



## The Corporation of the Town of Tecumseh

Development Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Development Services

**Date to Council:** May 23, 2023

**Report Number:** DS-2023-12

**Subject:** Proposed New Zoning By-law Workshop  
Issues and Methodology Report – WSP Canada Inc.  
OUR FILE: D19 NEWZB

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### Recommendations

It is recommended:

**That** Report DS-2023-12, entitled “Proposed New Zoning By-law Workshop Issues and Methodology Report – WSP Consultants,” **be received.**

### Background

In August of 2022, the Town retained the services of WSP Canada Inc. (WSP) to assist in the preparation of a new Zoning By-law to replace the three current Zoning By-laws that continue to be in full force and effect and apply to the three former municipalities, as follows:

- By-law 1746, applying to the former Town of Tecumseh;
- By-law 2065, applying to the former Village of St. Clair Beach; and
- By-law 85-18, applying to the former Township of Sandwich South.

The Zoning By-law is passed under Section 34 of the *Planning Act*. It is the Town’s primary tool to regulate the use of all land in the Town. It divides land into various zone

categories such as residential, commercial, and industrial and establishes what land uses are permitted and where buildings and structures can be located on a property. It also includes a range of regulations, including but not limited to maximum lot coverage and building height, minimum number of parking spaces, flood prone area regulations and home occupation regulations.

The objectives of the new Zoning By-law project are to:

- prepare a new Town-wide Zoning By-law to replace the three existing Zoning By-laws;
- implement the policies of the new Tecumseh Official Plan (adopted February 2021 and approved by County of Essex June 2021);
- increase the clarity, intent and ease of understanding of the various terms and regulations contained in the By-law;
- provide consistency of regulations across the Town;
- update the land use zones and associated mapping, corresponding regulations, definitions and general provisions; and
- address emerging themes and trends in land use planning as they apply to the Town of Tecumseh.

## Comments

### New Zoning By-law Timelines/Process

Over the past several months, WSP along with Administration have been engaged in a process to prepare a first draft of the new Zoning By-law which will apply to all lands within the Town. The preparation of a new Zoning By-law is also an opportunity to respond to necessary updates and modern planning and development trends. The process is being undertaken over four phases and is anticipated to be completed by the end of 2023. Phase 1 of the new Zoning By-law project began with background research in Fall 2022, culminating in the preparation of [Technical Memo No. 1](#) by December 2022. This document, which summarized preliminary background research and explored key issues, was available for review at an Open House held on December 14, 2022.

Phase 2 of the project has resulted in the preparation of Technical Memo No. 2 – Issues and Methodology Report, dated May 2023 (“Issues and Methodology Report”) (see Attachment 1). The purpose of the Issues and Methodology Report is to build on

Technical Memo No. 1 by establishing a road map for writing the new Zoning By-law. This Report sets out a series of options and recommendations where further input will be required from the community, stakeholders, Council and Administration.

The Issues and Methodology Report outlines the approach to harmonization of the Town's three existing zoning by-laws and provides direction for the structure and format of the document. In addition, it explores a series of key zoning issues and identifies specific options and recommendations to carry forward into the new Zoning By-law.

Technical Memo No. 1 and subsequent consultation with the public and stakeholders identified further issues which warranted exploration in the Issues and Methodology Report prior to preparing the new Zoning By-law. The Issues and Methodology Report is not intended to include an exhaustive list of all issues that will be addressed in the new Zoning By-law, but rather identifies significant topics where early buy-in and refinement of the approach to is required.

## **Council Workshop and Public Consultation**

On May 23, 2023, WSP will be conducting a Council Workshop to review the Issues and Methodology Report and the key issues that would benefit from the input of Council. This will allow the process to advance to Phase 3 and the formulation of a new Zoning By-law document.

This Workshop will be followed by a Public Open House on May 24, 2023, that will allow for the public to attend, review and provide input and comments on the Issues and Methodology Report and matters of interest that may impact the preparation of the new Zoning By-law.

Following the Workshop and consultation process, a draft new Zoning By-law will be prepared. The draft document will then be reviewed with Council after which further public consultation will be sought. Ultimately, a statutory public meeting in accordance with the provisions of the Planning Act will be held prior to Council considering adoption of a new Zoning By-law.

## **Consultations**

WSP Canada Inc.

## **Financial Implications**

None.

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable ☐

Website ☒      Social Media ☒      News Release ☐      Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP  
Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP  
Manager Planning Services & Local Economic Development

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1.	Technical Memo No. 2 – Issues and Methodology Report