

Town of Tecumseh

***ST. CLAIR BEACH
ZONING BY-LAW
2065***

- Consolidated Copy -

This Office Consolidation includes all amendments up to and including By-law No. 2018-62 which was adopted by Council on October 9, 2018. Please note that amendments to the Zoning By-law are common. Accordingly, all information contained herein should be confirmed with Town staff.

March 2019

TOWN OF TECUMSEH

**St. Clair Beach By-law No. 2065
(Office consolidation)**

1. Date By-law Adopted by Council June 13, 1994

2. Dates of Last Consolidations August 1999, April 2001, April 2004, October 2004, January 2008, July 2009, February 2011, May 2012, September 2014, May 2015, January 2018, March 2019

3. This consolidation, finalized in March 2019, includes all amendments up to and including By-law No. 2018-62 which was adopted by Council on October 9, 2018.

LIST OF ALL AMENDMENTS INCLUDED IN THIS CONSOLIDATION

By-law No.	Date of Adoption	Changes Made To Section No. Map No.		Comments
2179	April 27, 1998	adds 3.72, 6.1.2 b), 6.2.2 7.1.1 b), 7.2		<ul style="list-style-type: none"> • revises definition for “Home Occupation” and introduces new provisions in R1 and R2 Zones
1999-16	February 9, 1999	adds 3.114a replaces 8.3.2		<ul style="list-style-type: none"> • adds definition for “Retirement Home or Retirement Lodge” • revises R3-2 to permit retirement home
1999-63	August 10, 1999	adds 3.49a, 5.22a replaces 3.101		<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

By-law No.	Date of Adoption	Changes Made To Section No. Map No.		Comments
2000-35	May 23, 2000	10.3.2 (deleted)	Schedule "A"	<ul style="list-style-type: none"> • Lakewood Golf Course • changes zoning classification for lands depicted on Schedule "A" • deletes subsection 10.3.2
2001-28	April 24, 2001	Replaces 8.3.2		<ul style="list-style-type: none"> • Lakewood Development Inc. • Manning Road (Murray Troup) • Revised R3-2 text.
2003-67	April 14, 2003	Deletes 9.3.6	Schedule "A"	<ul style="list-style-type: none"> • D19 TU - Butcher Engineering (Tullio) • C1-6 to C1 (Manning & Tecumseh Road)
2003-69	April 14, 2003		Schedule "A"	<ul style="list-style-type: none"> • D19 PWS – Public Works Building (Manning) • I to C1 (part of OPA No. 5)
2004-39	June 22, 2004	Adds 6.3.2, 6.3.3 and Section 12 Deletes 8.3.1, 9.3.1	Schedule "A"	<ul style="list-style-type: none"> • D19 JWJ Holdings Ltd. – North side of Riverside Drive, East of Manning Road. • R3-1 & C1-1 to (H)R1-2 & (H) R1-3 • (part of OPA No. 7)
2007-74	November 13, 2007	Replaces 5.19.1 and 5.19.2 Adds 5.34		<ul style="list-style-type: none"> • D19 HO 03- Housekeeping Amendment • Introduces new regulations pertaining to accessory uses/structures and driveway regs.
2008-60	September 9, 2008	Adds 9.3.7	Schedule "A"	<ul style="list-style-type: none"> • D19 BRI – 414 & 424 Brighton Road and 14306 Tecumseh Road • Dr. Mady Commercial Development (part of OPA No. 9)
Approved by O.M.B. Board Order PL070887 July 19, 2010	Approved by O.M.B. Board Order PL070887 July 19, 2010	Adds 7.3.6, 7.3.7 and 8.3.12	Schedule "A"	<ul style="list-style-type: none"> • D19 SUM2 – Sumatara Investments (Lakewood Golf Course Lands) • Settlement Agreement Finalized
2009-16	February 10, 2009	Deletes 6.3.2 and 6.3.3 Adds 8.3.11	Schedule "A"	<ul style="list-style-type: none"> • D19 RAC – Reichmann Acquisitions Corp. (1.1ha property on north side of Riverside Dr., approx. 175 m east of Manning Road) • Settlement Agreement finalized at OMB • Approved by O.M.B. Board Order PL090273 (November 9, 2011)

By-law No.	Date of Adoption	Changes Made To Section No. Map No.		Comments
2009-18	February 10, 2009		Schedule "A"	<ul style="list-style-type: none"> • D19 PARK – Town waterfront municipal park (2.85ha property on northeast corner of Riverside Drive/Manning Road intersection) • Appeal withdrawn at OMB as part of OPA 10 process • Approved by O.M.B. Board Order PL090273 & PL090274 December 2, 2010
2011-92	November 22, 2011		Schedule "A"	<ul style="list-style-type: none"> • D19 RAC – Reichmann Acquisitions Corp. (1.1ha property on north side of Riverside Dr., aprox. 175 m east of Manning Road) • Removal of Holding Zone Symbol "H" (From (H)R3-11 to R3-11)
2013-06	February 12, 2013		Schedule "A"	<ul style="list-style-type: none"> • Removal of Holding Zone Symbol "H" – Affecting South Side of Christy Lane, • East of Manning Road – Sumatara Investments Limited
2014-23	March 25, 2014	Deleted 8.3.2 and replace with new 8.3.2	Schedule "A"	<ul style="list-style-type: none"> • D19 PETMAN – 200/250 Manning Road • Second Condominium development. Increase total units from 86 to 118
2014-44	May 27, 2014	Adds 7.3.6c)iii), 7.3.6c)iv), 7.3.6d) 7.3.7c)iii), 7.3.7c)iv), 7.3.7d) 8.3.12e) Amends 8.3.12c)iv)	Schedule "A"	<ul style="list-style-type: none"> • D19 SUM24 – Sumatara Investments • Estates of Lakewood Park residential development • Revises front yard, side yard widths • Establishes permitted encroachments into required yards
2014-81	November 25, 2014		Schedule "A"	<ul style="list-style-type: none"> • D19 SUM24 – Sumatara Investments • Removal of Holding Symbol "H" from R2-6, R2-7 and R3-12 zones
2016-03	January 12, 2016		Schedule "A"	<ul style="list-style-type: none"> • D19 RCEC – Roman Catholic Episcopal Corp. • Re-zone 13803 St. Gregory's from I to R2.
2017-25	April 25, 2017		Schedule "A"	<ul style="list-style-type: none"> • Removal of Holding Zone Symbol "H" – Affecting 14306 Tecumseh Road

By-law No.	Date of Adoption	Changes Made To Section No. Map No.		Comments
2017-72	October 24, 2017	Adds 9.3.8 and 9.3.9	Schedule "A"	<ul style="list-style-type: none"> • D19 LAKMON – Lakeview Montessori • Rezone 116 St. Mark's from R2 to C1-8 to permit a gymnasium. Rezones balance of school land holdings from C1-3 to C1-9.
2018-23	March 27, 2018		Schedule "A"	<ul style="list-style-type: none"> • D19 154HAY - 154 Hayes • Rezone 154 Hayes from RE to R2
2018-62	October 9, 2018	Adds 8.3.13 Deletes 9.3.5	Schedule "A"	<ul style="list-style-type: none"> • D19 PETTEC – Former Pud's Marina • 14328-14346 Tecumseh Road • From C1-5 to (H) R3-13

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