

# TOWN OF TECUMSEH

## NOTICE OF PUBLIC MEETING

### PROPOSED AND ZONING BY-LAW AMENDMENT

**TAKE NOTICE** that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, March 11, 2025 at 4:30 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider a proposed amendment to Zoning By-law 1746, pursuant to the provisions of the *Planning Act, R.S.O. 1990*. Please see below for information on how to provide comments or participate in the public meeting.

The Town of Tecumseh has initiated an amendment to Zoning By-law 1746 (*Application/File: L11 FE – HAF 2*) which would pre-zone lands currently designated Main Street Mixed-Use in the Official Plan (see Key Map below) to permit missing middle housing up to a maximum of six storeys, in accordance with the Tecumseh Official Plan and Initiative No. 2 of the Housing Accelerator Fund. The amendment would have the effect of:

- i) permitting missing middle housing including duplex dwellings, triplex dwellings, fourplex dwellings, cluster townhouse dwellings, stacked townhouse dwellings, and apartment dwellings and mixed-use apartment dwellings up to six storeys in height;
- ii) establishing new lot regulations related to minimum lot area (400 sq. metres), minimum lot frontage (15 metres), maximum lot coverage (80%), and maximum building height (6 storeys); and
- iii) establishing new yard regulations related to setbacks from lot lines, setbacks of upper storeys of buildings and location of parking areas.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the proposed Zoning By-law amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the proposed Zoning By-law amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### **How to Provide Comments or Participate in the Public Meeting**

Public Meetings are being held at the Town Municipal Office Council Chambers and live-streamed on the Town's website. Any person who wishes **to make oral submissions** at the Public Meeting **must register as a delegate**. To register as a delegate, persons may use the online registration form on the Town's website at [www.tecumseh.ca/delegations](http://www.tecumseh.ca/delegations) or by providing their contact information (name, address, email and phone number) to the Town Clerk **by 3:00 p.m. on Tuesday, March 11, 2025**. Registered delegates will receive the necessary details to speak at the public meeting. By registering

as a delegate, persons are consenting to their image, voice and comments being recorded and available for public viewing on the Town's website. **Written submissions** may also be provided to the Clerk by **12:00 p.m. (noon) on Thursday, March 6, 2025.**

**If you wish to be notified of the decision** of the Council of the Corporation of Town of Tecumseh on the proposed Zoning By-law amendment, **you must make a written request** to the Corporation of the Town of Tecumseh, c/o Robert Auger, Director Legislative Services & Clerk, at the mailing address noted below.

**FOR MORE INFORMATION** about this matter, including information about appeal rights, contact the Corporation of the Town of Tecumseh, c/o Robert Auger, Director Legislative Services & Clerk, at [rauger@tecumseh.ca](mailto:rauger@tecumseh.ca) or directly at the Town Municipal Office at 917 Lesperance Road.

The Public Meeting Agenda regarding this application will be available on the Town's website (<https://calendar.tecumseh.ca/meetings>) on Friday, March 7, 2025.

DATED AT THE TOWN OF  
TECUMSEH THIS 19<sup>th</sup> DAY  
OF FEBRUARY, 2025.

ROBERT AUGER  
DIRECTOR LEGISLATIVE  
SERVICES & CLERK  
TOWN OF TECUMSEH  
917 LESPERANCE ROAD  
TECUMSEH, ONTARIO  
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