

**TOWN OF TECUMSEH**

**AMENDMENT NO. 15**

**TO THE OFFICIAL PLAN FOR THE TOWN OF TECUMSEH**

**FOR THOSE LANDS IN THE FORMER VILLAGE OF ST. CLAIR BEACH**

(14328 and 14346 Tecumseh Road)

October 2018

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

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**AMENDMENT NO. 15 TO THE OFFICIAL PLAN**  
**FOR THE 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. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Village of St. Clair Beach.

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Laura Moy, Clerk

This Amendment No. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Village of St. Clair Beach, 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. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Village of St. Clair Beach..

\_\_\_\_\_  
DATE

TOWN OF TECUMSEH  
BY-LAW NUMBER **2018-61**

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. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Village of St. Clair Beach, 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. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Village of St. Clair Beach;
  
- 3. This By-law shall come into force and take effect on the day of the final passing thereof.

**Enacted and passed this 9<sup>th</sup> day of October, 2018.**

Signed \_\_\_\_\_  
CLERK

Signed \_\_\_\_\_  
MAYOR

CORPORATE SEAL  
OF MUNICIPALITY

Certified that the above is a true copy of By-law No. **2018-61** passed by the Council of the Town of Tecumseh on the **9<sup>th</sup> day of October, 2018.**

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. 15 to the Official Plan for the Town of Tecumseh, for those lands in the former Village of St. Clair Beach.

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. 15

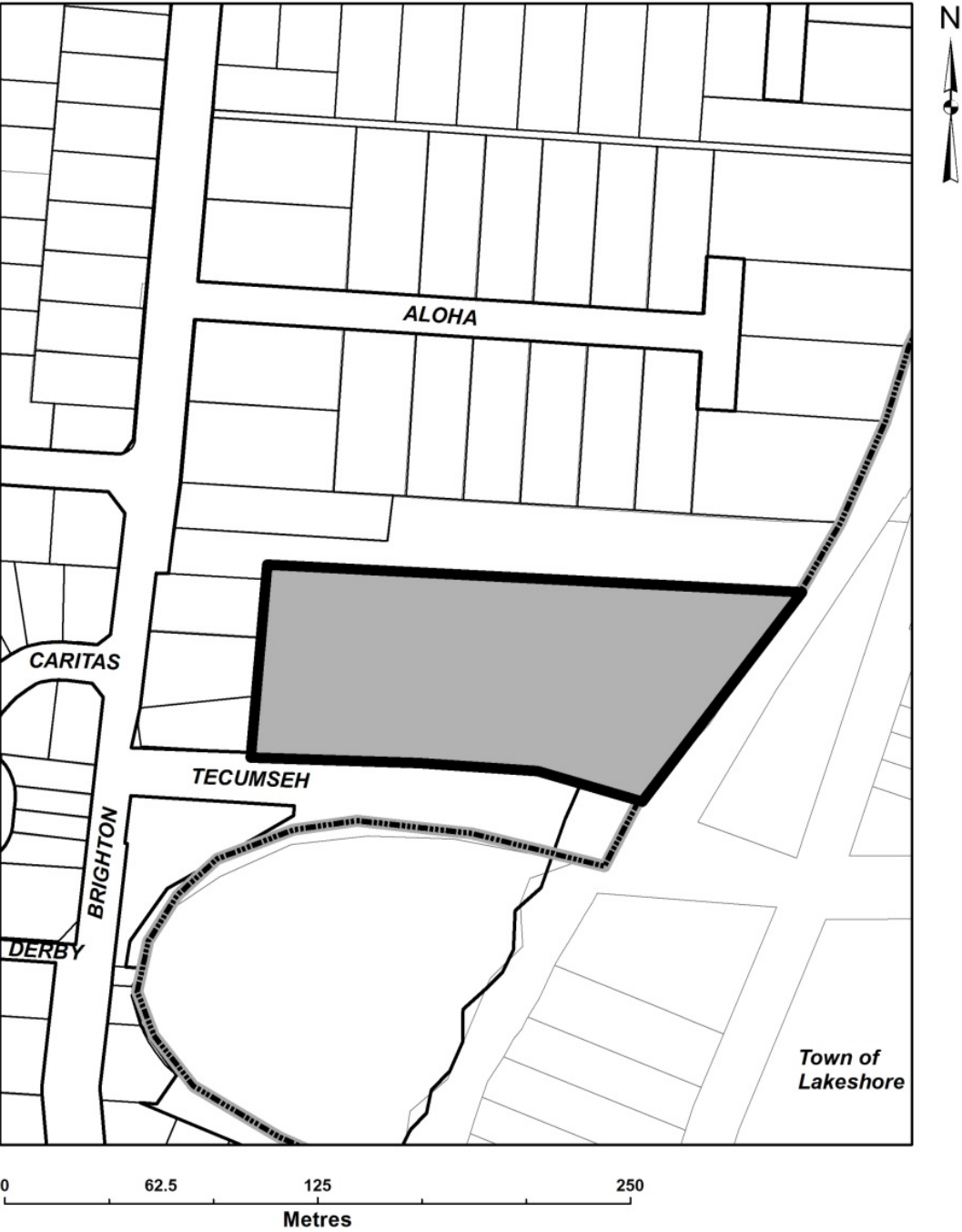
### PART A - THE PREAMBLE

#### Purpose and Basis of the Amendment

The purpose of the proposed Official Plan amendment is to introduce a special policy to Section 4.2, Medium Density Residential Land Use Policy, of the St. Clair Beach Official Plan, pertaining to a 1.3 hectare (3.2 acre) parcel of land located on the north side of Tecumseh Road (14328 and 14346 Tecumseh Road), approximately 45 metres east of its intersection with Brighton Road (see Map One for location). The proposed special policy permits a five-storey, 65-unit apartment dwelling with ground floor commercial uses and an accessory marina on the subject property.

The planning and land use analysis for the changes being made as part of OPA No. 15 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. 15  
14328 AND 14346 TECUMSEH RD.  
TOWN OF TECUMSEH



Area Subject to Amendment



## PART B THE AMENDMENT

### Details of the Amendment

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

1. Schedule “A”, Village of St. Clair Beach Official Plan, Land Use Plan, is hereby amended by changing the land use designation for those lands as depicted on Schedule “A” attached hereto from “Commercial” to “Medium Density Residential”;
2. Section 4.2.2, Medium Density Residential, Village of St. Clair Beach Official Plan, as amended, is hereby further amended by the addition of a new subparagraph 4.2.2 j) to immediately follow subsection 4.2.2 i) and to read as follows:

“j) Special Policy Affecting the 1.3 Hectare Parcel of Land Located on the North Side of Tecumseh Road (14328 and 14346 Tecumseh Road - Former Pud’s Marina)

Notwithstanding any other policy of this Plan to the contrary, the following specific policies shall apply:

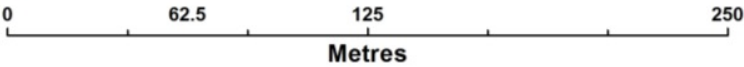
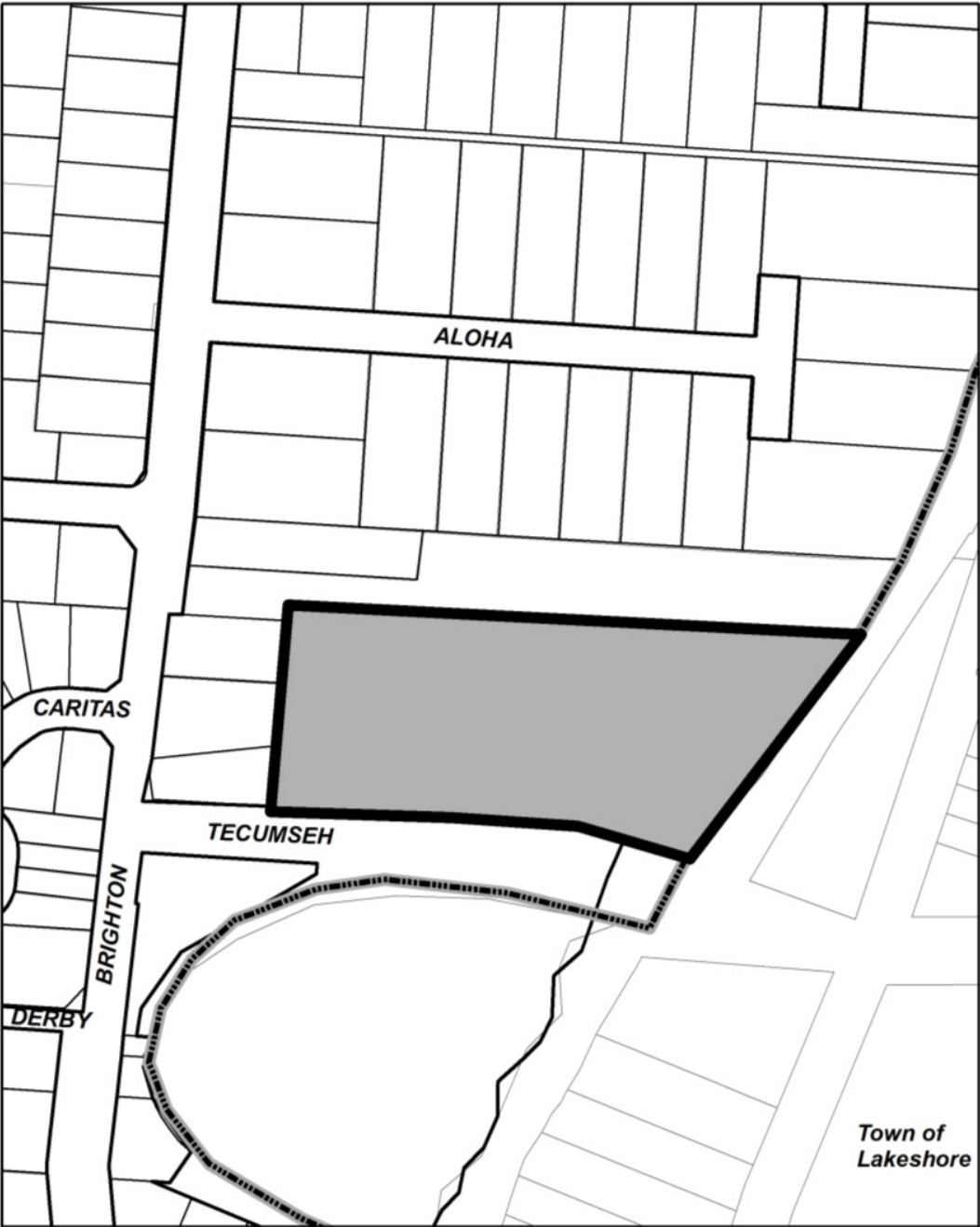
- i) An apartment building having a maximum height of 65 feet and no more than five storeys, containing not greater than 65 dwelling units, shall be permitted. In addition, a marina accessory to the permitted residential use as well as a maximum of 12 transient boat slips shall be permitted. Commercial uses, comprising eating establishments and/or personal service shops, shall be permitted on the first floor of the apartment building and the maximum floor area of the commercial uses shall be in accordance with the site-specific zoning that applies to the property;
- ii) Site-specific zone provisions shall be established within the implementing zoning by-law and shall include, among other things the following:
  - The zone provisions shall ensure that the height of the north-south wing of the apartment is stepped-down as it approaches the rear lot line, such that:
    - a) the minimum rear yard depth for the first storey of the apartment building shall be 25 feet;

- b) the minimum rear yard depth for the second and third storeys of the apartment building shall be 40 feet; and
    - c) the minimum rear yard depth for the fourth and fifth storeys of the apartment building shall be 80 feet.
  - the north-easterly 1,500 square feet of the east-west wing of the apartment building shall be limited to a maximum height of four storeys;
- iii) The execution of a site plan control agreement shall be required in accordance with Section 41 of the Planning Act, R.S.O. 1990, and with Section 8.4 of this Plan. The site plan control agreement shall include, among other things, written terms and drawings that will require that materials such as stone panels, wood-look panels, and brick be the predominant materials used for the exterior façades of the apartment building. In addition, the terms of the agreement shall establish that these materials are balanced with contemporary materials such as full-height glazing panels, exterior insulated finish systems and aluminium composite panels and that not one material shall be superiorly dominant than the other, with the goal being to provide a balanced, complementary aesthetic.”

#### Implementation of the Amendment

This official plan amendment will be implemented through a corresponding zoning by-law amendment, being completed concurrently, which will place the lands in a site specific “Holding - Residential Type Three Zone (H)R3-13” in order to permit the proposed uses, along with the execution of a site plan control agreement.

SCHEDULE "A"  
OFFICIAL PLAN AMENDMENT NO. 15  
14328 AND 14346 TECUMSEH RD.  
TOWN OF TECUMSEH



Change from "Commercial" to  
"Medium Density Residential"

## 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:

- Planning and Building Services Report No. 03/18, dated February 13, 2018
- PBS-2018-31, dated September 11, 2018
- PBS-2018-36, dated October 9, 2018

### Appendix 2 - Public Participation

The minutes of the public meetings held on Tuesday, March 13, 2018 and on September 11, 2018 are attached for information purposes.