

WELCOME!

Town of Tecumseh

New Zoning By-law



Kick-off Public Open House
December 14, 2022

- > Please sign-in at the front table.
- > Feel free to review the boards and maps.
- > Staff are available to answer questions.



Overview of Today's Open House



The purpose of today's open house is to...

- **Introduce** the New Zoning By-law project;
- **Present** the Draft Discussion Paper for review and comment;
- **Outline** why and how this project is being completed; and
- **Seek your input** on how the existing zoning by-laws can be improved and what issues need to be addressed.

The Town has hired **WSP Canada Inc.**, a consulting firm, to assist the Town in preparing the new Zoning By-law.

Purpose of the Project

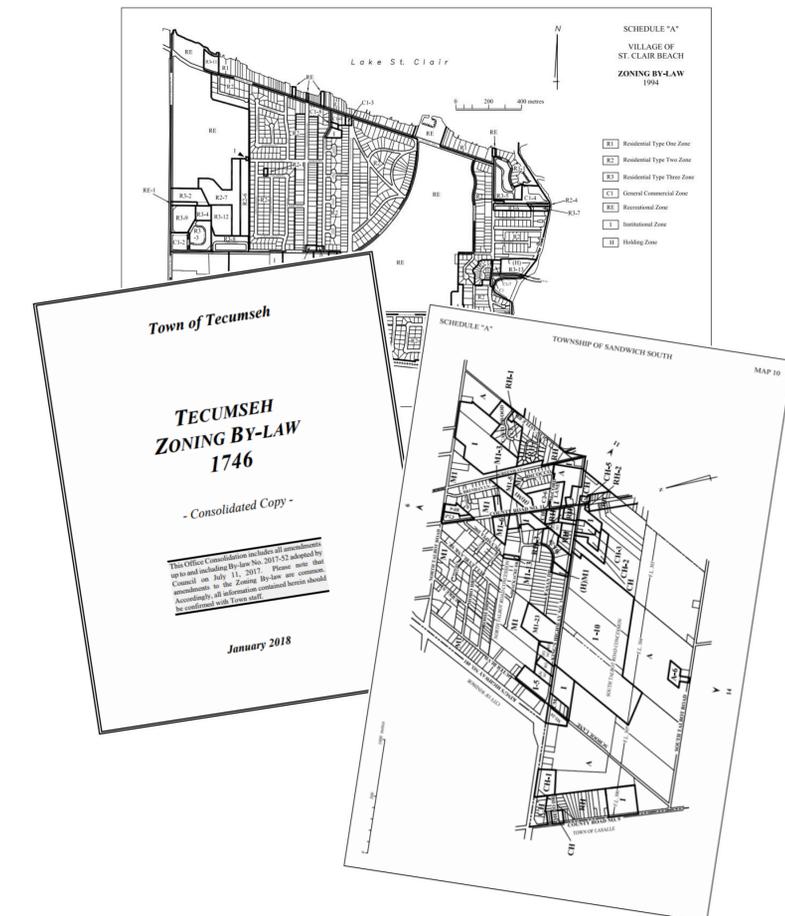
The purpose of this project is to consolidate and modernize the Town's existing three zoning by-laws into a single new Comprehensive Zoning By-law which regulates the use of land, buildings, and structures across Tecumseh.



- Prior to amalgamation, each of the former municipalities had a zoning by-law that regulated the development of land within their former boundaries. Some of these by-laws date back to the 1980s.



- The Town of Tecumseh approved a new Official Plan in 2021 that needs to be implemented in the Zoning By-law.



What is a Zoning By-law?

What is Zoning?

- ✓ A **legal tool** to regulate the use of land and buildings, the size of lots, and the location and height of buildings and other structures.

➔ The Town's authority to pass a Zoning By-law comes from Section 34 of the Province of Ontario's *Planning Act*.

What is a Zoning By-law?

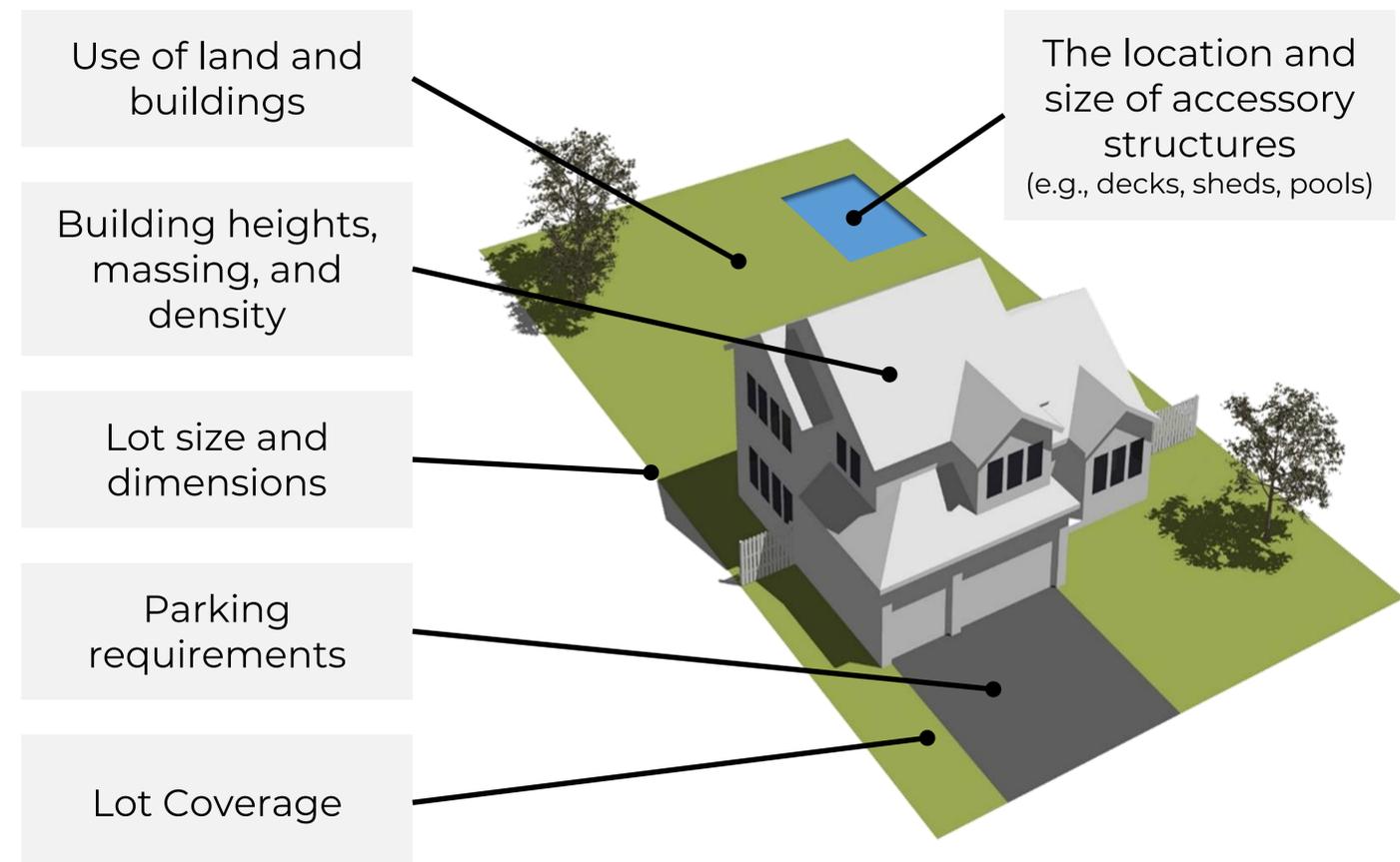


- ✓ All land in Tecumseh is **'zoned'** under different categories, associated with a symbol (like R1 – Residential). Each 'zone' has a set of detailed permitted uses and regulations.
- ✓ If a development does not meet the requirements of the Zoning By-law, the applicant **will need to apply to** amend the Zoning By-law (a rezoning) or a minor variance to seek relief from or changes to the By-law's requirements.
- ✓ The Zoning By-law is used by landowners, members of the public, Town staff, and Town Council **to inform development decisions**.

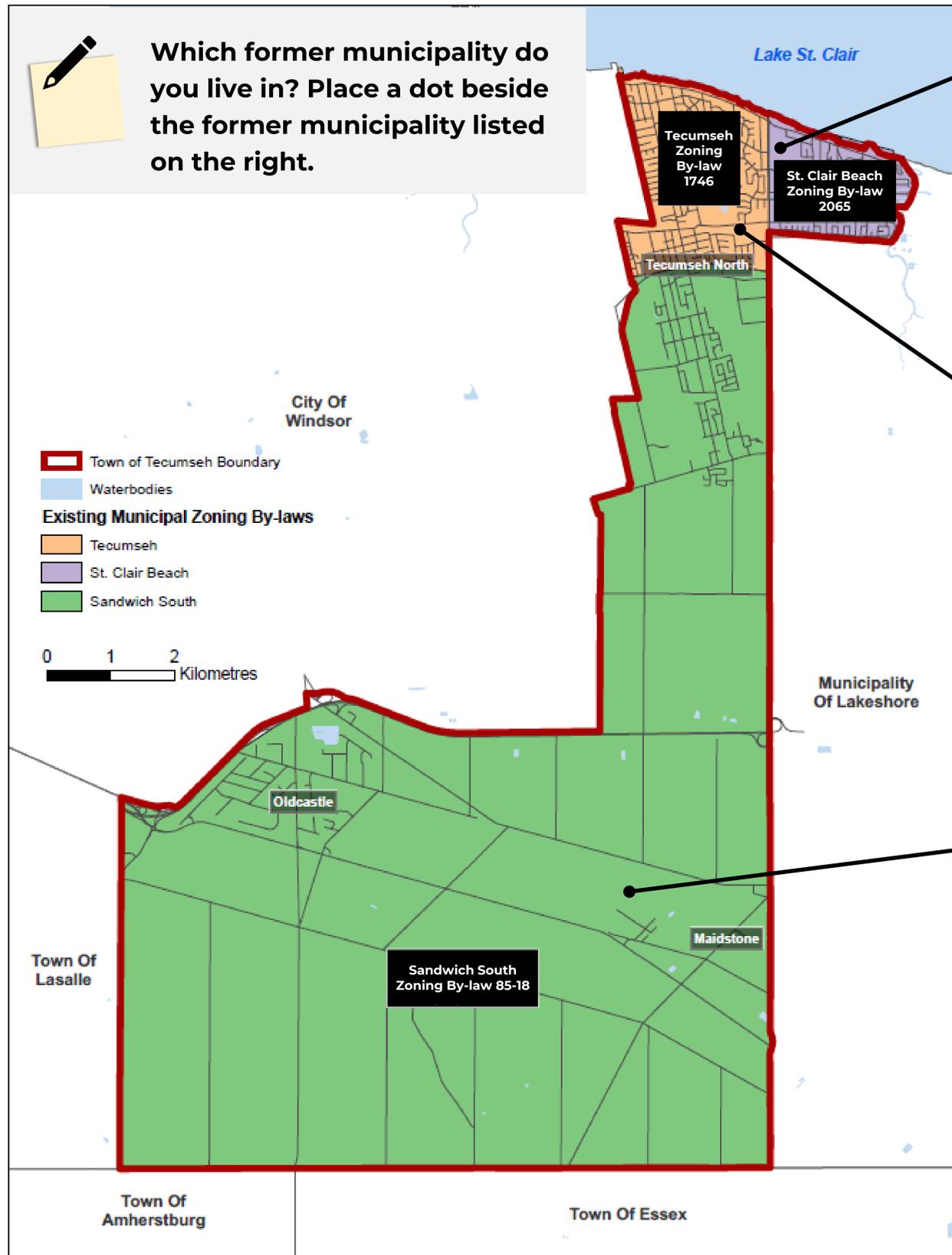


What Does Zoning Regulate?

Zoning By-laws contain many regulations and standards to guide development, such as:



Zoning in Tecumseh Today



St. Clair Beach Zoning By-law 2065

- 3 residential zones
- 1 commercial zone
- 1 community facility zone
- 1 recreational zone

Tecumseh Zoning By-law 1746

- 3 residential zones
- 4 commercial zones
- 2 industrial zones
- 1 recreational zone
- 1 community facility zone

Sandwich South Zoning By-law 85-18

- 2 residential zones
- 6 commercial zones
- 1 industrial zones
- 1 agricultural zone
- 1 institutional zone
- 1 parks and open space zone
- 1 holding zone
- 1 business park zone
- 1 highway service centre zone

3
Zoning By-laws

33
Zones

250+
Exception Zones

Over the years, landowners have applied for site-specific exceptions to the regulations of the zoning by-law to permit development. **These will need to be reviewed through this process.**

Discussion Paper Overview

What is a Discussion Paper?

- ✓ A Draft Discussion Paper has been written to **introduce** the new Zoning By-law project, **summarize** background research, and **explore** some key issues.
- ✓ The Draft Discussion Paper will be finalized based on your comments and input following this Public Open House.



Discussion Paper Overview

The Draft Discussion Paper is structured into six different sections:

Section 1 | Introduction – outlines the purpose of the project and the Discussion Paper

Section 2 | Policy Context – explores the Provincial, County, and Town policies that need to be reviewed

Section 3 | Zoning in Tecumseh – provides an overview of the existing zoning framework in Tecumseh

Section 4 | Principles for Preparing the New Zoning By-law – sets out principles for the format, layout, and mapping

Section 5 | Key Issues and Opportunities – summarizes key issues, policy drivers, and preliminary recommendations to address key zoning issues and opportunities

Section 6 | Next Steps – walks through next steps in the project

When reviewing the Draft Discussion Paper, some questions you might ask yourself might include:

What issues should be explored in more detail?

How can we make the new Zoning By-law more user-friendly?

What additional information do I need to effectively participate in this project?

A hard-copy of the Draft Discussion Paper is available for review at today's Public Open House, or available online on the Town's website to read anytime!

Why is the Town completing this project?

- ✓ A key objective of this project is to write a new Zoning By-law that conforms with the Town's new Official Plan, which was adopted by Council and approved by the County of Essex in 2021.



The Planning Act



Establishes tools municipalities use to plan and regulate development and land use



Identifies matters of Provincial interest



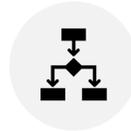
Requires that local plans and by-laws **meet provincial plans and policies**



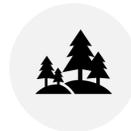
Provincial Policy Statement



Sets out broad **requirements and goals** for municipal planning decisions



Provides a framework for **managing growth**



Provides policies to **protect important areas** like the natural environment and agriculture



County of Essex & Town of Tecumseh Official Plans



Provides specific policies for managing growth and where it will occur



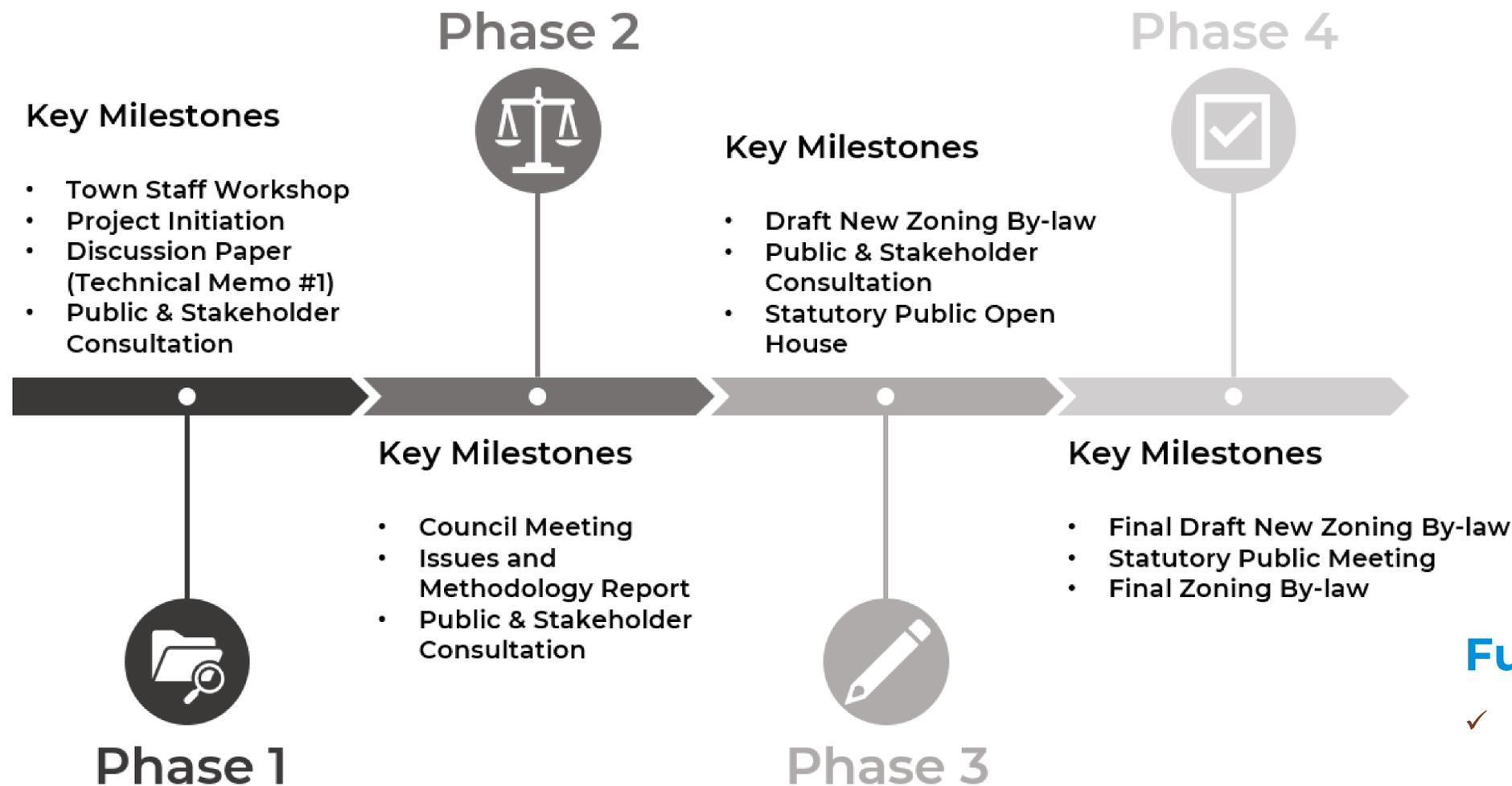
Sets out permitted uses and development standards at a high-level



- ✓ A zoning by-law is the most important tool to implement the policies of the Official Plan.
- ✓ The new Zoning By-law must conform to the policies of the Official plan. This means that zoning must be aligned with the land use vision set out for Tecumseh.
- ✓ Since the three existing zoning by-laws pre-date the 2021 Official Plan, the current zoning must be reviewed.

Project Timeline

The New Zoning By-law is going to be prepared across four phases. Throughout 2023, there will be more chances to get involved and share your input.



WE ARE HERE

Who Will Be Engaged?

- ✓ Members of the Public
- ✓ Town Council
- ✓ Town Staff
- ✓ Indigenous communities
- ✓ Technical Agencies, such as the Essex Region Conservation Authority and County of Essex
- ✓ Landowners & Stakeholders

Future Public Sessions

- ✓ **Phase 2 – Town-Wide Virtual Zoning Issues Workshop**
(to explore issues in greater detail and seek input on proposed zoning approaches)
- ✓ **Phase 3 – Public Open House**
(to present and seek input on the Draft Zoning By-law)
- ✓ **Phase 4 – Statutory Public Meeting**
(to seek formal input on the Final Draft Zoning By-law prior to Council adoption)

Principles for Preparing a New By-law

The development of a new Zoning By-law is an important process, with implications on achieving planning policy, as well as property rights. The following are some key guiding principles which will be fundamental objectives of this project.



The Draft Discussion Paper outlines several principles and approaches from other communities to consider in the new Zoning By-law.

Create a User-Friendly Document

- ✓ Integrate improvements to the accessibility, structure, writing style, and provide user-friendly elements such as explanatory notes and illustrations for technical aspects.
- ✓ Organize permitted uses and regulations into tables.

Consistency Across Tecumseh

- ✓ The three existing zoning by-laws will be consolidated to bring greater consistency in the development application process and built form across Tecumseh. This will also streamline development review for Town staff and Council.

Modernize Zoning Terms

- ✓ Existing permitted uses will be reviewed to ensure they are contemporary and reflect present day best practices (e.g., in commercial zones, generally permitting “retail” instead of specific uses like “gift shop”).

Be Innovative

- ✓ The new Zoning By-law can introduce new standards to address emerging issues, such as the housing crisis, environmental sustainability, and protecting natural areas.
- ✓ Zoning provisions can consider the impacts of a changing climate and ensure the community can adapt.

Minimize Legal Non-Conformity

- ✓ The process of bringing the new Zoning By-law into conformity with the Official Plan will likely require modifications to permitted uses or lot and building requirements in the zones. This may inevitably create instances of legal non-conformity or legal non-compliance. It is an objective to minimize these situations as much as possible while ensuring Official Plan conformity.

Respond to Public and Stakeholder Input

- ✓ Public and stakeholder input will be received and tracked through multiple sources and addressed throughout this project to ensure the new Zoning By-law reflects the needs of the community.

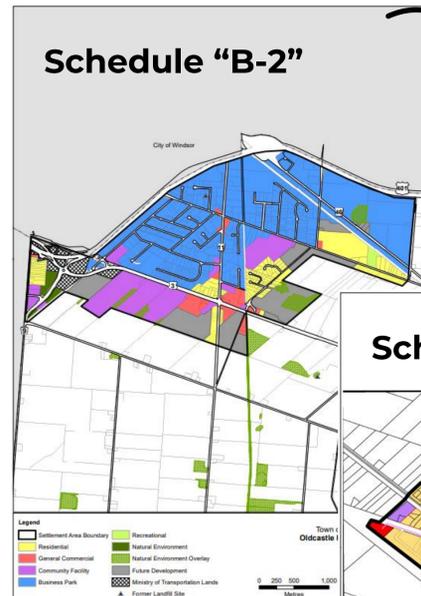
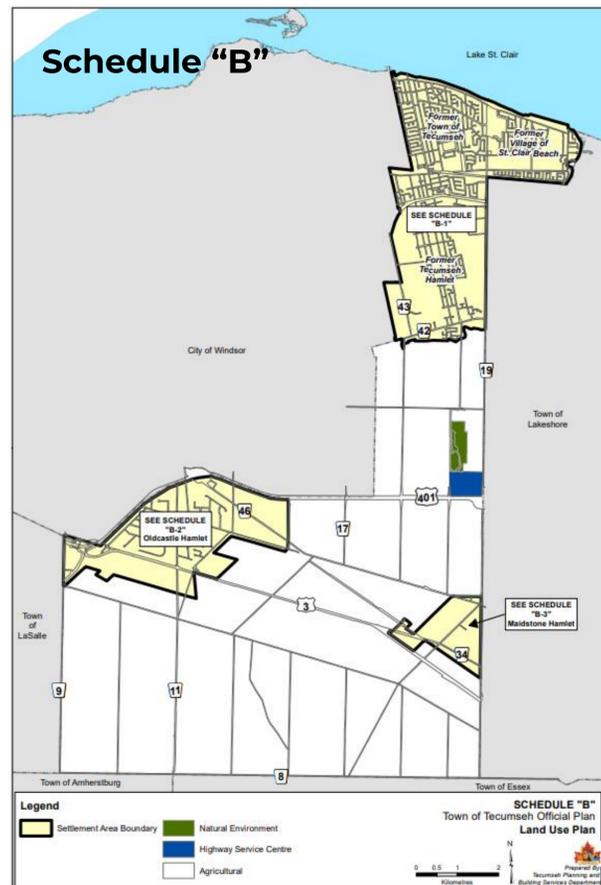


Are there any other principles or suggestions that can be considered in preparing the new Zoning By-law? (Please add your comments using a sticky note)

Official Plan Conformity

There is a need to review the zones in the three existing zoning by-laws and introduce new zones to align with the Town's new Official Plan. The Official Plan sets out several **land use designations** which permit different uses and guide development across the Town.

Scan here to view the Town's Official Plan!



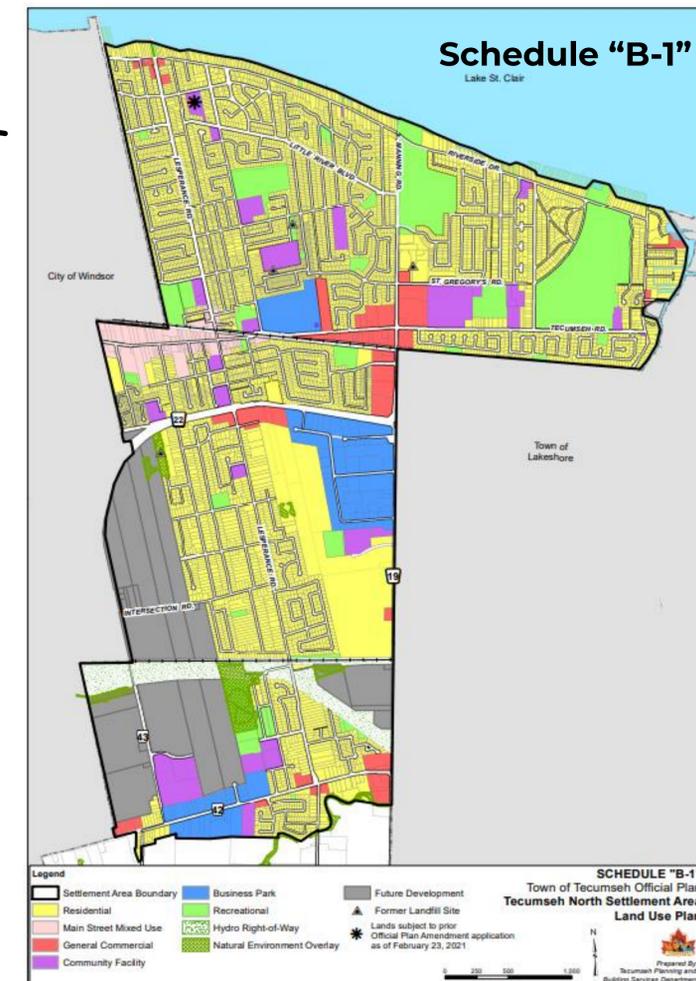
Hamlet Areas

- ✓ Zoning within the Hamlets of Oldcastle and Maidstone will be reviewed to ensure they reflect the land use designations applied in the Official Plan



Tecumseh North Area

- ✓ The Official Plan introduces a new "Main Street Mixed Use" designation along Tecumseh Rd. to provide retail and mixed-use residential uses in a main street environment.
- ✓ The new Zoning By-law will need to have one or more mixed-use zones to guide development in this area.
- ✓ Residential zoning in Tecumseh's neighbourhoods will be reviewed to implement Official Plan policy related to medium and high density residential uses.
- ✓ Residential zoning standards will be reviewed for consistency between the former municipal zoning by-laws.



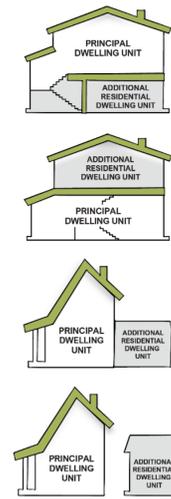
Rural Area

- ✓ Permissions for the Agricultural area (shown in white) will be reviewed to align with modern practices and the Official Plan
- ✓ There may be a need to implement a "Highway Service Centre" zone to recognize the area at Manning Road and Highway 401 (shown in blue)

Key Issues and Opportunities

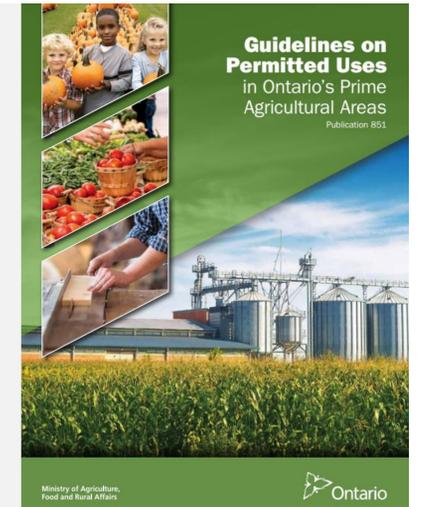
Additional Residential Units

- ✓ Changes to the *Planning Act* and Official Plan support the creation of ARUs
- ✓ The Town completed a zoning by-law amendment in 2022 to implement zoning provisions for ARUs
- ✓ It is expected that these provisions will be carried forward and modified to align with the new by-law



Agricultural Zoning

- ✓ The Provincial Policy Statement and Official Plan provide policies for agricultural areas
- ✓ There is a need to introduce frameworks for on-farm diversified uses, agriculture-related uses, and farm help dwellings to support a vibrant agricultural economy



Cannabis Uses

- ✓ The new Zoning By-law presents an opportunity to implement a framework on how to regulate cannabis cultivation and production uses
- ✓ There is a need to consider different provisions for the agricultural area versus urban areas of Tecumseh

Parking Requirements

- ✓ There is a need to review the parking requirements in the zoning by-laws to ensure that they are reflective of current trends
- ✓ New zoning provisions can be introduced to promote electric vehicle parking, shared parking, bicycle parking, and barrier-free parking

Natural Environment

- ✓ The new Official Plan sets out policies to protect key natural features and ensure compatibility with natural hazards (e.g., floodprone areas)
- ✓ There is a need to implement a new Environmental Protection zone to protect important natural areas
- ✓ Other zoning tools (such as overlays) can be used to support the natural heritage policies of the Official Plan

Lake St. Clair Sightlines

- ✓ The Official Plan continues to recognize the need to protect existing views of Lake St. Clair from residential properties on the north side of Riverside Dr.
- ✓ There is a need to review, harmonize, and clarify the provisions of the Tecumseh and St. Clair Beach zoning by-laws to provide greater consistency along the waterfront

Provide Your Ideas!

We need your input.

Use the sticky notes provided to write down your ideas, suggestions, or questions about the new Zoning By-law.



What zoning issue(s) listed on the previous panel are of most interest to you? Are there any issues that should be explored in more detail?



Are you aware of any challenges with the current zoning by-laws that the project team should be aware of?



What parts of the new Zoning By-law project are of most interest to you?

Project Updates

- ✓ You are invited to stay informed by signing up for email updates on upcoming public meetings and the release of future reports.
- ✓ The content from this public open house, and future project deliverables, can be accessed from the Town's project website.



Visit the website to keep up to date!

<https://www.tecumseh.ca/en/business-and-development/zoning-by-law-project.aspx>

Contact Information

For more information and updates on the new Zoning By-law project, please contact:

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Manager, Planning Services & Local Economic Development

cjeffery@tecumseh.ca

(519) 735-2184

Next Steps

Following today's public open house, the project team will:

- ✓ **Finalize the Discussion Paper**, based on input received and summarize all comments from the public and stakeholders
- ✓ Begin preparing the **Draft Issues and Methodology Report** which will explore key issues in further detail and propose how the new Zoning By-law will be structured
- ✓ Conduct a **second round** of public and stakeholder consultation

It is anticipated that the **Draft Zoning By-law** will be published in Summer 2023 for public review and comment.