

The Corporation of the Town of Tecumseh

By-Law Number 2023 - 079

Being a by-law to amend By-law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South.
(Planning File: D19 PETHOT – South Side of County Road 22, West of Sylvestre Drive)

Whereas By-law No. 85-15 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 Township of Sandwich South;

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. 85-15;

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 3, to By-law 85-15, 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 "Agricultural Zone (A-33)" to "Holding General Commercial Zone (H) C1-10".
2. That By-law 85-15, Section 8, General Commercial Zone (C1) Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.10 to immediately follow subsection 8.3.9 and to read as follows:

"8.3.10 Defined Area C1-10 as shown on Schedule "A", of this By-Law.

a) Permitted Uses

- i) all uses permitted in the General Commercial Zone (C1);
- ii) accessory uses.

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 8.3.10 a);
- ii) accessory buildings and structures for the uses permitted in subsection 8.3.10 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 8.1.3 to 8.2.3, inclusive of this By-law, with the exception of the following:

<u>Maximum Hotel Building Height</u>	5 storeys
<u>Minimum Distance From Future Westlake Drive Road Allowance</u>	3.0 metres <u>(9.84')</u>
<u>Minimum Southerly Yard Depth</u>	3.0 metres <u>(9.84')</u>
<u>Minimum Northerly Yard Depth</u>	7.5 metres <u>(24.60')</u>
<u>Minimum Easterly Side Yard Width</u>	6.0 metres <u>(19.68')</u>
<u>Minimum Westerly Side Yard Width</u>	4.5 metres <u>(14.76')</u>
<u>Minimum Number of Loading Spaces</u>	2 spaces
<u>Minimum Number of Parking Spaces</u>	165 spaces"

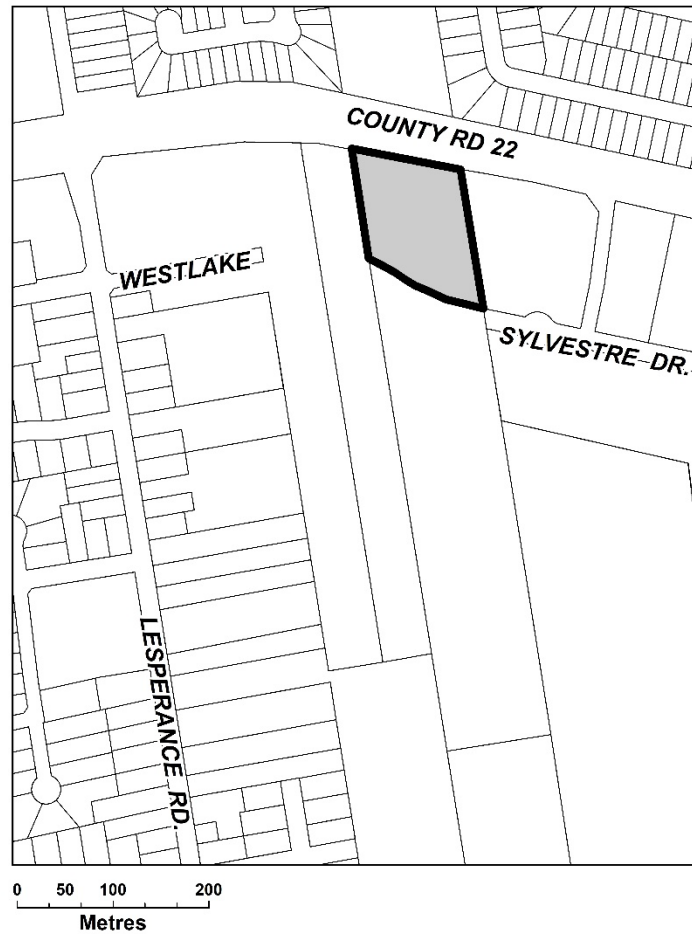
3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.

Read a first, second, third time and finally passed this 11th day of July, 2023.

Gary McNamara, Mayor

Robert Auger, Director Legislative Services &
Clerk

SCHEDULE "A"
SOUTH SIDE OF COUNTY ROAD 22
TOWN OF TECUMSEH



Change from "A-33" to "(H) C1-10"

This is Schedule "A" to By-law No. 2023-079
Passed the 11th day of July, 2023.

Signed

Mayor

Clerk