

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:

1. 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 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 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-law.

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) Maximum Height 6 storeys
- v) Minimum Front Yard Depth 10 feet
- vi) Minimum Rear Yard Depth 25 feet
- vii) Minimum Interior Side Yard Width
 - a) Buildings 3 Storeys and Greater in Height 15 feet
 - b) Buildings Less than 3 Storeys in Height 10 feet
- viii) Minimum Exterior Side Yard Width 10 feet
- ix) Minimum Upper Storey Step-back Required After the Third Storey 10 feet
- x) Minimum Ground Floor Height For Mixed-Use Buildings 15 feet
- 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.”

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 *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"
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