

The Corporation of the Town of Tecumseh

By-Law Number 2019 - 28

Being a by-law to amend By-law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South

D19 JOBLAFF – 11079 County Road 34
Agricultural Surplus Dwelling Severance

Whereas By-law No. 85-18 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 Township of Sandwich South;

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. 85-18;

And Whereas the Provincial Policy Statement (2014) requires the remnant land from a surplus dwelling consent be zoned so as not to allow a residential dwelling on the remnant parcel;

And Whereas the Committee of Adjustment granted provisional consent to application B-08/18 for the creation of one surplus dwelling lot with a condition that the remnant lands be zoned so as not to allow a residential dwelling and to establish a minimum lot area for the retained parcel;

And Whereas this By-law conforms to the Official Plan in effect for the Town of Tecumseh for lands in the former Township of Sandwich South;

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

1. **That** That Schedule "A", Map 13, to By-law 85-18, 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 "Agricultural Zone (A)" to "Agricultural Zone (A-30)".
2. That By-law 85-18, Section 15, Agricultural Zone (A) Regulations, as amended, is hereby further amended by the addition of a new subsection 15.3.30 to immediately follow subsection 15.3.29 and to read as follows:

"15.3.30 Defined Area A-30 as shown on Schedule "A", Map 13 to this By-Law.

a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1, with the exception of the following uses which shall be prohibited:

- i) single family residential uses;
- ii) household occupation or agricultural household occupation;

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 15.3.30 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 15.3.30 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 15.1.3 to 15.2.3, inclusive, of this By-law, with the exception of the following site-specific regulation:

Minimum Lot Area 10.5 hectares (25.9 acres)

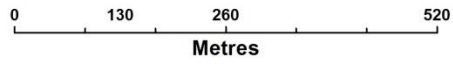
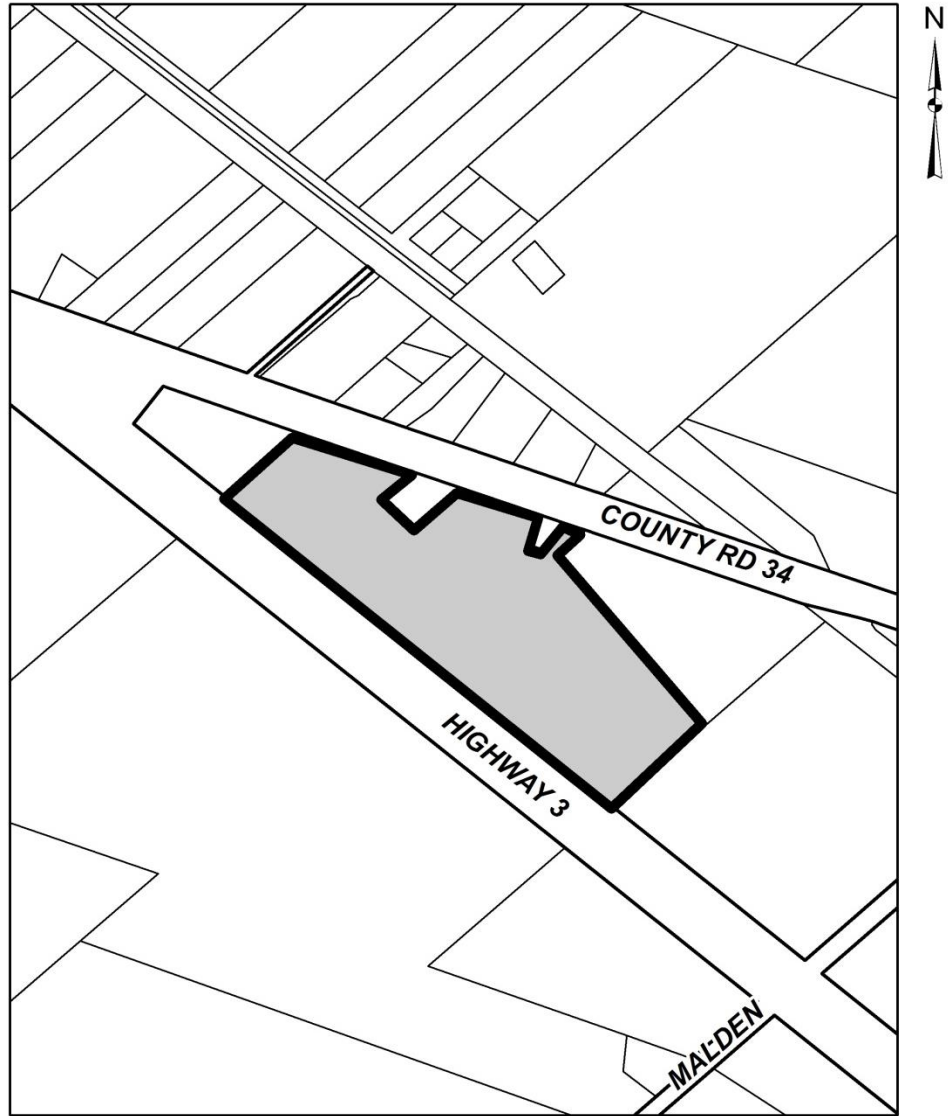
3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.


Read a first, second and third time and finally passed this 9th day of April, 2019.

Gary McNamara, Mayor

Laura Moy, Clerk

SCHEDULE "A"
CONCESSION STR, N PT LOT 294 AND 295
11079 COUNTY ROAD 34
TOWN OF TECUMSEH



 Change from "A" to "A-30"

This is Schedule "A" to By-law No. 2019-28.
Passed the 9th day of April, 2019.

Signed

Mayor

Clerk

