

**TOWN OF TECUMSEH
NOTICE OF PUBLIC MEETING
PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, June 25th, 2019 at 6:00 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider proposed Official Plan and Zoning By-law amendments pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

Applications for Official Plan and Zoning By-law amendments have been filed with the Town of Tecumseh to permit a 97-unit apartment building on a 1.08-hectare (2.68 acre) parcel of land situated at the northeast corner of the Tecumseh Road/Southfield Drive intersection (11870 Tecumseh Road) (see Key Map below). The proposed apartment building is L-shaped and designed such that the southern portion fronting Tecumseh Road is three storeys in height with floors 4 to 6 being setback back from Tecumseh Road. The subject property is designated "Commercial" in the Tecumseh Official Plan. The "Commercial" designation contemplates apartment buildings of this nature; however, the policies establish that they may only proceed after a site-specific amendment to the Official Plan is approved. Accordingly, the proposed Official Plan amendment introduces a new site-specific policy in the "General Commercial" designation to facilitate the subject development.

The corresponding zoning by-law amendment would change the zoning on the subject property from "General Commercial Zone (C3)" to a site-specific "General Commercial Zone (C3-15)". The proposed C3-15 zone would facilitate the proposed development and establish appropriate lot and yard provisions such as maximum lot density, building height and yard setbacks. The proposed C3-15 zone would also establish restrictions to ensure that floors 4 to 6 of the building are to be setback from the front main wall of the first three storeys that abut Tecumseh Road.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan amendment and/or Zoning By-law amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Essex (the Approval Authority) to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted or the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the LPAT, there are reasonable grounds to do so.

KEY MAP



If you wish to be notified of the decision of the Council of the Corporation of Town of Tecumseh on the proposed Zoning By-law amendment or on the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, **you must make a written request** to the Corporation of the Town of Tecumseh, c/o Laura Moy, Clerk, at the mailing address noted below.

ADDITIONAL INFORMATION and any associated reports/documents relating to this matter are available for review during regular office hours at the Town Municipal Office on Lesperance Road.

The Public Meeting Agenda regarding these applications will be available on the Town's website <https://calendar.tecumseh.ca/meetings> on Friday, June 21, 2019.

DATED AT THE TOWN OF TECUMSEH
THIS 29TH DAY OF MAY, 2019.

LAURA MOY, CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD
TECUMSEH, ONTARIO
N8N 1W9

- Municipal Boundary
- Lands Subject to Proposed Amendments