

# The Corporation of the Town of Tecumseh

## By-Law Number 2024 - 057

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 12207CR42 – 12207 County Road 42)

**Whereas** By-law No. 85-18 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. 85-18;

**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 5 to By-law 85-18, 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 1 (R1)" to "Residential Zone 2 (R2-6)".
2. That By-law 85-18, Section 6A, Residential Zone 2 (R2) Regulations, as amended, is hereby further amended by the addition of a new subsection 6A.3.6 to immediately follow subsection 6A.3.5 and to read as follows:

"6A.3.6        Defined Area R2-6 as shown on Schedule "A", Map 5 of this By-law.

a) Permitted Uses

- i) Multi-unit residential uses;
- ii) Accessory uses.

b) Permitted Building and Structures

- i) One multi-unit dwelling containing no greater than 23 dwelling units;
- ii) Accessory buildings and structures for the uses permitted in subsection 6A.3.6 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6A.1.3 to 6A.2, inclusive of this By-law, with the exception of subsection 6A.1.8, which shall not apply, and the following:

- i) Maximum Building Height 10.8 metres (35.40')
- ii) Minimum Side Yard Width 4.0 metres (13.10')
- iii) Minimum Rear Yard Depth 11.5 metres (37.70')

d) Off-Street Parking Requirements

The minimum number off-street parking spaces shall be 1.50 parking spaces per dwelling unit.

e) Accessory Use Provisions

Accessory buildings, structures or uses in the R2-6 zone shall be in accordance with subsection 5.25 of this By-law.”

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 25th day of June, 2024.

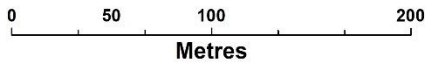
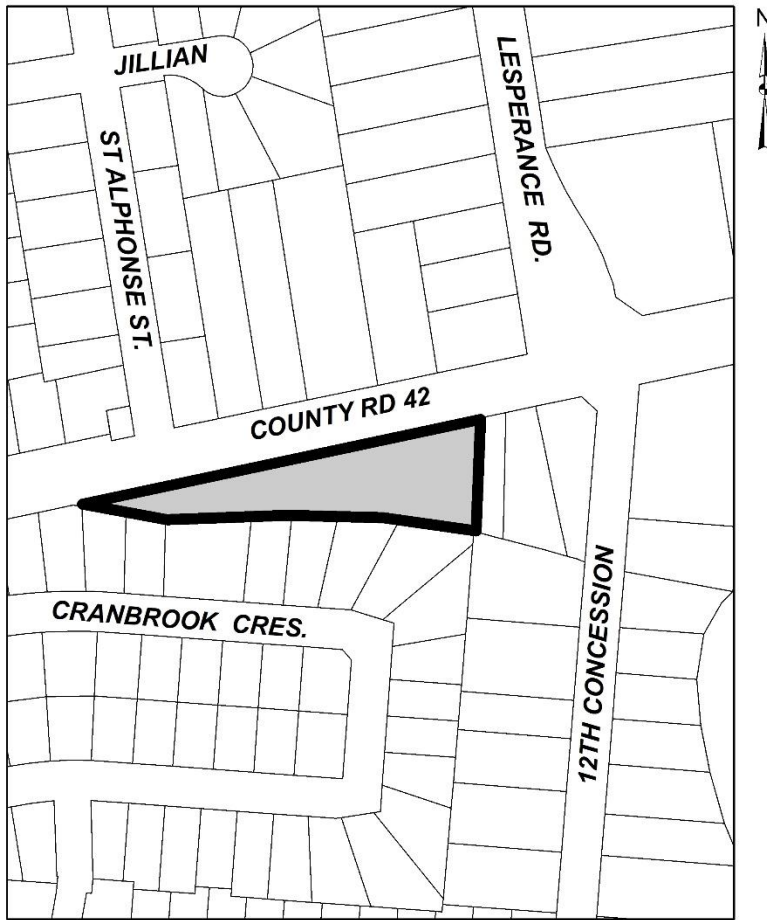
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Gary McNamara, Mayor

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Robert Auger, Director Legislative Services & Clerk

SCHEDULE "A"  
12207 COUNTY ROAD 42  
TOWN OF TECUMSEH



 Change from "R1" to "R2-6"

This is Schedule "A" to By-law No. 2024-057  
Passed the 25th day of June, 2024.

Signed

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Mayor

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Clerk