

# The Corporation of the Town of Tecumseh

## By-Law Number 2025 - 036

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 3)

**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 by Official Plan Amendment No. 6;

**Now Therefore the Council of The Corporation of The Town of Tecumseh Enacts as follows:**

1. That Schedule "A", Map 22, to By-law 1746, 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 "Neighbourhood Commercial Zone (C4)" to "Neighbourhood Commercial Zone (C4-2)";
2. That Schedule "A", Map 23, to By-law 1746, 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 "General Commercial Zone (C3)" to "General Commercial Zone (C3-16)";
3. That By-law 1746, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.4a to immediately follow subsection 3.4 and to read and be illustrated as follows:  

"3.4a Angular Plane, shall mean a flat surface extending from a lot line and projecting over a lot, at a specified angle measured up from the horizontal, through which no part of a structure on the lot may penetrate. The Angular Plane is to be measured from a point at-grade on the identified lot line, and then a 45 degree plane is established over the subject lot.

4. That By-law 1746, Section 8, Residential Zone 3 (R3) Regulations, as amended, is hereby further amended by the deletion of subsection 8.3.10, in its entirety, and its replacement with a new subsection 8.3.10 to read as follows:

“8.3.10 Defined Area R3-10 as shown on Schedule “A”, Map 23 to this By-law.

a) Permitted Uses

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

b) Permitted Buildings and Structures

- i) Multi-unit dwellings; and
- ii) Accessory buildings and structures.

c) Zone Provisions

All lot and building requirements shall be in accordance with the following site-specific regulations:

- i) Minimum Lot Area 400 square metres
- ii) Minimum Lot Frontage 15 metres
- iii) Maximum Lot Coverage 80%
- iv) Maximum Height 6 storeys
- v) Minimum Front Yard Depth 3.0 metres
- vi) Minimum Rear Yard Depth 9.0 metres
- vii) Minimum Interior Side Yard Width

- a) Buildings 3 Storeys and

- |  |                   |            |
|--|-------------------|------------|
|  | Greater in Height | 4.5 metres |
| b) Buildings Less than 3 Storeys   |                   |            |
|  | in Height         | 3.0 metres |
| viii) Minimum Exterior Side Yard Width   |                   |            |
|  |                   | 3.0 metres |
| ix) Minimum Upper Storey Step-back<br>Required After the Third Storey  |                   |            |
|  |                   | 3.0 metres |
| x) Any part of a surface parking lot shall be prohibited in<br>the front yard and exterior side yard. This shall not apply<br>to prevent the location of any driveway on a lot.” |                   |            |
5. That By-law 1746, Section 11, General Commercial Zone (C3) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 11.3.16 to immediately follow subsection 11.3.15 and to read as follows:
- “11.3.16 Defined Area C3-16 as shown on Schedule “A”, Map 23 to this By-law.
- a) Other Permitted Uses
- i) Multi-unit residential uses;
- ii) Commercial uses permitted in subsection 11.1.1, with the exception of auto-related commercial uses, as part of a mixed-use building; and
- iii) Accessory uses.
- b) Other Permitted Buildings and Structures
- i) Multi-unit dwellings;
- ii) Mixed-use buildings; and
- iii) Accessory buildings and structures.
- c) Other Zone Provisions
- All lot and building requirements shall be in accordance with the following site-specific regulations:
- |                           |                   |
|---------------------------|-------------------|
| i) Minimum Lot Area       | 400 square metres |
| ii) Minimum Lot Frontage  | 15 metres         |
| iii) Maximum Lot Coverage | 80%               |

- iv) Maximum Height 6 storeys
- v) Minimum Front Yard Depth 3.0 metres
- vi) Minimum Rear Yard Depth 9.0 metres
- vii) Minimum Interior Side Yard Width
  - a) Buildings 3 Storeys and Greater in Height 4.5 metres
  - b) Buildings Less than 3 Storeys in Height 3.0 metres
- viii) Minimum Exterior Side Yard Width 3.0 metres
- ix) Minimum Upper Storey Step-back Required After the Third Storey 3.0 metres
- x) Minimum Ground Floor Height For Mixed-Use Buildings 4.5 metres
- xi) Angular Plane Requirement

An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R3 Zone.
- xii) 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 any driveway on a lot."

6. Section 12, Neighbourhood Commercial Zone (C4) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 12.3.2 to immediately follow subsection 12.3.1 and to read as follows:

"12.3.2 Defined Area C4-2 as shown on Schedule "A", Map 22 to this By-law.

- a) Other Permitted Uses
  - i) Multi-unit residential uses;
  - ii) Commercial uses permitted in subsection 11.1.1, with the exception of auto-related commercial uses, as part of a mixed-use building; and
  - iii) Accessory uses.

b) Other Permitted Buildings and Structures

- i) Multi-unit dwellings;
- ii) Mixed-use buildings; and
- iii) Accessory buildings and structures.

c) Other Zone Provisions

All lot and building requirements shall be in accordance with the following site specific regulations:

- i) Minimum Lot Area 400 square metres
- ii) Minimum Lot Frontage 15 metres
- iii) Maximum Lot Coverage 80%
- iv) Maximum Height 6 storeys
- v) Minimum Front Yard Depth 3.0 metres
- vi) Minimum Rear Yard Depth 9.0 metres
- vii) Minimum Interior Side Yard Width
  - a) Buildings 3 Storeys and Greater in Height 4.5 metres
  - b) Buildings Less than 3 Storeys in Height 3.0 metres
- viii) Minimum Exterior Side Yard Width 3.0 metres
- ix) Minimum Upper Storey Step-back Required After the Third Storey 3.0 metres
- x) Minimum Ground Floor Height For Mixed-Use Buildings 4.5 metres
- xi) 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 any driveway on a lot."

7. 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.

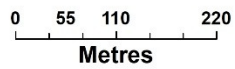
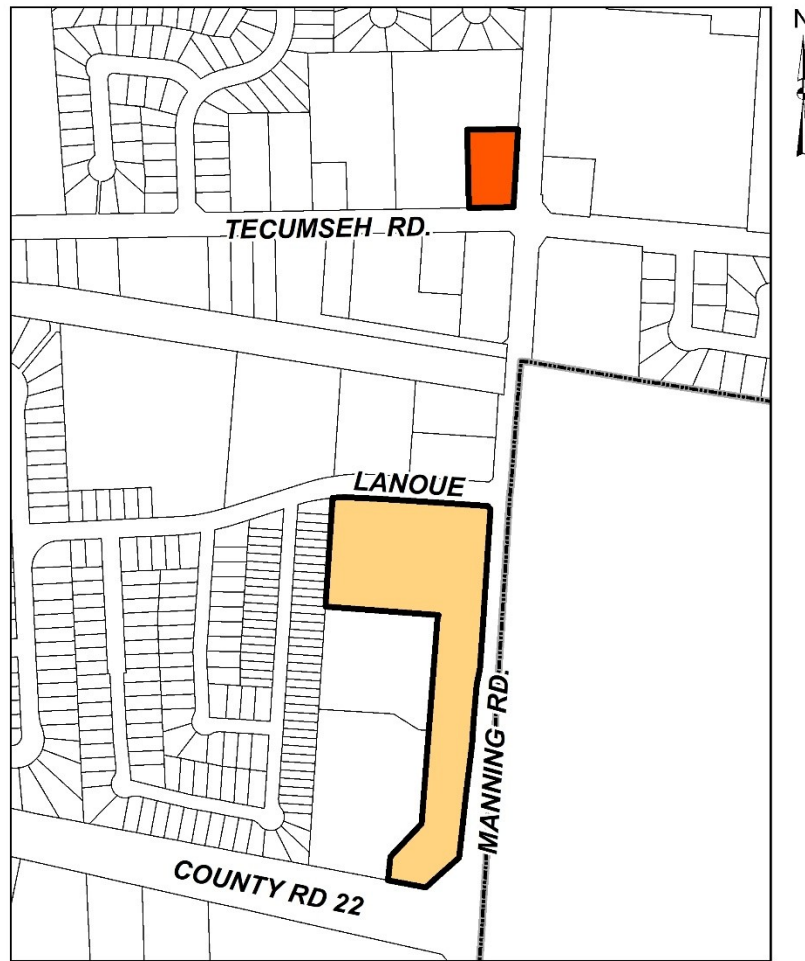
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Gary McNamara, Mayor

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Robert Auger, Director Legislative Services &  
Clerk

SCHEDULE "A"  
TECUMSEH RD. / MANNING RD. MIXED-USE DISTRICT  
TOWN OF TECUMSEH



-  Change from "C3" to "C3-16"
-  Change from "C4" to "C4-2"

This is Schedule "A" to By-law No. 2025-036  
Passed the 25th day of March, 2025.

Signed

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Mayor

\_\_\_\_\_  
Clerk