

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2023-31

Being a By-law to Amend Comprehensive Zoning By-law No. 2012-30 of the Corporation of the Municipality of Tweed, 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 given due consideration to the need to proceed with a zoning by-law amendment to set the minimum commercial space in a mixed-use structure to be 75% of the main floor, and to be located at the frontage of the structure, considers it reasonable to amend Comprehensive Zoning By-law No. 2012-30, as amended;

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 Comprehensive Zoning By-law No. 2012-30, as amended, is hereby further amended by adding subsections 15.3 f) i) and 15.3 f) ii) to Section 15.3 entitled 'Zone Regulations' for the Urban Commercial (UC) zone as follows:
 - 15.3 f) i) Dwelling units in the form of apartments, as permitted in 15.2 xxvi), are prohibited on the ground floor frontage of any building or structure and shall be maintained to the rear of the building or structure.
 - 15.3 f) ii) Commercial space in a mixed-use structure, as permitted in Section 5.20, must be a minimum of 75% of the total ground floor area.
2. That this By-law shall come into force and take effect on its date of passing, subject to the provisions and subsections 34(30) and (31) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, in the event a notice of appeal of this By-law is filed in accordance with subsection 34(19) of the Act.

Read a first, second, and third and final time, passed, signed, and sealed in open Council this 25th day of April, 2023.



MAYOR



CLERK