

The Corporation of the Town of Tecumseh

By-Law Number 2025 - 034

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: L11 FE – HAF 2)

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 By-law 1746, as amended, is hereby further amended by the addition of a new Schedule "C", Main Street Mixed Use Areas, Additional Permitted Uses, to immediately follow Schedule "B", attached hereto as Schedule "A".

2. That By-law 1746, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.82a to immediately follow subsection 3.82 and to read as follows:

"3.82a MIXED-USE BUILDING, shall mean a purpose-built structure that includes non-residential uses on the ground floor and residential uses on upper floors."

3. That By-law 1746, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.129a, to immediately follow subsection 3.129, and to read as follows:

"3.129a UPPER STOREY STEP-BACK, shall mean the horizontal distance that a portion of a building is recessed from the main wall below."

4. That By-law 1746, Section 11, General Commercial Zone (C3) Regulations, as amended, is hereby further amended by the deletion of subsection 11.1.1 xlvi), in its entirety, and its replacement with the following:

“xlvi) multi-unit residential uses and mixed-use buildings containing commercial use permitted in subsection 11.1.1, with the exception of auto-related commercial-uses, all of which shall be in accordance with subsection 11.2.4;

5. That By-law 1746, Section 11, General Commercial Zone (C3) Regulations, as amended, is hereby further amended by the addition of a new subsection 11.1.1 xlvi), to immediately follow subsection 11.1.1 xlvi) and to read as follows:

“xlvi) accessory buildings or uses including the outside display and sale of goods and material but not outside storage.”

6. That By-law 1746, Section 11, General Commercial Zone (C3) Regulations, as amended, is hereby further amended by the deletion of subsections 11.1.2 a) and b), in their entirety, and their replacement with the following:

“a) buildings and structures for multi-unit dwellings, mixed-use buildings and all other permitted uses;

b) accessory buildings and structures for the permitted uses;”

7. That By-law 1746, Section 11, General Commercial Zone (C3) Regulations, as amended, is hereby further amended by the deletion of subsection 11.2.4, in its entirety, and its replacement with the following:

“11.2.4 Provisions for Multi-Unit Residential Uses and Mixed-Use Buildings

Uses permitted by 11.1.1 xlvi) shall only be permitted on those lots located within the areas depicted on Schedule “C” of this By-law and all lot and building requirements for the uses permitted in 11.1.1 xlvi) shall be in accordance with the following regulations:

a) Minimum Lot Area	400 square metres
b) Minimum Lot Frontage	15 metres
c) Maximum Lot Coverage	80%
d) Maximum Height	6 storeys
e) Minimum Front Yard Depth	nil
f) Minimum Rear Yard Depth	7.5 metres
g) Minimum Interior Side Yard Width	
i) Buildings 3 Storeys and Greater in Height	4.5 metres
ii) Buildings Less than 3 Storeys in Height	3.0 metres
h) Minimum Exterior Side Yard Width	Nil
i) Minimum Upper Storey Step-back Required Above the 3 rd Storey	3.0 metres
j) Minimum Ground Floor Height for Mixed-Use Buildings	4.5 metres
k) Any part of a surface parking lot shall be prohibited in the front yard and exterior side yard. This shall not apply to prevent the location of a driveway on a lot."	

8. That By-law 1746, Section 11, General Commercial Zone (C3) Regulations, as amended, is hereby further amended by the deletion of subsection 11.2.5, Existing Dwelling Units Associated with a Commercial Use Above Two Stories and Not Located in the First Storey, in its entirety.

9. That By-law 1746, Section 16 Community Facility Zone (CF) Regulations, as amended, is hereby further amended by the deletion of subsection 16.1.1 r), in its entirety, and its replacement with the following:

“r) multi-unit residential uses and mixed-use buildings containing commercial use permitted in subsection 11.1.1, with the exception of auto-related commercial-uses, all of which shall be in accordance with subsection 11.2.4 of this By-law;”

10. That By-law 1746, Section 16 Community Facility Zone (CF) Regulations, as amended, is hereby further amended by the addition of a new subsection 16.1.1 s), to immediately follow subsection 16.1.1 r), and to read as follows:

“s) accessory uses.”

11. That By-law 1746, Section 16, Community Facility Zone (CF) Regulations, as amended, is hereby further amended by the deletion of subsections 16.1.2 a) and b) and their replacement with the following:

“a) buildings and structures for multi-unit dwellings, mixed-use buildings and all other permitted uses;

b) accessory buildings and structures for the permitted uses;”

12. 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 March, 2025.

Gary McNamara, Mayor

Robert Auger, Director Legislative Services & Clerk

Schedule "A"

