2. That By-law 1746, Section 8, Residential Zone 3 (R3) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.22 to immediately follow subsection 8.3.21 and to read as follows:

"8.3.22 Defined Area R3-22 as shown on Schedule "A", Map 2, of this By-Law.

a) Permitted Uses

- i) multiple-unit residential uses;
- ii) accessory uses.

b) Permitted Building and Structures

- i) four, multiple-unit dwellings containing not more than six dwelling units each;
- ii) accessory buildings and structures.

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|---|---------------|
| c) <u>Minimum Lot Area</u> | 0.38 hectares |
| d) <u>Minimum Lot Frontage</u> | 37 metres |
| e) <u>Maximum Lot Coverage</u> | 35 percent |
| f) <u>Minimum Landscaped Open Space</u> | 30 percent |
| g) <u>Maximum Building Height</u> | 10.6 metres |
| h) <u>Minimum Yard Width</u> | |
| i) northerly yard | 3.0 metres |
| ii) southerly yard | 6.0 metres |
| iii) easterly yard | 3.0 metres |
| iv) westerly yard | 16.0 metres |
| i) <u>Other Zone Provisions</u> | |
| i) The provisions of subsections 5.18, 8.1.12 and 8.1.14 of this By-law shall not apply to lands zoned R3-22; | |

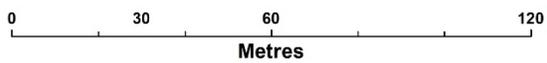
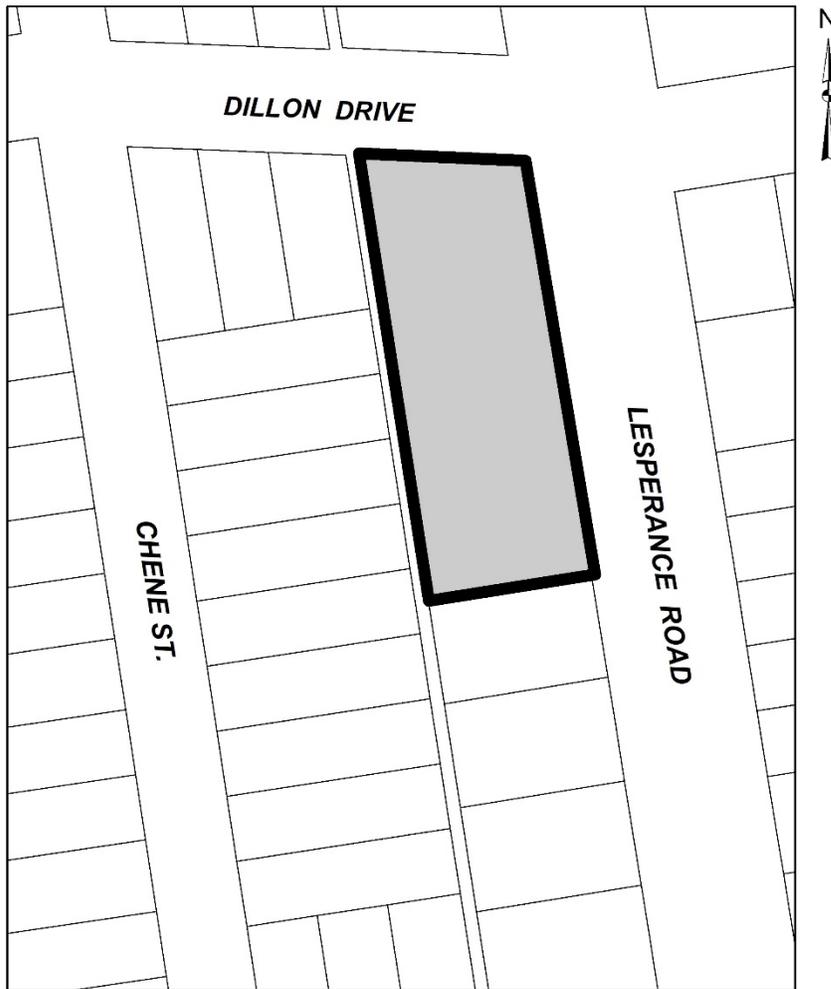
3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.

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

Gary McNamara, Mayor

Jennifer Alexander, Acting Clerk

SCHEDULE "A"
205-227 LESPERANCE ROAD
TOWN OF TECUMSEH



 Change from "R3" to "R3-22"

This is Schedule "A" to By-law No. 2022-057
Passed the 26th day of July, 2022.

Signed

Mayor

Clerk