

TOWN OF TECUMSEH

AMENDMENT NO. 6

TOWN OF TECUMSEH OFFICIAL PLAN

(Federal Housing Accelerator Fund – Initiative 3 Implementation)

March 2025

Prepared by
Town of Tecumseh Development Services

TOWN OF TECUMSEH

AMENDMENT NO. 6 TO THE TOWN OF TECUMSEH OFFICIAL PLAN

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TOWN OF TECUMSEH

AMENDMENT NO. 6 TO THE TOWN OF TECUMSEH OFFICIAL PLAN

I, Robert Auger, Clerk of the Town of Tecumseh, certify that this is a/the original/duplicate original/certified copy of Amendment No. 6 to the Town of Tecumseh Official Plan.

Robert Auger
Clerk/Director of Legislative Services

This Amendment No. 6 to the Town of Tecumseh Official Plan, 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. 6 to the Town of Tecumseh Official Plan.

DATE

TOWN OF TECUMSEH
BY-LAW NUMBER 2025-035

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. 6 to the Town of Tecumseh Official Plan, consisting of the attached explanatory text and map schedules, 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. 6 to the Town of Tecumseh Official Plan;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this 25th day of March 2025.

Signed _____
CLERK

Signed _____
MAYOR

CORPORATE SEAL
OF MUNICIPALITY

Certified that the above is a true copy of By-law No. 2025-035 passed by the Council of the Town of Tecumseh on the 25th day of March, 2025.

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. 6 to the Town of Tecumseh Official Plan.

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. 6

PART A - THE PREAMBLE

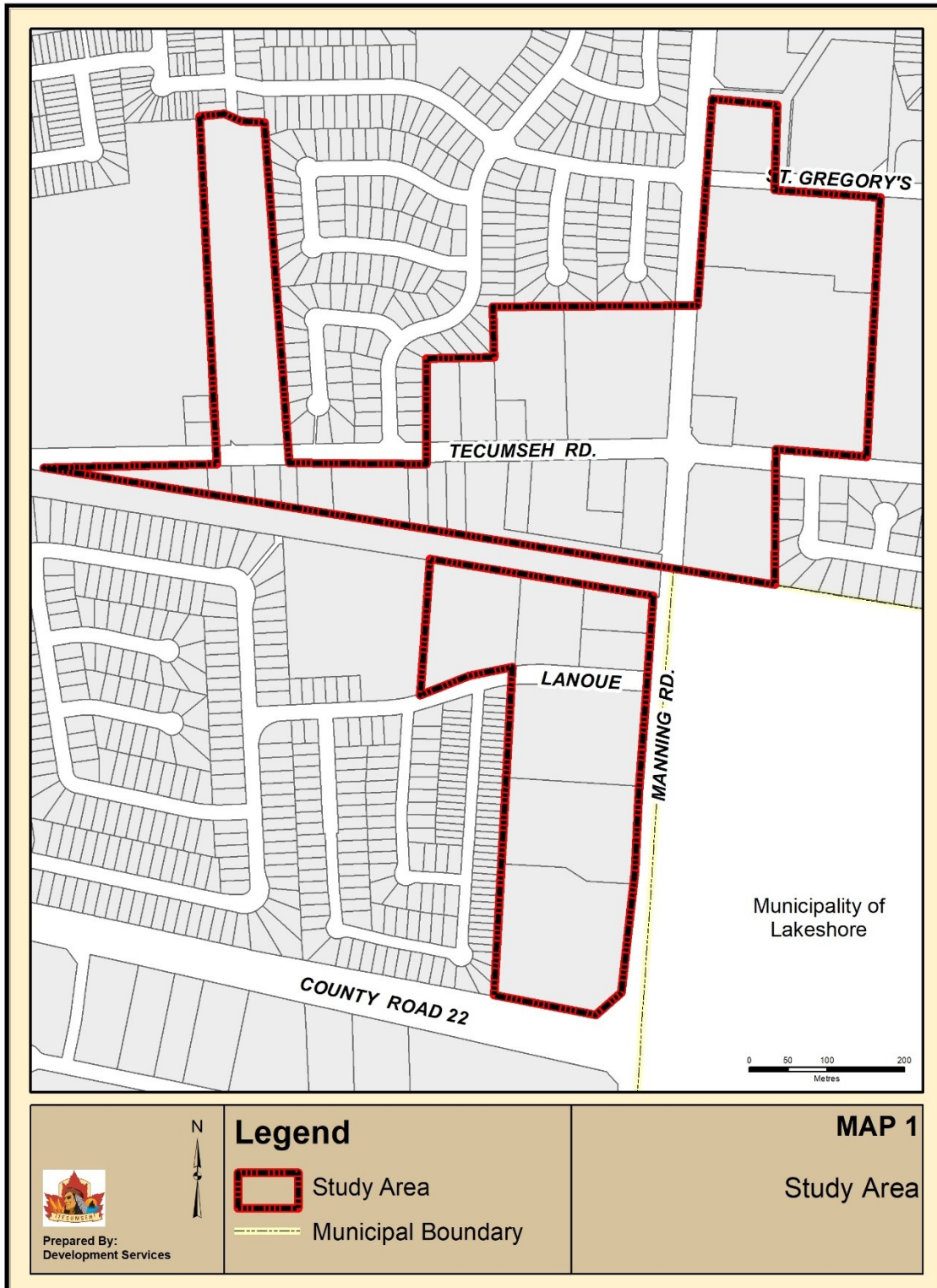
Purpose and Basis of the Amendment

The Town of Tecumseh has initiated a Special Planning Study (“the Study”) for the Manning/Tecumseh District. The Study Area comprises lands around the intersection of Manning Road and Tecumseh Road in the northeast portion of the Town, approximately straddling the border between the former Town of Tecumseh and the former Village of St. Clair Beach (see Map 1). The Study Area currently forms one of the key commercial nodes of the Town, with a variety of low-rise commercial uses, including two grocery stores, and large amounts of surface parking.

The proposed vision for the Manning/Tecumseh District is for a mixed-use area that maintains its role as an important commercial node for the residents of the Town and the neighbouring communities, and is an attractive, vibrant and inviting place to live. The District will develop at residential densities that support transit and active transportation, but which are in harmony with the surrounding low-density areas. The various parts of the District will be connected with each other and adjacent neighbourhoods by complete streets that support active transportation. The District will include safe, walkable and interconnected streets, vibrant public and private spaces, and a public realm framed by attractive buildings and streetscaping.

The planning and land use analysis for the changes being made as part of OPA No. 6 are described in the documents referred to in the Planning Analysis section of the amendment.

Map One



PART B THE AMENDMENT

Details of the Amendment

The Official Plan for the Town of Tecumseh, as amended, is hereby further amended as follows:

1. That Section 12, Official Plan Schedule “B-1”, Tecumseh North Settlement Area Land Use Plan, as amended, is further amended by the addition of a Special Policy boundary outline for the “Tecumseh Road/Manning Road Mixed-Use District”, as established on Schedule “A” attached hereto, and that the associated Schedule “B-1” legend be updated accordingly to reflect the mapping change;
2. That Section 12, Official Plan Schedules, is hereby amended by the addition of a new Schedule “I”, Tecumseh Road/Manning Road Mixed-Use District, to immediately follow Schedule “H-15” attached hereto as Schedule “A”;
3. That Section 1.1, Introduction, Section 1.6, Organization of the Official Plan and Section 3, General Development Policies, are hereby amended by the addition of referencing to the newly created Schedule “I”;
4. That Section 2.1, Community Structure, is hereby amended by the deletion of the second bullet of Points and Clusters and its replacement with the following:

“the Tecumseh Road/Manning Road Mixed-Use District;”
5. That Section 2.2, Growth Management Strategy, is hereby amended by the deletion of item iii) b) and its replacement with the following:

“b. higher density residential dwelling units and commercial uses within the Tecumseh Road Community Improvement Plan Area and the Tecumseh Road/Manning Road Mixed-Use District;
6. That Section 4 – Land Use Policies, is hereby amended by the addition of a new subsection 4.3.3 v) to immediately follow subsection 4.3.3 iv) and to read as follows:

“v) Special Policy Affecting those lands located in the Tecumseh Road/Manning Road Mixed-Use District, as shown on Schedule “I” of this Plan.”

Notwithstanding any other policy of this Plan to the contrary, multi-unit residential uses are an additional permitted land use on lands identified as the Tecumseh Road/Manning Road Mixed-Use District, as depicted on Schedule “I”, subject to the following policies:

- a) Multi-unit residential uses are permitted as triplex dwellings, cluster townhouse dwellings, stacked townhouse dwellings, and apartment dwellings in stand-alone mid-rise apartment buildings or in upper storeys of a mixed-use residential/commercial building where the ground floor is utilized for permitted office, retail, service commercial and/or restaurant commercial uses;
- b) The maximum building height shall not exceed six storeys in height and the maximum density shall not exceed 100 units per gross hectare;
- c) The lands situated within the Tecumseh Road/Manning Road Mixed-Use District represent a key component of the Town’s Urban Structure and are intended to continue to be a focal point for major retail and other associated commercial development;
- d) It is the intent of the policies of the Tecumseh Road/Manning Road Mixed-Use District to encourage the evolution of this district toward a mixture of land uses by facilitating the creation of new multi-unit residential and mixed-use development in close proximity to existing amenities, stores and services;
- e) All new multi-unit residential and mixed-use development shall incorporate good urban design and high-quality architecture and landscaping that results in a built form that creates a more compact, walkable, transit supportive and mixed-use district that

promotes street-edge buildings with parking to the side and rear of buildings is encouraged;

- f) All development within the Tecumseh Road/Manning Road Mixed-Use District shall be subject to site plan control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990;
- g) The pre-zoning of lands within this district to allow multi-unit residential and mixed-use development shall only include “Initial Phase Lands” identified on Schedule “I” due to municipal sanitary sewer servicing limitations. As part of the next Official Plan Review, the Town shall undertake further studies and prepare additional policies to support, where possible, future additional multi-unit residential and mixed-use development and redevelopment within this district. In the interim, those lands that are not identified as “Initial Phase Lands” on Schedule “I” will continue with their current designation and zoning.”

7. That Section 10.4.4 – Proposed Road Widening, is hereby amended by the deletion of the table and its replacement with the following:

Road Name	Segment for which Widening is Required	Present Width	Required Width	Side
Intersection Road	Banwell Road to 11626 Intersection Road	Varies	23.0 m	north
Oldcastle Road	North Talbot Road to Highway 3	12.2 m	20.1 m	either
Oldcastle Road	Highway 3 to County Road 11	12.2 m	20.1 m	either
Ruston Road	County Road 34 to Railway	12.2 m	20.1 m	either
Tecumseh Road	Westerly Town Limit to Lacasse Blvd.	Varies	26 m	both

Road Name	Segment for which Widening is Required	Present Width	Required Width	Side
Tecumseh Road	Manning Road to Dresden Place	26.1 m	29.4 m	north
Manning Road	Tecumseh Road to Village Grove Road	29 m	32 m	east
Northeast corner of Tecumseh Road and Manning Road Intersection	3 m to current site visibility triangle	27.7 m	30.7 m	n/a
Manning Road	Tecumseh Road to Via Rail Canada Railway Line	27.7 m	30.7	east

Implementation of the Amendment

This official plan amendment will be implemented through zoning by-law amendments which will place the subject lands into appropriate land use zones.

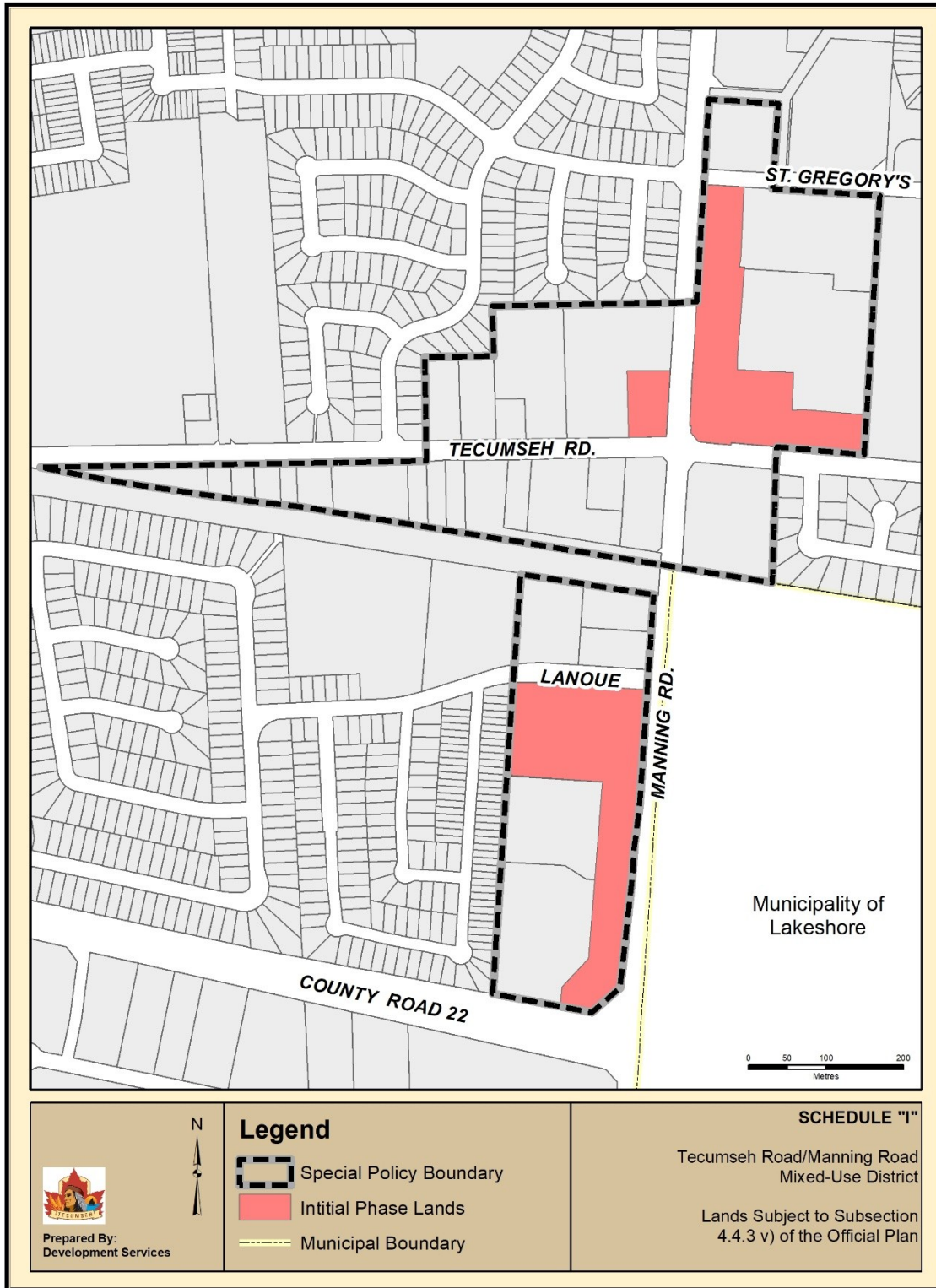
PART C THE APPENDICES

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:

- DS-2025-08

Schedule "A"



 Prepared By: Development Services	Legend  Special Policy Boundary  Initial Phase Lands  Municipal Boundary	SCHEDULE "I" Tecumseh Road/Manning Road Mixed-Use District Lands Subject to Subsection 4.4.3 v) of the Official Plan
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Appendix 2 - Public Participation

The minutes of the public meeting held on March 11, 2025 are to be provided upon adoption by Council.