

**Draft - Del Duca Lands Zoning By-law Amendment**

**THE CORPORATION OF THE TOWN OF TECUMSEH**  
**BY-LAW NUMBER 2019-xx**

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.  
(Del Duca Industrial Park Ltd., CON 8, W PT LOT 11, Plan12R-4966, Parts 1 & 3)

**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** this By-law conforms to the Sandwich South Official Plan in effect for the Town of Tecumseh for lands in the former Township of Sandwich South, as amended by Official Plan Amendment No. 14, in accordance with Ontario Municipal Board Decision (final wording subject to Town Solicitor review) ;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF TECUMSEH ENACTS AS FOLLOWS:**

- 1. That Schedule "A", Map 7, to By-law 85-18, as amended, is hereby further amended by changing the zoning classification for those lands depicted on Schedule "A" attached hereto and forming part of this by-law from "Agricultural Zone (A)" to "Residential Zone 2 (R2-4)", "General Commercial Zone (C1-9)" and "Parks and Open Space Zone (P-5)".
  
- 2. That By-law 85-18, Section 6A, Residential Zone 2 (R2) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 6A.3.4 to immediately follow subsection 6A.3.3 and to read as follows:

"6A.3.4        Defined Area R2-4 as shown on Schedule "A", Map 7, of this By-Law.

- a)        Permitted Uses
  - i)        uses permitted in subsection 6A.1.1;
  - ii)       semi-detached dwellings;
  - iii)      townhouse dwellings;
  - iv)       senior citizens housing;
  - vi)       accessory uses.
  
- b)        Permitted Building and Other Structures
  - i)        buildings and structures for the uses permitted in subsection 6A.3.4 a) i) with each dwelling unit on a separate lot;

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- ii) buildings and structures for the uses permitted in subsection 6A.3.4 a) ii) to iv);
  - iii) accessory buildings and structures for the uses permitted in subsection 6A.3.4 a).
- c) Minimum Lot Area
  - i) single unit dwellings 465 sq. metres  
(5,005.2 sq. ft)
  - ii) semi-detached dwellings 370 sq. metres  
(3,982.6 sq. ft)  
per dwelling unit
  - iii) townhouse dwellings 232 sq. metres  
(2,497.2 sq. ft)  
per dwelling unit
  - iv) senior citizens housing 0.8 hectares  
(2.0 acres)
- d) Minimum Lot Frontage
  - i) single unit dwellings 15.24. metres  
(50.00')
  - ii) semi-detached dwellings 9.1 metres (30.0')  
per dwelling unit
  - iii) townhouse dwellings 6.0 metres (19.68')  
per dwelling unit
  - iv) senior citizens housing 60.96 metres (200.0')
- e) Maximum Lot Coverage
  - i) single unit dwellings 40 percent
  - ii) semi-detached dwellings 45 percent
  - iii) townhouse dwellings and senior citizens housing 50 percent
- f) Minimum Landscaped Open Space 30 percent
- g) Maximum Building Height
  - i) senior citizens housing 4 storeys
  - ii) all other uses 10.6 metres  
(34.7')
- h) Minimum Front Yard Depth 7.6 metres  
(24.9')

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i)	<u>Minimum Interior Side Yard Width</u>	
i)	single unit dwellings	1.2 metres <u>(3.93')</u> , plus 0.6 metres <u>(1.96')</u> for each additional storey above the first storey
ii)	semi-detached dwellings	1.2 metres <u>(3.93')</u> , plus 0.6 metres <u>(1.96')</u> for each additional storey above the first storey and no requirement where there is a common dividing wall
iii)	townhouse dwellings	1.5 metres <u>(4.92')</u> , plus 0.6 metres <u>(1.96')</u> for each additional storey above the first storey and no requirement where there is a common dividing wall
iv)	senior citizens housing	4.5 metres <u>(19.68')</u>
j)	<u>Minimum Exterior Side Yard Width</u>	
i)	senior citizens housing	6.0 metres <u>(19.68')</u>
ii)	all other uses	4.5 metres <u>(14.76')</u>
k)	<u>Minimum Rear Yard Depth</u>	7.6 metres <u>(24.9')</u>

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3. That By-law 85-18, Section 8, General Commercial Zone (C1) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.7 to immediately follow subsection 8.3.6 and to read as follows:

“8.3.7 Defined Area C1-7 as shown on Schedule “A”, Map 7, of this By-Law.

a) Permitted Uses

- i) clinic;
- ii) convenience store;
- iii) day nursery and adult day care centres;
- iv) financial institution;
- v) health studio;
- vi) offices, general or professional;
- vii) personal service shop;
- viii) professional studio;
- ix) restaurant, including a restaurant with a drive-through;
- x) retail stores;
- xi) tavern;
- xii) accessory uses.

b) Permitted Building and Other Structures

- i) buildings and structures for the uses permitted in subsection 8.3.7 a);
- iii) accessory buildings and structures for the uses permitted in subsection 8.3.7 a).

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures in subsection 8.3.7 a) shall be in accordance with subsections 8.1.3 to 8.1.15, inclusive of this By-law.”

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4. That By-law 85-18, Section 17, Parks and Open Space Zone (P) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 17.3.5 to immediately follow subsection 17.3.4 and to read as follows:

“17.3.5 Defined Area P-5 as shown on Schedule “A”, Map 7, of this By-Law.

a) Permitted Uses

- i) a landscaped buffer strip that may comprise of a berm with tree plantings, a multi-use pathway and associated stormwater management features;
- ii) accessory uses.

b) Permitted Building and Other Structures

- i) buildings and structures for the uses permitted in subsection 17.3.5 a);
- iii) accessory buildings and structures for the uses permitted in subsection 17.3.5 a).

### c) Zone Provisions

All lot and building requirements for the permitted buildings and structures in subsection 17.3.5 a) shall be in accordance with subsections 17.1.3 to 17.1.11, inclusive of this By-law, except for the following:

- i) Minimum Lot Area 0.4 hectares  
(0.98 acres).”

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*.

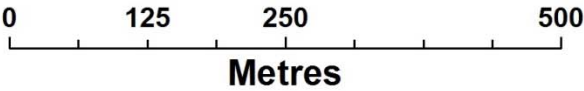
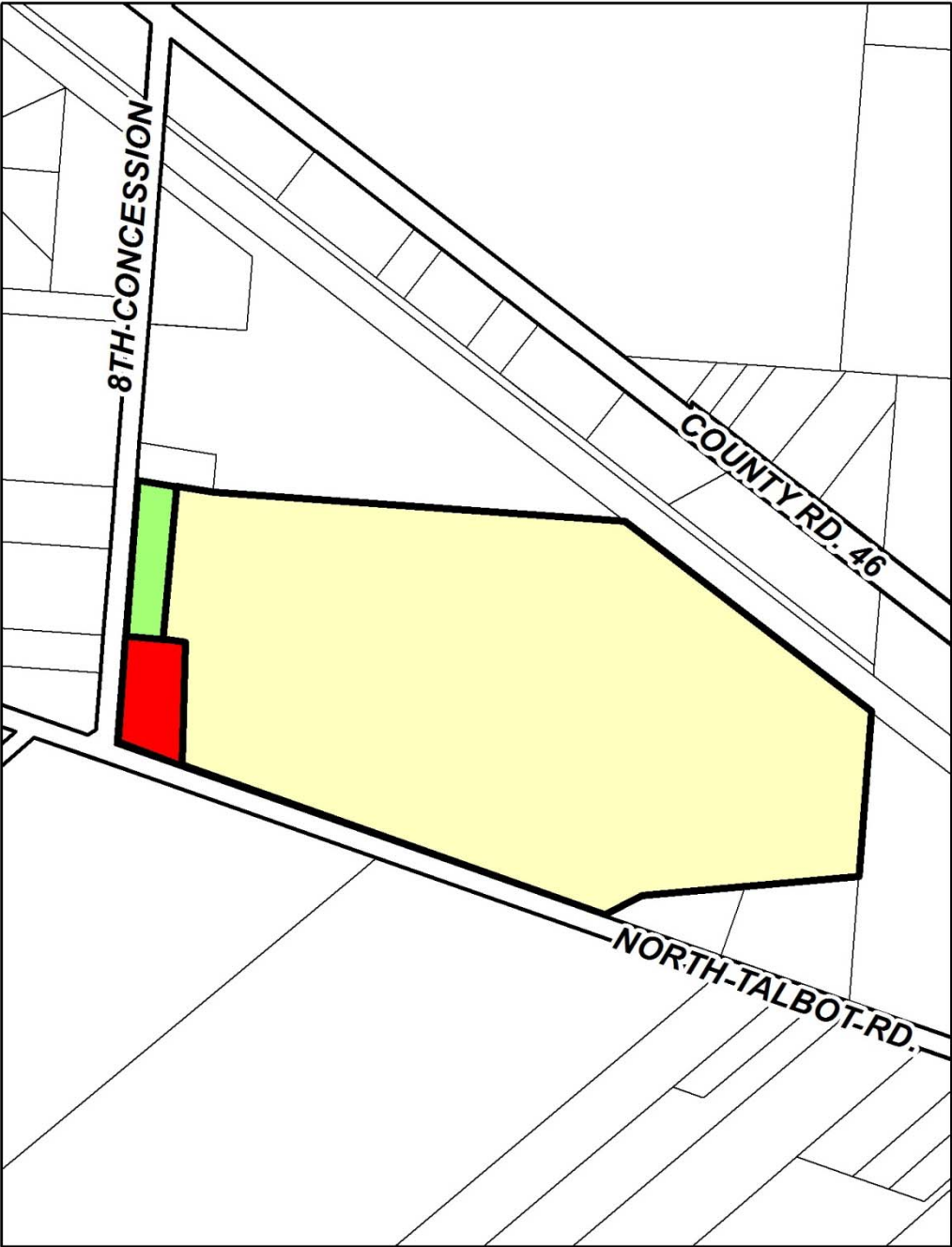
**READ** a first, second, third time and finally passed this XX<sup>th</sup> day of XX, 2019.




Gary McNamara, Mayor

Laura Moy, Clerk

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SCHEDULE "A"  
CON 8, W PT LOT 11  
PLAN 12R-4966, PARTS 1 & 3  
TOWN OF TECUMSEH



-  Change from "Agricultural Zone (A)" to "General Commercial Zone (C1-7)"
-  Change from "Agricultural Zone (A)" to "Residential Zone 2 (R2-4)"
-  Change from "Agricultural Zone (A)" to "Parks and Open Space Zone (P-5)"

This is Schedule "A" to By-law No. 2019-XX.  
Passed the XX day of XX, 2019.

Signed

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk