

# The Corporation of the Town of Tecumseh

## By-Law Number 2025 - 008

Being a by-law to amend By-law 1746, the Town's Comprehensive Zoning By-law for those lands in the former Town of Tecumseh.  
(Planning File: D19 1539SHA – 1539 Shawnee Road)

**Whereas** By-law No. 1746 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 Town of Tecumseh;

**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. 1746;

**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 1 to By-law 1764, 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 2 (R2)" to "Residential Zone 2 (R2-27)".
2. That By-law 1746, Section 7, Residential Zone 2 (R2) Regulations, as amended, is hereby further amended by the addition of a new subsection 7.3.27 to immediately follow subsection 7.3.26 and to read as follows:

"7.3.27        Defined Area R2-27 as shown on Schedule "A", Map 1, of this By-Law.

a) Permitted Uses

- i) all uses permitted in the Residential Type Two Zone (R2);
- ii) semi-detached residential uses;
- iii) accessory uses.

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 7.3.27 a);

- ii) accessory buildings and structures for the uses permitted in subsection 7.3.27 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 7.1.3 to 7.1.12, inclusive, of this By-law, with the exception of the following which shall apply to semi-detached dwellings only:

<u>Minimum Lot Area</u>	380 square metres per dwelling unit
<u>Minimum Lot Frontage</u>	6.4 metres per dwelling unit
<u>Maximum Lot Coverage</u>	35 percent
<u>Minimum Interior Side Yard Width</u>	1.2 metres, plus 0.6 metres for each additional storey directly above the first storey, and no requirement where there is a common dividing wall

d) Other Zone Provisions

- i) a maximum of one driveway per dwelling unit, having a maximum width of 5.15 metres and no minimum distance requirement from the dividing lot line, shall be permitted;
- ii) the provision of subsection 7.1.12 shall not apply.”

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 28th day of January, 2025.

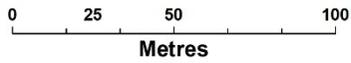
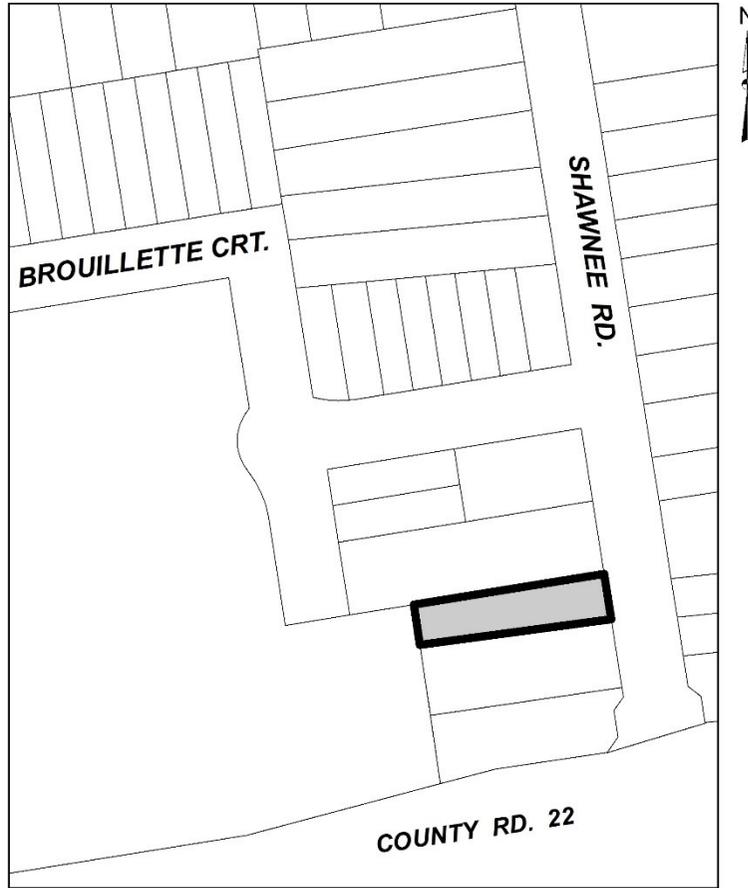
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Gary McNamara, Mayor

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Robert Auger, Director Legislative Services &  
Clerk

SCHEDULE "A"  
1539 SHAWNEE ROAD  
TOWN OF TECUMSEH



 Change from "R2" to "R2-27"

This is Schedule "A" to By-law No. 2025-008  
Passed the 28th day of January, 2025..

Signed

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Mayor

\_\_\_\_\_  
Clerk