

# The Corporation of the Town of Tecumseh

## By-Law Number 2019 - 50

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 69308TH – 6930 8<sup>th</sup> Concession  
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-12/18 for the creation of one surplus dwelling lot with a condition that the severed parcel be zoned to establish a maximum lot area, and that the retained/remnant parcel be zoned so as not to allow a residential dwelling and to establish a minimum lot frontage and minimum lot area;

**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 16, 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-31)" and "Agricultural Zone (A-32)".
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 15.3.31 to immediately follow subsection 15.3.30 and to read as follows:

"15.3.31     Defined Area A-31 as shown on Schedule "A", Map 16 to this By-Law.

  - a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1.
  - b) Permitted Building and Structures
    - i) Buildings and structures for the uses permitted in subsection 15.3.31 a);
    - ii) Accessory buildings and structures.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsection 15.2.4 of this By-law, with the exception of the following site-specific regulation:

Maximum Lot Area                      1.4 hectares (3.45 acres)”

3. That By-law 85-18, Section 15, Agricultural Zone (A) Regulations, as amended, is hereby further amended by the addition of a new subsection 15.3.32 to immediately follow subsection 15.3.31 and to read as follows:

“15.3.32     Defined Area A-32 as shown on Schedule “A”, Map 16 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 15.3.32 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 15.3.32 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 Frontage                      62 metres (205’)

Minimum Lot Area                              18.0 hectares (44.4 acres)”

4. 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 25th day of June, 2019.

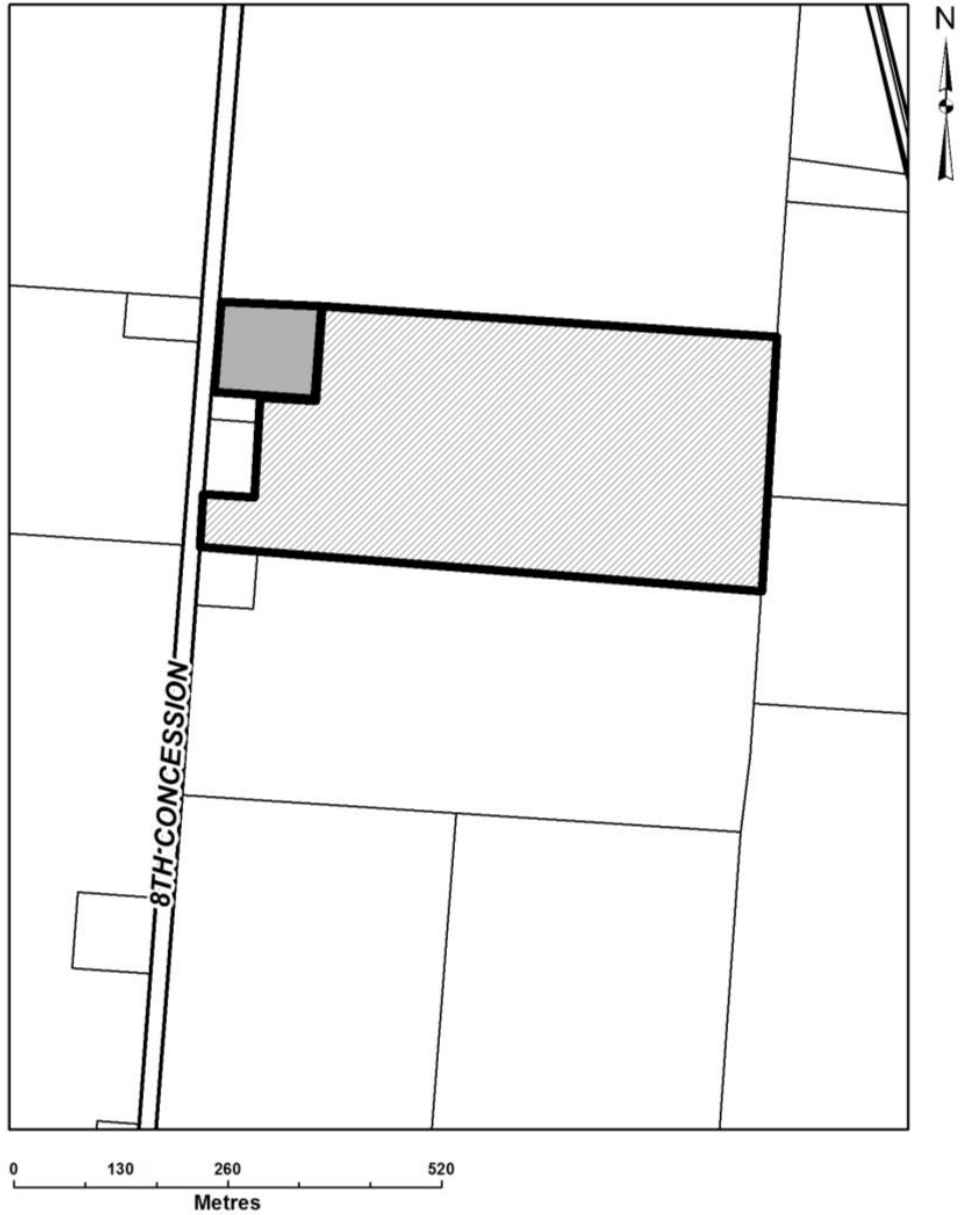
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Gary McNamara, Mayor

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Laura Moy, Clerk

SCHEDULE "A"  
CONCESSION 8, N PT LOT 2  
6930 8TH CONCESSION  
TOWN OF TECUMSEH



-  Change from "A" to "A-31"
-  Change from "A" to "A-32"

This is Schedule "A" to By-law No. 2019-50.  
Passed the 25th day of June, 2019.

Signed

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Mayor

\_\_\_\_\_  
Clerk