

Town of Tecumseh

***TECUMSEH
ZONING BY-LAW
1746***

- Consolidated Copy -

This Office Consolidation includes all amendments up to and including By-law No. 2017-52 adopted by Council on July 11, 2017. Please note that amendments to the Zoning By-law are common. Accordingly, all information contained herein should be confirmed with Town staff.

January 2018

TOWN OF TECUMSEH

**Tecumseh By-law No. 1746
(Office consolidation)**

1. Date By-law Adopted by Council December 15, 1987
2. Date of Last Consolidation October 2015
3. This consolidation, finalized in October 2015, includes all amendments up to and including By-law No. 2015-59 which was adopted by Council on July 14, 2015.

LIST OF ALL AMENDMENTS INCLUDED IN THIS CONSOLIDATION

By-law No.	Date of Adoption	Changes Made To Section No. Map No.	Comments	
2118	Aug 10/93		15	<ul style="list-style-type: none"> • (H)R2 to R2; (H)R2-13 to R2-13; (H)R2-14 to R2-14 • west of Manning Rd., south of CN Rail
2138	Mar 8/94	adds 3.1a and 5.39		<ul style="list-style-type: none"> • adds definition and General Provision for “Adult Entertainment Parlours”
2146	May 24/94	adds 3.101a, 5.40 replaces 3.35		<ul style="list-style-type: none"> • adds definition and General Provision for “Private Home Day Care Use” • revises “Day Nursery” definition
2148	May 24/94	adds 11.3.9	5	<ul style="list-style-type: none"> • R2 to C3-9 to permit parking lot • n/s of Lanoue St., btwn St. Anne and Poisson
2154	June 28/94	replaces 7.3.8		<ul style="list-style-type: none"> • revises R2-8 to permit heating and cooling contracting establishment w/ no outside storage

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2165	Nov 8/94	adds 7.3.18	10	<ul style="list-style-type: none"> • (H)R2 to R2-18 (revised lot provisions) • east of Lesperance Rd., south of Renaud St.
2176	Feb 14/95	adds 8.3.5	4	<ul style="list-style-type: none"> • M1 to (H)R3-5 to permit an apartment building • s/s of McNorton across from St. Thomas
2197	July 11/95	adds 8.3.6 and 8.3.7	1	<ul style="list-style-type: none"> • (H)R3 to R3-6, R3-7 and RE to permit semi-detached and townhouse dwellings • e/s and w/s of Southfield Dr., north of Banwell
2198	July 11/95	deletes 11.3.6	4	<ul style="list-style-type: none"> • C3-6 to M1 • end of First Street
2223	Jan 9/96	adds 3.126a replaces 3.132		<ul style="list-style-type: none"> • adds definitions for “Trailer, Commercial” and “Vehicle, Commercial”
2240	May 28/96		1	<ul style="list-style-type: none"> • R3-6 to R3-7; R3-7 to R3-6 • w/s of Southfield Dr., north of Banwell Rd.
2253	Sept 24/96		18	<ul style="list-style-type: none"> • (H)R3 to R3 • Michael Drive
2254	Sept 24/96	adds 8.3.8	18	<ul style="list-style-type: none"> • R3 to R3-8; (H)R3 to RE (special setback and parkland) • w/s of Michael Dr.
2257	Oct 8/96	adds 7.3.17 and 7.3.19	23	<ul style="list-style-type: none"> • (H)R2 to R2, R2-17, R2-19 and RE (revised zone provisions and parkland) • east of Lanoue St., south of CN Railway
2258	Nov 12/96	replaces 8.3.6 e) and 8.3.7 e)		<ul style="list-style-type: none"> • revises Maximum Lot Coverage for R3 Zone to 55 percent
2274	Mar 11/97	adds R2-20, R3-9 and R3-10	23	<ul style="list-style-type: none"> • (H)R2 to R2-20, R3-9, R3-10 and RE (permitting multi-unit development) • west of Manning Rd., between CN Railway and Cty Rd. No. 22

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2275	Mar 11/97		23	<ul style="list-style-type: none"> • (H)C2 to C3 • w/s of Manning Rd, between CN Railway and Cty Rd. No. 22
2292	Aug 19/97	adds 7.3.21	18	<ul style="list-style-type: none"> • (H)R1 to R2-21 (revised zone provisions) • Revland Drive
2346	Dec 9/98	adds 5.5.1(b) replaces 6.1.11		<ul style="list-style-type: none"> • revises established building line provision for lots on north side of Riverside Dr. and prohibits permitted encroachments in required rear yard
1999-61	August 10, 1999	adds 3.34a, 5.30a, 5.41, 6.1.1d), 6.1.2c), 7.1.1d), 7.1.2c), 8.1.1e), 8.1.2h) replaces 3.98, 6.1.3a), 6.1.4a), 7.1.3a), 7.1.4a), 8.1.3a), 8.1.4a), 8.1.10, 11.1.1xix), 16.1.1d)		<ul style="list-style-type: none"> • Housekeeping Amendment • adds definition for “Day Care Centre, Adult” and revises definition of “Parking Space” to include Barrier Free Parking • introduces Barrier Free Parking provisions • introduces regulations for Group Homes and adds them as permitted uses • revises R3 zone provisions to permit zero lot line for freehold townhouse units
2000-34	March 14, 2000	Adds 7.3.22	5	<ul style="list-style-type: none"> • R1 to R2 and R1 to R2-22 • Reaume (Poisson St.) Residential Development.
2000-48	April 25, 2000	Adds 3.24a) 11.3.10, 11.3.11 Deletes 13.3.2	18	<ul style="list-style-type: none"> • M1-2 to (H)C3-10 and (H)C3-11 • Reaume (Commercial) • Definition for Commercial, Self-Storage Unit.

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2000-78	July 25, 2000	Adds 6.3.8, 6.3.9	22	<ul style="list-style-type: none"> • (H)R1 to R1, R1-8, and R1-9 • R1 to R1-8 • Azar (Greenvalley Dr.).
2000-109	December 12, 2000	Replaces 8.3.8a)		<ul style="list-style-type: none"> • Gerry Pillon (Shorehaven, Michael Drive) • Allow accessory structures in rear yard. • Revise R3-8 text.
2001-30	April 24, 2001	Adds 8.3.11	1	<ul style="list-style-type: none"> • Jim Ellis, North Side of Brouillette Road Extension • Permits 6 two-unit dwellings • (H)CF to R3-11, (H)CF to R2, R2 to R3-11
2002-81	September 24, 2002	Replaces 3.101 (a), 5.40		<ul style="list-style-type: none"> • Housekeeping Amendment • Replacement of Private Home Day Care Use definition and general provision
2003-46	July 22, 2003	Adds 8.3.12	1	<ul style="list-style-type: none"> • D19 EL2 – Jim Ellis, Northwest corner of the Brouillette Court and Shawnee Road intersection • Change from R2 to R3-12
2005-12	February 15, 2005	Adds 7.3.23	5	<ul style="list-style-type: none"> • D19 STA – St. Anne’s Church Diveway Access to St. Anne Boulevard (1246 St. Annes) • Change from R2 to R2-22
2005-52	May 23, 2006	Adds 6.3.10	5	<ul style="list-style-type: none"> • D19 GEL – Geloso, Northeast corner of the Poisson Street and Arbour Road intersection • Change from R1 to R1-10 and R1 to R2-22
2006-33	May 23, 2006	Adds 8.3.13	1	<ul style="list-style-type: none"> • D19 EL3 – Jim Ellis, South side of the Brouillette Court and across from Brouillette Manor • Change from R2 to R3-13

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2007-75	November 13, 2007	Replaced 5.25.1, 5.25.2 and 5.33		<ul style="list-style-type: none"> • D19 HO 03 – Housekeeping Amendment • Introduced new regulations pertaining to accessory uses/structures and driveway regs.
2008-07	February 12, 2008		1	<ul style="list-style-type: none"> • D19 BM – Brouillette Manor • Remnant corner parcel of land on south side of Brouillette Crescent • Change from “R2” to “(H)CF”
2008-23	May 13, 2008		22	<ul style="list-style-type: none"> • D19 CHIT – Chittle Lands • 13266 Tecumseh Road and CON 1 PT Lot 156 • Change from “C4-1” to “(H)C4” • Allow for restaurant uses
2008-24	May 13, 2008		22	<ul style="list-style-type: none"> • D19 TE – Tecumseh Business Plaza • 13158 Tecumseh Road • Change from “C4-1” to “(H)C4” • Allow for restaurant uses
2009-02	January 13, 2009		22	<ul style="list-style-type: none"> • D19 TE – Tecumseh Business Plaza • 13158 Tecumseh Road • Removal of (H) Holding Symbol – (H)C4 to C4
2012-03	January 10, 2012		22	<ul style="list-style-type: none"> • D19 TMC – Tecumseh Medical Centre • 13278 Tecumseh Road • Removal of (H) Holding Symbol – (H)C4 to C4
2012-04	January 10, 2012		22	<ul style="list-style-type: none"> • D19 CHIT – Chittle Commercial Lands • 13266 Tecumseh Road • Removal of (H) Holding Symbol – (H)C4 to C4
2014-43	May 27, 2014	Adds 8.3.14	5	<ul style="list-style-type: none"> • D19 VALSTA – Valente Development Corp. • Former St. Anne’s High School (South Campus)
2014-77	October 14, 2014	Adds 11.3.12 Deletes 16.3.1	6	<ul style="list-style-type: none"> • D19 AQUA – Aquascape & Distinctive Landscaping • 152 Lesperance Road (Former K of C Hall)

By-law No.	Date of Adoption	Changes Made To		Comments
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2015-22	March 24, 2015	Adds 8.3.15	10	<ul style="list-style-type: none"> • D19 1310LE (Sapardanis/Masotti) • 1310 Lesperance Road • Re-zone to R3-15 to permit two 6-unit dwellings
2015-59	July 14, 2015	Adds 7.3.24	10	<ul style="list-style-type: none"> • D19 12346ARB (Mary-Beth Laing) • 12346 Arbour Street • Re-zone to R2-24 to permit a duplex dwelling
2016-76	May 9, 2017 (3 rd and final reading)	Adds 7.3.25	5	<ul style="list-style-type: none"> • D19 1415LES • 1415 Lesperance Road • Re-zone from R2-3 to R2-25
2017-32	May 23, 2017	Adds 3.71 a) Adds 11.3.13	1	<ul style="list-style-type: none"> • D19 BERNAT • 11957 Tecumseh Road – Proposed Condos • Re-zone from C3 to C3-13
2017-52	July 11, 2017	Adds 11.3.14	1	<ul style="list-style-type: none"> • D19 CAMPEAU • 11941 Tecumseh Road – Proposed Condos • Re-zone from C3 to C3-14

TOWN OF TECUMSEH

ZONING BY-LAW

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