

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2020-44

Being a By-law to amend Comprehensive Zoning By-law No. 2012-30, as amended.

WHEREAS By-law No. 2012-30, as amended, is the Comprehensive Zoning By-law governing the lands located within the Corporation of the Municipality of Tweed;

AND WHEREAS the Council of the Corporation of the Municipality of Tweed, having received and reviewed an application to amend By-law No. 2012-30 for the Corporation of the Municipality of Tweed in Plan 294, Lots 13-24, Part Block A, RP21R1113, Pt Part 1 and deems it appropriate to amend By-law No. 2012-30;

AND WHEREAS authority is granted under Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF TWEED ENACTS AS FOLLOWS:

1. **THAT** Schedule 'D' to By-law No. 2012-30, as amended, is hereby amended by changing the zone category thereon in accordance with Schedule '1' attached hereto.
2. **THAT** By-law No. 2012-30, as amended, is hereby further amended by the addition of the following items to subsection 5 of Section 14 entitled "Special MR – Multiple Residential Zones" immediately after item 14.5.8 thereof:

14.5.9 MR-8-h Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1, 165 Pomeroy Ave., Village of Tweed

Notwithstanding any provision of By-law No. 2012-30, as amended to the contrary, on the lands zoned MR-8-h, and shown on the attached schedule, the following provisions shall apply:

- a) Zone Provisions:
 - i) Front yard (minimum) 6 metres (19.68 ft.)
 - ii) Rear yard (minimum) 6 metres (19.68 ft.)
 - iii) Exterior side yard (minimum) 3 metres (9.84 ft)
 - iii) Lot coverage (maximum) 60 percent
- b) H-Removal:

The "h" shall be removed in accordance with Section 36 of the *Planning Act, R.S.O 1990, c P.13*, as amended, when:

 - i) The holding provision requirements contained in Section 5 - General Provisions, subsection 5.4 entitled "Holding Zones" of By-law No. 2012-30 have been satisfied; and
 - ii) The owner(s) has entered into a Site Plan Agreement with the Corporation of the Municipality of Tweed, which agreement shall, among other things, be consistent with the planning reports prepared by The Greer Galloway Group Inc. and Terraspec Engineering Inc., and the peer review comments prepared by Jewell Engineering, and implement all municipal requirements, financial or otherwise, in accordance with Section 41 of the *Planning Act, R.S.O 1990, c. P.13*, as amended.

All other provisions of the MR Zone and By-law No. 2012-30, as amended, shall apply to the lands zoned MR-8-h.

14.5.10 MR-9-h Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1, 165 Pomeroy Ave., Village of Tweed

Notwithstanding any provision of By-law No. 2012-30, as amended to the contrary, on the lands zoned MR-9-h, and shown on the attached schedule, the following provisions shall apply:

- a) Zone Provisions:
 - i) Lot Area (minimum) 4,838 sq. metres (52,075 sq. ft.)
 - ii) Lot frontage (minimum) 12 metres (39.3 ft.)
 - iii) Rear Yard (minimum) 7.5 metres (24.6 ft.)

- b) H-Removal:

The “h” shall be removed in accordance with Section 36 of the *Planning Act, R.S.O 1990, c P.13*, as amended, when:

 - i) The holding provision requirements contained in Section 5 - General Provisions, subsection 5.4 entitled “Holding Zones” of By-law No. 2012-30 have been satisfied; and
 - ii) The owner(s) has entered into a Site Plan Agreement with the Corporation of the Municipality of Tweed, which agreement shall, among other things, be consistent with the planning reports prepared by The Greer Galloway Group Inc. and Terraspec Engineering Inc., and the peer review comments prepared by Jewell Engineering, and implement all municipal requirements, financial or otherwise, in accordance with Section 41 of the *Planning Act, R.S.O 1990, c. P.13*, as amended.

All other provisions of the MR Zone and By-law No. 2012-30, as amended, shall apply to the lands zoned MR-9-h.

3. **THAT** By-law No. 2012-30, as amended, is hereby further amended by the addition of the following to subsection 5 of Section 13 entitled “Special R2 – Residential Second Density Zones” immediately after Section 13.5.2 thereof:

13.5.3 R2-3-h Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1, 165 Pomeroy Ave., Village of Tweed

Notwithstanding any provision of By-law No. 2012-30, as amended to the contrary, on the lands zoned R2-3-h, and shown on the attached schedule, the following provisions shall apply:

For lands zoned the R2-3 zone, Section 13.3 b) does not apply.

- a) Zone Provisions:
 - i) Lot area (minimum) 330 sq. metres (3,552 sq. ft.)
 - ii) Lot frontage (minimum) 10.5 metres (34.5 ft.)
 - iii) Interior Side Yard (minimum) 2 metres (6.5 ft)
 - iv) Lot Coverage (maximum) 42 percent

- b) H-Removal:

The “h” shall be removed in accordance with Section 36 of the *Planning Act, R.S.O 1990, c P.13*, as amended, when:

 - i) The holding provision requirements contained in Section 5 - General Provisions, subsection 5.4 entitled “Holding Zones” of By-law No. 2012-30 have been satisfied; and
 - ii) The owner(s) has entered into a Site Plan Agreement with the Corporation of the Municipality of Tweed, which agreement shall, among other things, be consistent with the planning reports prepared by The Greer Galloway Group Inc. and Terraspec Engineering Inc., and the peer review comments prepared by Jewell Engineering, and implement all municipal requirements,

financial or otherwise, in accordance with Section 41 of the *Planning Act, R.S.O 1990, c. P.13*, as amended.

All other provisions of the R2 Zone and By-law No. 2012-30, as amended, shall apply to the lands zoned R2-3-h.

4. **THAT** By-law No. 2012-30, as amended, is hereby further amended by the addition of the following to subsection 5 of Section 13 entitled “Special R2 – Residential Second Density Zones” immediately after Section 13.5.2 thereof:

13.5.4 R2-4-h Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1, 165 Pomeroy Ave., Village of Tweed

Notwithstanding any provision of By-law No. 2012-30, as amended to the contrary, on the lands zoned R2-4-h, and shown on the attached schedule, the following provisions shall apply:

- a) Zone Provisions:
 - i) Lot Coverage (maximum) 40 percent
- b) H-Removal:

The “h” shall be removed in accordance with Section 36 of the *Planning Act, R.S.O 1990, c P.13*, as amended, when:

 - i) The holding provision requirements contained in Section 5 - General Provisions, subsection 5.4 entitled “Holding Zones” of By-law No. 2012-30 have been satisfied; and
 - ii) The owner(s) has entered into a Site Plan Agreement with the Corporation of the Municipality of Tweed, which agreement shall, among other things, be consistent with the planning reports prepared by The Greer Galloway Group Inc. and Terraspec Engineering Inc., and the peer review comments prepared by Jewell Engineering, and implement all municipal requirements, financial or otherwise, in accordance with Section 41 of the *Planning Act, R.S.O 1990, c. P.13*, as amended.

All other provisions of the R2 Zone and By-law No. 2012-30, as amended, shall apply to the lands zoned R2-4-h.

5. **THAT** Schedule '1' attached hereto forms part of this By-law.

6. **THAT** this By-law shall come into force and take effect immediately upon the passing thereof by the Council of the Corporation of the Municipality of Tweed and pursuant to the provisions of and the regulations made under the *Planning Act, R.S.O. 1990, c. P.13*, as amended.

Read a first, second, and third and final time, passed, signed, and sealed in open Council this 25th day of August, 2020.


MAYOR


CLERK

CORPORATION OF THE MUNICIPALITY OF TWEED SCHEDULE '1'

BY-LAW NO. 2020-44

THIS IS SCHEDULE '1' TO BY-LAW NO. 2020-44
AMENDING COMPREHENSIVE ZONING BY-LAW 2012-30, AS AMENDED, FOR THE
MUNICIPALITY OF TWEED

PASSED THIS 25th DAY OF Aug., 2020.

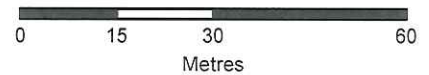
Jo-Anne Albert
Jo-Anne Albert Mayor

Karen LaVallee
Karen LaVallee Clerk



LOCATION OF SUBJECT LANDS

LOCATION: Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1
Municipality of Tweed
ADDRESS: 165 Pomeroy Ave



- Subject Land
- Lands to be rezoned from the Community Facility (CF) Zone to the Urban Reserve (UR) Zone
- Lands to be rezoned from the Community Facility (CF) Zone to the Special Multiple Residential (MR-9-h) Zone
- Lands to be rezoned from the Community Facility (CF) Zone to the Special Multiple Residential (MR-8-h) Zone
- Lands to be rezoned from the Community Facility (CF) Zone to the Special Residential Second Density (R2-3-h) Zone
- Lands to be rezoned from the Community Facility (CF) Zone to the Special Residential Second Density (R2-4-h) Zone

