

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

## **By-Law Number 2023 - 038**

Being a by-law to amend By-law 2065, the Town's Comprehensive Zoning By-law for those lands in the former Village of St. Clair Beach.  
(Planning File: D19 13931RIV – 13931 Riverside Drive)

**Whereas** By-law No. 2065 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 Village of St. Clair Beach;

**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. 2065;

**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", to By-law 2065, 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 Type Two Zone (R2)" to "Residential Type Two Zone (R2-8)".
2. That By-law 2065, Section 7, Residential Type Two Zone (R2) Regulations, as amended, is hereby further amended by the addition of a new subsection 7.3.8 to immediately follow subsection 7.3.7 and to read as follows:

"7.3.8        Defined Area R2-8 as shown on Schedule "A", of this By-Law.

a) Permitted Uses

- i) all uses permitted in the Residential Type Two Zone (R2);
- ii) dwelling, two unit;
- iii) accessory uses.

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 7.3.8 a);
- ii) accessory buildings and structures for the uses permitted in subsection 7.3.8 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 7.1.3 to 7.2.2, inclusive of this By-law, with the exception of the following, which shall apply to two-unit dwellings only:

<u>Minimum Lot Area</u>	6,600 square feet per dwelling unit
<u>Minimum Lot Frontage</u>	44 feet per dwelling unit
<u>Minimum Interior Side Yard Width</u>	10 feet and no requirement where there is a common dividing wall"

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 14th day of March, 2023.

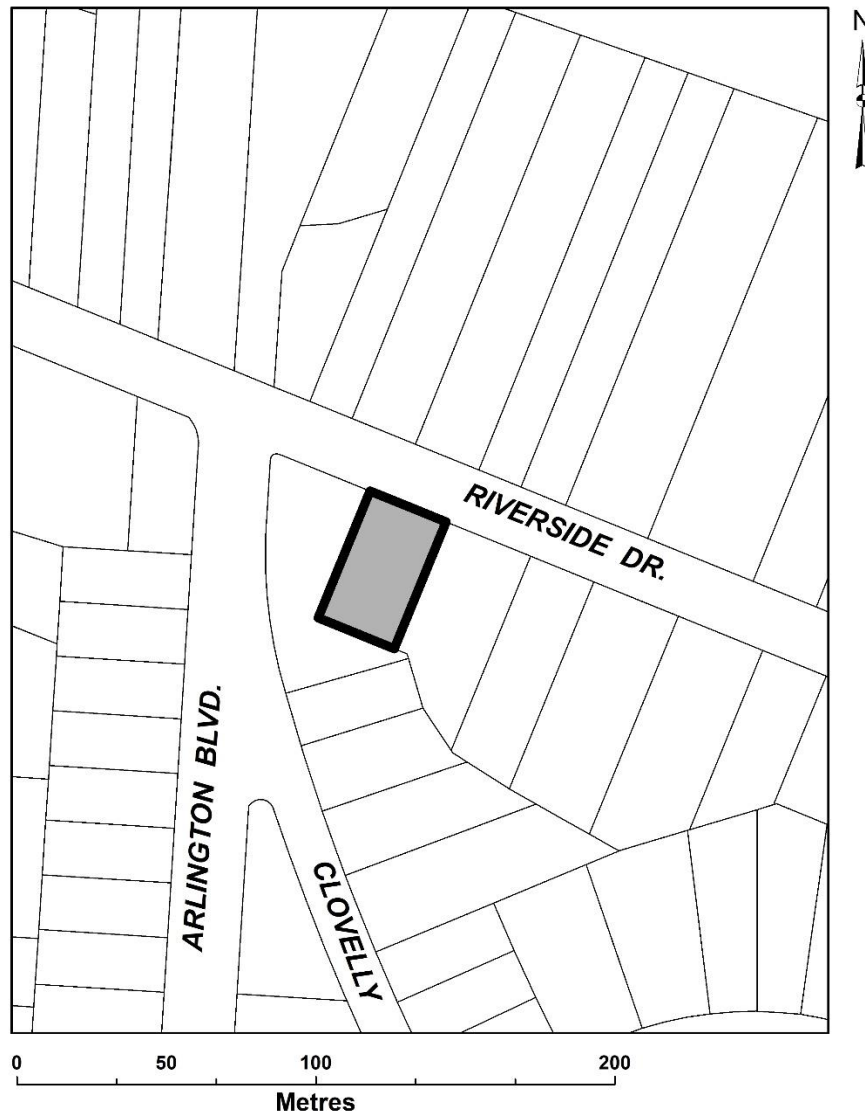
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Gary McNamara, Mayor

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Robert Auger, Director Legislative Services & Clerk

SCHEDULE "A"  
13931 RIVERSIDE DRIVE  
TOWN OF TECUMSEH



Change from "R2" to "R2-8"

This is Schedule "A" to By-law No. 2023-038  
Passed the 14th day of March, 2023.

Signed

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Mayor

\_\_\_\_\_  
Clerk