



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: Tuesday, April 28, 2026

Report Number: DS-2026-10

Subject: Draft New Zoning By-law - Summary of Comments Received at Public Meeting 1, Review of Proposed Changes and Council Direction for Public Meeting 2
OUR FILE: D19 NEWZB

Recommendations

It is recommended:

That Report DS-2026-10 Draft New Zoning By-law - Summary of Comments Received at Public Meeting 1, Review of Proposed Changes and Council Direction for Public Meeting 2 **be received**;

And that the scheduling of a second Public Meeting, to be held on May 26, 2026 at 7:00 p.m., in accordance with the *Planning Act*, for the proposed draft new Zoning By-law, **be authorized**;

And further that Council select ONE of the following Options with respect to regulating the parking and storage of recreational vehicles/trailers, as detailed in Report DS-2026-10;

- **Option 1** - Regulate the parking and storage of recreational vehicles/trailers by length and height as detailed by Option 1 in Attachment 2, DS-2026-10; or
- **Option 2** - Regulate the parking and storage of recreational vehicles/trailers by distance from a curb/sidewalk as detailed by Option 2 in Attachment 2, DS-2026-10;

And furthermore that Council give direction to Administration to incorporate the revisions detailed in Attachment 1 of DS-2026-10, along with either Option 1 or Option 2 with respect to regulating the parking and storage of recreational vehicles/trailers, into the second draft of the new Zoning By-law.

Background

Following Council's receipt of Report [DS-2025-27](#), WSP and Administration finalized the first draft of the proposed new Zoning By-law for presentation to Council at the January 27, 2026 Special Council Meeting. On January 28, 2026, the draft document was made available for agency and public review. An Open House was then held on February 26, 2026 followed by a statutory Public Meeting on March 24, 2026. These consultation events provided residents, stakeholders and agencies the opportunity to review, ask questions and provide comments with respect to the first draft of the new Zoning By-law.

The Open House was attended by 118 residents and other stakeholders while 34 residents attended the Public Meeting in-person, with additional residents "attending" virtually. Eight delegations provided verbal comments with another six stakeholders submitting written correspondence. Through this consultation, the following matters were raised with respect to the draft new Zoning By-law:

- Lodging House permissions
- Recreational vehicle/tailer parking and storage in residential areas
- Public consultation process
- Short-term rental accommodations
- Permitted uses and lot area/lot frontage provisions for low density residential zones
- Lake St. Clair sightline provisions
- The growing and production of cannabis

Comments

In response to the comments received through the public consultation process, WSP has prepared a comments matrix (see Attachment 1) that organizes the comments into themes and provides a response to each comment along with recommended changes to be incorporated into draft 2 of the proposed new Zoning By-law.

In addition, WSP and Administration are proposing two options for Council's consideration and direction regarding the regulation of parking and storage of recreational vehicles/trailers in residential areas. These two regulatory approaches are described in detail in Attachment 2. One approach focuses on regulating by size while the other focuses on regulating through setback distance from roadways and sidewalks.

Matthew Rodrigues of WSP will attend the April 28, 2026, Council Meeting to review the comments matrix and corresponding recommendations as well as the recreational vehicle/trailer parking and storage regulation options. To assist in this regard, WSP has prepared a PowerPoint presentation (see Attachment 3).

Next Steps

Once Council direction is given related to the aforementioned items, revisions will be made and the updated draft Zoning By-law document (Version No. 2) will be placed on the Town's municipal website by early May of 2026 to offer the public the opportunity to review in advance of a second public meeting.

Administration is recommending that Council authorize the scheduling of a second Public Meeting to consider the proposed changes identified in this Report. If supported by Council, Public Meeting 2 is proposed to be held on May 26, 2026 at 7:00 p.m. in the Council Chambers at Tecumseh Town Hall. After Public Meeting 2, any necessary revisions to the draft new Zoning By-law will be made and a final follow-up report will be provided to Council for consideration of adoption of the new Zoning By-law, as revised.

Consultations

WSP Canada Inc.

Financial Implications

None.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Senior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services & Local Economic Development

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1.	Comment Response Matrix
2.	RV Zoning Regulation Options
3.	WSP Presentation