

**Town Of Tecumseh**

**Amendment No. 40**

**To The Official Plan For The Town Of Tecumseh  
For Those Lands In The Former Town Of Tecumseh**

(Planning File: D19 VALTEC – 11870 Tecumseh Road)

July 2019

Prepared by  
Town of Tecumseh Planning and Building Services Department  
(519) 735-2184

**Town Of Tecumseh**  
Amendment No. 40 To The Official Plan  
For The Town Of Tecumseh  
For Those Lands In The Former Town Of Tecumseh

Table Of Contents

	<u>Page</u>
Official Documentation Pages	i
- The Clerk's Certificate Page	i
- The Approval Page	ii
- The Adopting By-law	iii
The Constitutional Statement	iv
Part A - The Preamble	1
Purpose and Basis of the Amendment	1
Map One – Location Map	2
Part B - The Amendment	3
Details of the Amendment	3
Implementation of the Amendment	4
Part C - The Appendices	5
Appendix 1 - Planning and Land Use Analysis	5
Appendix 2 - Public Participation	5

**Town Of Tecumseh**  
Amendment No. 40 To The Official Plan  
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I, Laura Moy, Clerk of the Town of Tecumseh, certify that this is a/the original/duplicate original/certified copy of Amendment No. 40 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh.

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Laura Moy, Clerk

This Amendment No. 40 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, which has been adopted by the Council for the Corporation of the Town of Tecumseh, is hereby approved in accordance with Section 21 of the *Planning Act, R.S.O. 1990* as Amendment No. 40 to the Official Plan for the former Town of Tecumseh.

\_\_\_\_\_

Date

Town Of Tecumseh  
By-Law Number **2019-57**

Now Therefore the Council of the Corporation of the Town of Tecumseh in accordance with the provisions of Section 21 of the *Planning Act, R.S.O. 1990* hereby enacts as follows:

1. Amendment No. 40 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, consisting of the attached explanatory text and map schedule, is hereby adopted;
2. That the Clerk is hereby authorized and directed to make application to the County of Essex for approval of Amendment No. 40 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

**Enacted and passed this 23<sup>rd</sup> day of July, 2019.**

Signed \_\_\_\_\_  
Clerk

Signed \_\_\_\_\_  
Mayor

Corporate Seal  
Of Municipality

Certified that the above is a true copy of By-law No. **2019-57** passed by the Council of the Town of Tecumseh on the **23<sup>rd</sup> day of July, 2019.**

Signed \_\_\_\_\_  
Clerk

## The Constitutional Statement

Part A - The Preamble, does not constitute part of this amendment.

Part B - The Amendment, consisting of the following explanatory text and map schedule, constitutes Amendment No. 40 to the Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh.

Also attached is Part C - The Appendices which does not constitute part of this amendment. These appendices contain the planning analysis and public involvement associated with this amendment.

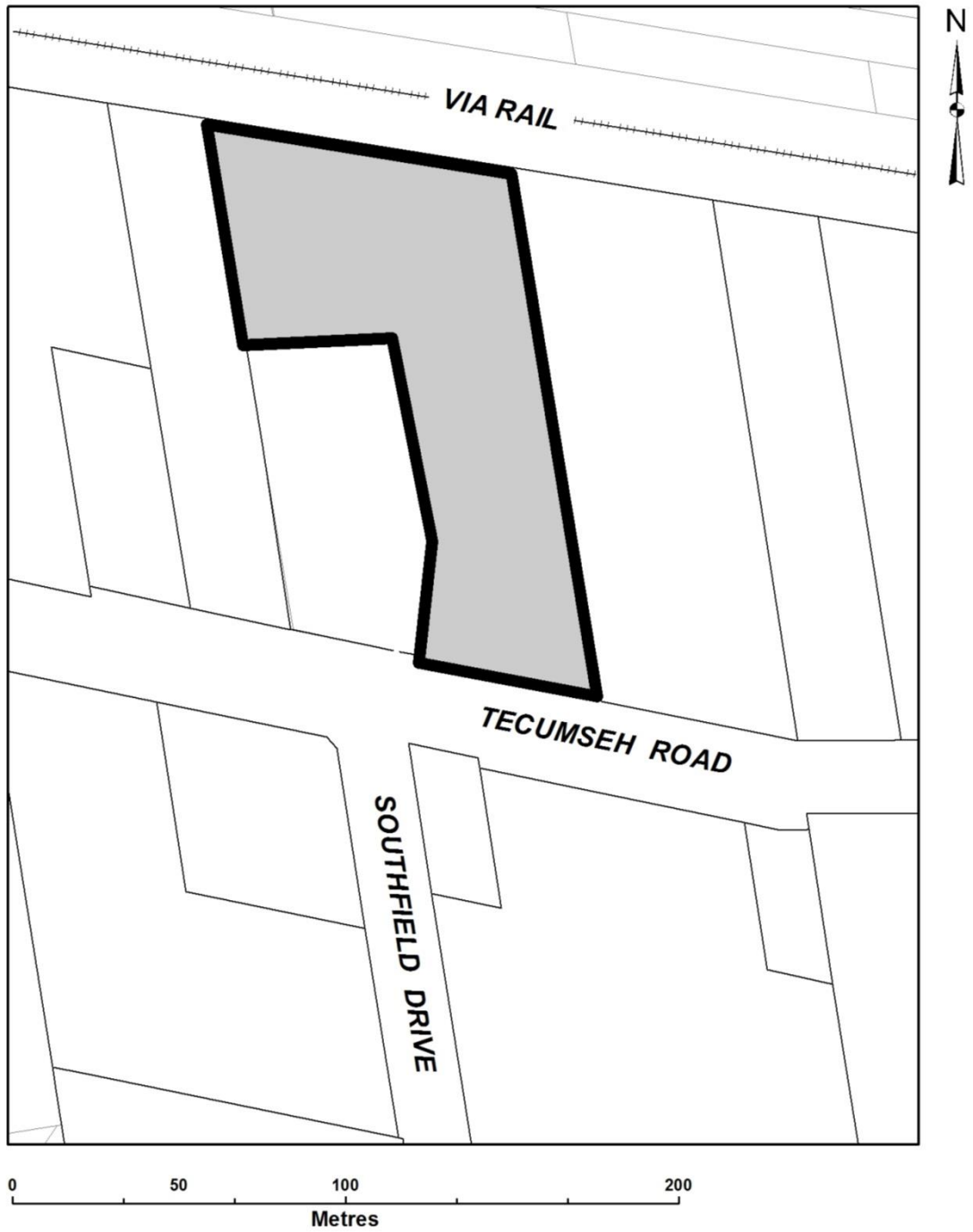
## **Part A - The Preamble**

### Purpose and Basis of the Amendment

The purpose of the proposed Official Plan amendment is to introduce a site-specific policy pertaining to the General Commercial land use designation on a 1.08 hectare (2.68 acre) property situated at the northeast corner of the Tecumseh Road/Southfield Drive intersection (see Map One for location). The site-specific policy will establish a permitted use of a six-storey apartment building containing no greater than 97 residential dwelling units for the subject property. In addition, the site-specific policy will establish a maximum height of three storeys for that portion of the building fronting/overlooking Tecumseh Road.

The planning and land use analysis for the changes being made as part of OPA No. 40 are described in the documents referred to in the Planning Analysis section of the amendment.

MAP ONE - LOCATION OF SUBJECT PROPERTY  
OFFICIAL PLAN AMENDMENT NO. 40  
11870 TECUMSEH ROAD  
TOWN OF TECUMSEH



Area Subject to Proposed Amendment



## Part B The Amendment

### Details Of The Amendment

The Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, as amended, is hereby further amended as follows:

1. Section 3.5 (a), General Commercial, Tecumseh Official Plan, as amended, is hereby further amended by the addition of a new subparagraph 3.5 (a) xv) to immediately follow subsection 3.5 (a) xiv) and to read as follows:

“xv) Special Policy Affecting the 1.08 Hectare Property Located at 1870 Tecumseh Road and Designated Commercial

Notwithstanding any other policy of this Plan to the contrary, development on these lands shall be in accordance with the following specific policies:

1. The permitted use for the subject property shall be a multi-unit apartment building of up to six storeys in height, containing up to 97 residential dwelling units and accessory uses;
2. A maximum height of three storeys shall be permitted for that portion of the building designed to front/face onto Tecumseh Road;
3. As part of the residential development, a municipal parkette shall be constructed and conveyed to the Town. The size, location and design of the municipal parkette shall be to the satisfaction of the Town, and in keeping with the Tecumseh Road Main Street Community Improvement Plan, adopted January 12, 2016, and implemented through a corresponding site plan control agreement; and
4. The site-specific zone provisions shall be established within the implementing zoning by-law amendment. The zone provisions shall ensure that the development is constructed in accordance with the special policy affecting the subject property.”

## Implementation of the Amendment

This official plan amendment will be implemented through a corresponding zoning by-law amendment, being completed concurrently, which will place the lands in a site specific “General Commercial Zone (C3-15)”. In addition, the approval of a plan of condominium and/or the execution of a site plan control agreement with the Town of Tecumseh will be required.

## **Part C The Appendices**

### Appendix 1 - Planning and Land Use Analysis

The planning and land use analysis in support of this Official Plan Amendment is contained within the following attached documents:

- PBS-2019-11, dated May 28, 2019
- PBS-2019-22, dated July 23, 2019

### Appendix 2 - Public Participation

The minutes of the public meeting held on Tuesday, June 25, 2019, are attached for information purposes.