

**CORPORATION OF THE TOWN OF TECUMSEH
REVISED ZONING BY-LAW AMENDMENT 2016-67**

DELETE SECTION 1 OF BY-LAW 2016-67 AND REPLACE WITH NEW SECTIONS 1 TO 4 NOTED BELOW.

DELETE PRIOR SCHEDULE "A" OF BY-LAW 2016-67 AND REPLACE WITH NEW SCHEUDLE "A" NOTED BELOW.

FOR CONSIDERATION AND APPROVAL BY THE ONTARIO MUNICIPAL BOARD

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 "Holding - Residential Zone 2 (H)R2-4", "Holding - General Commercial Zone (H)C1-9" and "Holding - Parks and Open Space Zone (H)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;
- 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
<u>(5,005.2 sq. ft)</u> |
| ii) | semi-detached dwellings | 370 sq. metres
<u>(3,982.6 sq. ft)</u>
per dwelling unit |
| iii) | townhouse dwellings | 232 sq. metres
<u>(2,497.2 sq. ft)</u>
per dwelling unit |
| iv) | senior citizens housing | 0.8 hectares
<u>(2.0 acres)</u> |

d) Minimum Lot Frontage

- | | | |
|------|-------------------------|---|
| i) | single unit dwellings | 15.24 metres
<u>(50.00')</u> |
| ii) | semi-detached dwellings | 9.1 metres <u>(30.0')</u>
per dwelling unit |
| iii) | townhouse dwellings | 6.0 metres <u>(19.68')</u>
per dwelling unit |
| iv) | senior citizens housing | 60.96 metres <u>(200.0')</u> |

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
<u>(34.7')</u> |

h) Minimum Front Yard Depth 7.6 metres
(24.9')

i) Minimum Interior Side Yard Width

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>

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.”

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).

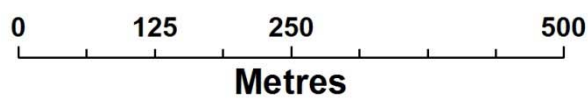
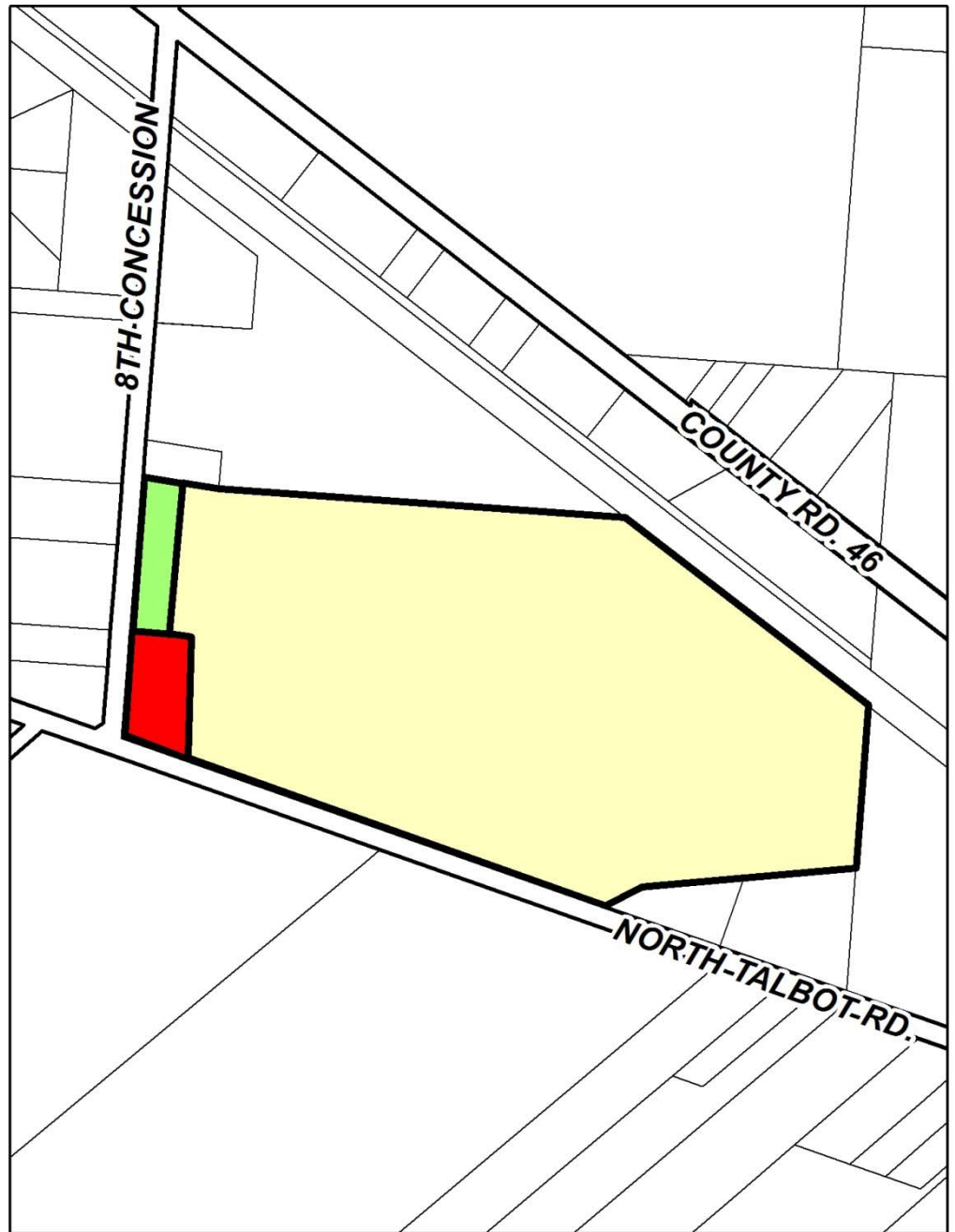
c) Zone Provisions




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).”

Approved this ____ day of _____, 2019.

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



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

This is the revised Schedule "A" to By-law No. 2016-67.
Approved the ____ day of ____, 2019.