# The Corporation of the Town of Tecumseh By-Law Number 2019-58

Being a by-law to amend By-law 1746, the Town's Comprehensive Zoning By-law for those lands in the former Town of Tecumseh.

(Planning File: D19 VALTEC - 11870 Tecumseh Road)

**Whereas** By-law No. 1746 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 Town of Tecumseh;

**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. 1746;

**And whereas** this By-law conforms to the Official Plan in effect for the Town of Tecumseh for lands in the former Town of Tecumseh, as amended by Official Plan Amendment No. 40;

# Now Therefore the Council of The Corporation of The Town of Tecumseh Enacts as follows:

- 1. That Schedule "A", Map 1, to By-law 1746, 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 "General Commercial Zone (C3)" to "General Commercial Zone (C3-15)".
- 2. That By-law 1746, Section 11, General Commercial Zone (C3) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 11.3.15 to immediately follow subsection 11.3.14 and to read as follows:
  - "11.3.15 <u>Defined Area C3-15</u> as shown on Schedule "A", Map 1, of this By-Law.

#### a) Permitted Uses

- Multi-unit residential uses containing no greater than 97 dwelling units;
- ii) Accessory uses.

#### b) Permitted Building and Structures

- i) One multi-unit dwelling containing no greater than 97 dwelling units;
- ii) Accessory buildings and structures.

## c) Zone Provisions

All lot and building requirements shall be in accordance with subsection 11.1.3 to 11.2, respectively, of this by-law, with the exception of the following site specific regulations:

i) Maximum Building Height

20.0 metres

ii)	Minimum	Front	Yard	Depth
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a)	For The First Three Storeys	4.0 metres
b)	All other Storeys	10.0 metres

#### iii) Minimum Side Yard Width

a)	Eastern Side Yard For	
	First Three Storeys	1.8 metres
h١	Eastern Side Vard For	

b) Eastern Side Yard For All Other Storeys 20.0 metres

d) Side Yard Abutting a Municipal Parkette Nil

e) All Other Side Yards 10.0 metres

iv) Minimum Rear Yard Depth 40.0 metres

## d) <u>Accessory Use Provisions</u>

Accessory buildings, structures or uses in the C3-15 zone shall be in accordance with subsection 5.25 of this by-law.

#### e) Zone Provisions for Parkette

The zoning provisions for structures located within the associated municipal parkette shall be in accordance with the site plan control agreement associated with lands zoned C3-15

#### f) Other Zone Provisions

The provisions of subsections 5.28, 5.33, 11.1.8 and 11.1.14 of this By-law shall not apply to lands zoned C3-15."

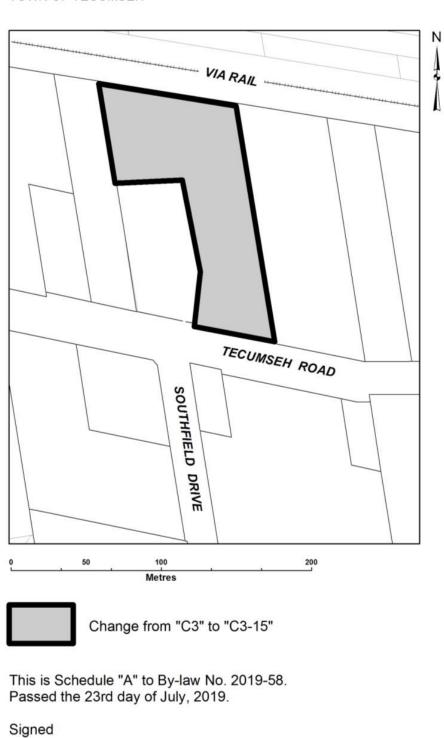
3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O.* 1990.

Read a first, second and third time and finally passed this 23rd day of July, 2019.

G	ary McNamara, Mayor
La	ura Moy, Clerk

SCHEDULE "A" 11870 TECUMSEH ROAD TOWN OF TECUMSEH

Mayor



Clerk