# The Corporation of the Town of Tecumseh By-Law Number 2025 - 037

Being a by-law to amend By-law 2065, the Town's Comprehensive Zoning By-law for those lands in the former Village of St. Clair Beach.

(Planning File: L11 FE – HAF 3)

**Whereas** By-law No. 2065 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 Village of St. Clair Beach;

**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. 2065;

**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:

- That Schedule "A", Map 1, to By-law 2065, 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 (C1)" and "Institutional Zone (I)" to "General Commercial Zone (C1-10)";
- 2. That By-law 2065, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.84a to immediately follow subsection 3.84 and to read as follows:
  - "3.84a 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 2065, Section 3, Definitions, as amended, is hereby further amended by the addition of a new subsection 3.132a, to immediately follow subsection 3.132, and to read as follows:

- "3.132a <u>UPPER STOREY STEP-BACK</u>, shall mean the horizontal distance that a portion of a building is recessed from the main wall below."
- 4. That By-law 2065, Section 9, General Commercial Zone (C1) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 9.3.10 to immediately follow subsection 9.3.9 and to read as follows:
  - "9.3.10 Defined Area C1-10 as shown on Schedule "A", Map 1, of this By-

#### a) Other Permitted Uses

- i) Multi-unit residential uses;
- ii) Commercial uses permitted in subsection 9.1.1, 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:

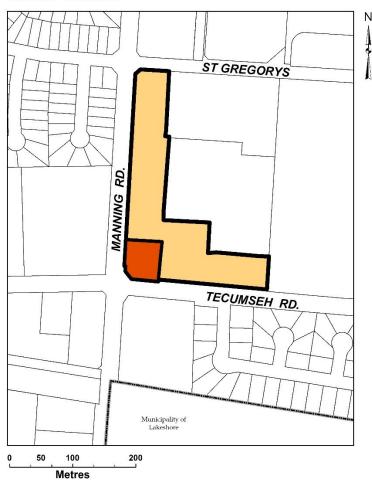
i) Minimum Lot Area 4,300 square feet

ii) Minimum Lot Frontage 50 feet

iii) Maximum Lot Coverage 80%

	iv) Maximu	ım Height	6 storeys	
	v) Minimu	m Front Yard Depth	10 feet	
	vi) Minimu	m Rear Yard Depth	25 feet	
	vii) Minimu	m Interior Side Yard Width		
	Great	ings 3 Storeys and ter in Height ings Less than 3 Storeys ight	15 feet 10 feet	
	viii) Minimu	m Exterior Side Yard Width	10 feet	
	,	m Upper Storey Step-back ed After the Third Storey	10 feet	
	,	m Ground Floor Height		
	For Mixe	ed-Use Buildings	15 feet	
	front yard	of a surface parking lot sha d and exterior side yard. Thi he location of any driveway	s shall not apply to	
5. 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 <i>Planning Act, R.S.O. 1990</i> .				
Read a first, second, third time and finally passed this 25th day of March, 2025.				
		Gary McNamara, Mayor		
		Robert Auger, Director Le	gislative Services &	

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



Change from "C1" to "C1-10"
Change from "I" to "C1-10"

This is Schedule "A" to By-law No. 2025-037 Passed the 25th day of March, 2025.

Signed

Mayor	Clerk