

**FORM 1**  
**THE *PLANNING ACT*, R.S.O. 1990**  
**NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY**  
**THE CORPORATION OF THE TOWN OF TECUMSEH**

**INITIATIVE NO. 3 – HOUSING ACCELERATOR FUND**  
**Re-zoning Lands in the Manning Road /Tecumseh Road District**

**TAKE NOTICE** that the Council of the Town of Tecumseh passed By-law 2025-036 on the 25<sup>th</sup> day of March, 2025 under Section 34 of the *Planning Act*, R.S.O. 1990;

**AND TAKE NOTICE** no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**AND TAKE NOTICE** that to file an appeal to the Ontario Land Tribunal, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection must be filed with the Clerk of the Corporation of the Town of Tecumseh not later than the **22<sup>nd</sup> day of April, 2025**.

**Any appeal must be accompanied by a fee of \$1,100 made payable to the Minister of Finance. The Ontario Land Tribunal requires that the payment be in the form of a certified cheque or money order and be accompanied by a completed *Zoning By-law Amendment Appellant Form (A1)* found on-line at:**

<https://olt.gov.on.ca/appeals-process/forms/#head2>

**or available through the Planning and Building Services Department at Tecumseh Town Hall, 917 Lesperance Road. An Appellant may request a reduction of the filing fee to \$400 if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. The Appeal Fee Reduction Request Form can be found on-line at:**

[https://olt.gov.on.ca/wp-content/uploads/2023/02/OLT- -Request-for-Lower-Fee-Form.html](https://olt.gov.on.ca/wp-content/uploads/2023/02/OLT--Request-for-Lower-Fee-Form.html)

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, an explanation of the effect of any public input received, and a key map showing the location of the lands to which the by-law applies, are attached. The complete by-law and any associated information are available for inspection in my office during regular office hours.

Robert Auger, Director Legislative Services & Clerk  
Town of Tecumseh  
917 Lesperance Road  
Tecumseh, ON, N8N 1W9

**EXPLANATORY NOTE**

By-law No. 2025-036 is an amendment to Zoning By-law No. 1746 pertaining to lands within the Manning Road / Tecumseh Road District (see Key Map below for location) that are associated with Initiative No. 3 of the Housing Accelerator Fund. The amendment revises the existing "Residential Zone 3 (R3-10)" zone and rezones lands from "General Commercial Zone (C3)" and "Neighbourhood Commercial Zone (C4)" to site-specific "General Commercial Zone (C3-16)" and "Neighbourhood Commercial Zone (C4-2)" zones, respectively. In addition, the amendment introduces a definition of "Angular Plane".

The revised R3-10 zone permits multi-units residential dwellings not exceeding six stories in height. In addition, the R1-10 zone establishes lot/yard provisions related to minimum yard setbacks and maximum lot coverage.

The new C3-16 and C4-2 zones permit multi-units residential dwellings and mixed-use buildings not exceeding six stories in height. In addition, these zones establish lot/yard provisions related to minimum yard setbacks, maximum lot coverage, angular plane requirements and parking requirements.

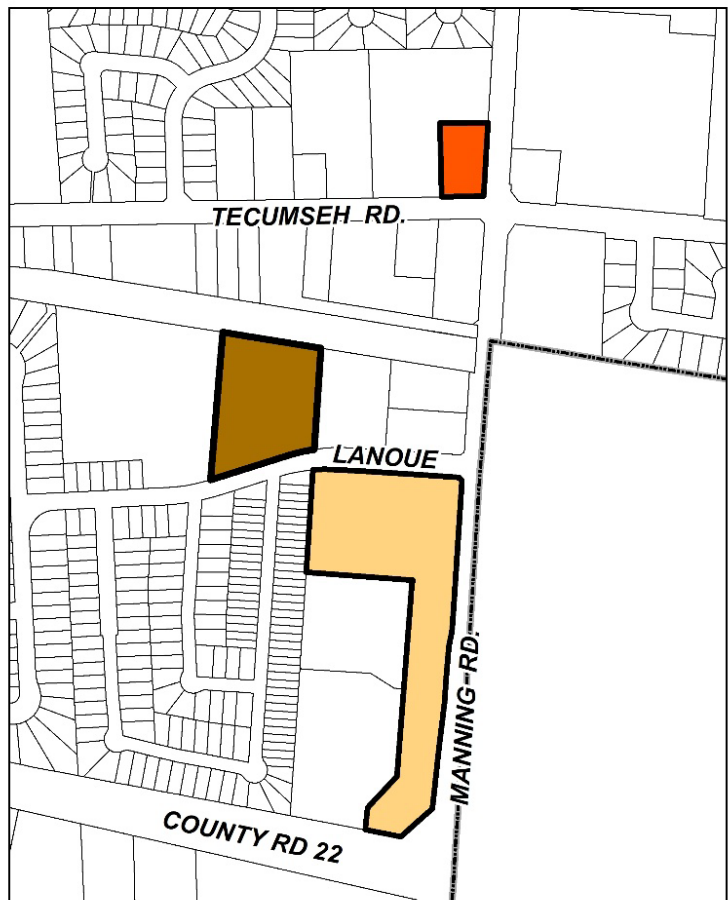
The amendment will permit opportunities for multi-unit residential intensification and new mixed-use development and/or redevelopment on specific lands within the Manning Road / Tecumseh Road District.




The lands to which Zoning By-law No. 2025-036 applies are also the subject of Official Plan Amendment No. 6 (*Application/File: L11 FE – HAF 3*). That amendment introduces a new Special Policy Boundary Area for the Manning Road / Tecumseh Road District and establishes special land use policies to facilitate opportunities for multi-unit residential intensification and new mixed-use development and/or redevelopment. Official Plan Amendment No. 6 was adopted by Council on March 25, 2025 and has been forwarded to the County of Essex (the Approval Authority) for review and approval.

Effect of Public Input on Council's Decision

No public comments/concerns that were received by Council, regarding this proposed amendment at the Public Meeting held on March 11, 2025, remain outstanding.

KEY MAP



-  Revised "R3-10"
-  Change from "C3" to "C3-16"
-  Change from "C4" to "C4-2"