

# **Town of Tecumseh - Notice of Public Meeting**

## **Proposed Amendments to the Tecumseh Road Main Street Community Improvement Plan (CIP)**

**TAKE NOTICE** that the Council of the Corporation of the Town of Tecumseh will hold a public meeting on **Tuesday, January 28, 2025 at 6:00 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider a proposed Community Improvement Plan (CIP) pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

The Tecumseh Road Main Street Community Improvement Plan (CIP) was established in 2015 and affects the historical commercial core of the Town comprising a 1.2 kilometre corridor centred on Tecumseh Road from the VIA Railway on the east to the Town's border with the City of Windsor just beyond Southfield Drive on the west (see Key Map below). The area encompasses approximately 75 acres and 115 properties with a mix of commercial and residential along with many tracks of underutilized land. The CIP establishes a vision and provides a means for planning and promoting development activities to effectively use lands, buildings, and facilities to bring about revitalization and encourage both private and public investment in the CIP Area. This area aspires to serve as Tecumseh's "downtown" or "main street" by becoming an important focal point in the community through the provision of a wide range of commercial services, mixed use (residential and commercial) development and unique amenities in a vibrant and walkable environment.

To help further improve CIP and achieve this vision, amendments to the CIP are being proposed that will implement Initiative 5 of the Town of Tecumseh's Housing Accelerator Fund (HAF) by:

1. reintroducing a revised Building and Property Improvement Grant (BPIG) Program for developments that include affordable rental housing units; and
2. introducing a new Affordable Rental Housing Grant Program for developments that include affordable rental housing units.

These two programs are intended to provide adequate financial incentives to improve the likelihood of affordable units being constructed in the CIP Area.

In addition, the boundary of the CIP is proposed to be modified by removing lands that have already been fully developed and by adding 92 new properties totalling 21 acres in order allow for new strategically located residential properties to also take advantage of the CIP grant programs (see Key Map below).

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed CIP.

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 CIP 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 CIP 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 Ontario Land Tribunal, there are reasonable grounds to do so.

### **How to Provide Comments or Participate 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 January 28, 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, January 23, 2025**.

If you wish to be notified of the decision of the Council of the Corporation of Town of Tecumseh on the proposed CIP, 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 proposal will be available on the Town's website (<https://calendar.tecumseh.ca/meetings>) on Friday, January 24, 2025.



DATED AT THE  
TOWN OF TECUMSEH  
THIS 6<sup>TH</sup> DAY OF  
JANUARY, 2025.

ROBERT AUGER  
DIRECTOR LEGISLATIVE  
SERVICES & CLERK

TOWN OF TECUMSEH  
917 LESPERANCE ROAD  
TECUMSEH, ONTARIO  
N8N 1W9