

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2016-38

Being a By-Law to amend By-Law No. 2016-28, 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. 2016-28 for the Corporation of the Municipality of Tweed, is in agreement with the proposed changes;

AND WHEREAS the Council of the Corporation of the Municipality of Tweed, deems it appropriate to designate a Site Plan Control Area By-Law within the Municipality of Tweed;

AND WHEREAS authority is granted under Sections 34 and 41 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 By-Law No. 2016-28 is hereby amended by replacing the permitted uses in Section 1. subsection i. with the following permitted uses and zone regulations:

RI-5-h Part of Lots 8, 9 and 10, Concession 9, Hungerford

Notwithstanding any provision of By-Law No. 2012-30 as amended to the contrary, on the lands zoned RI-5, the following provisions shall apply:

- i. Permitted uses in the RI-5 zone shall be limited to the following:

a) Industrial Uses:

- i) a manufacturing or processing plant,
- ii) a warehouse,
- iii) self-storage building (s),
- iv) outside storage,
- v) a lumber yard,
- vi) a merchandise service shop,
- vii) any business, administrative or professional offices accessory to a permitted industrial use, including a union hall,
- viii) a builder's supply outlet,
- ix) a contractor's yard,
- x) a bulk storage yard,
- xi) an assembly operation,
- xii) a factory outlet,
- xiii) a workshop, including a showroom,
- xiv) an accessory dwelling unit for a caretaker or security guard, in accordance with the provisions of Section 5.25,
- xv) an accessory building or use to the above uses including retail sales for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than five (5) per cent of the gross floor area of the principal building.

b) Commercial Uses:

- xvi) a retail store,
- xvii) a service shop including a personal and merchandise service shop,
- xviii) a farm implement supply dealer,
- xix) a restaurant including a drive-through restaurant, and take-out restaurant,
- xx) a food market including a butcher shop,

- xxi) a Liquor Control Board or Brewer's Retail Outlet,
- xxii) a business, administrative and/or professional office,
- xxiii) a funeral home,
- xxiv) a clinic,
- xxv) a bake shop,
- xxvi) a greenhouse, nursery or garden center,
- xxvii) a public or private parking area, including parking facilities associated with the principal use(s) permitted under this section,
- xxviii) dwelling units in the form of apartments as an accessory use in buildings in which commercial uses are permitted, except automobile service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of Section 5.21,
- xxix) an accessory building or use to the above uses.

The following zone regulations shall apply in the RI-5 zone:

a) For all Principal Buildings or Uses

- i) Lot Area (Minimum) 4,046.7 sq. metres (1.0 acre)
- ii) Lot Frontage (Minimum) 45.7 metres (150 ft.)
- iii) Front Yard (Minimum) 15 metres (49.2 ft.)
- iv) Rear Yard (Minimum) 7.5 metres (24.6 ft.)
- v) Interior Side Yard (Minimum) 7.5 metres (24.6 ft.)
- vi) Exterior Side Yard (Minimum) 15 metres (49.2 ft.)
- vii) Building Height (Maximum) 11 metres (36.1 ft.)
- viii) Lot Coverage (Maximum) 50 percent
- ix) Access to an accessory dwelling unit shall be separate from access to a rural commercial use.
- x) All means of ingress and egress shall have a minimum width of 6 metres (19.7 ft.) and in the case of a corner lot, no means of ingress or egress shall be located within 15 metres (49.2 ft.) of the intersection of the street lines, or, where a corner is rounded, the points at which the extended street lines meet.
- xi) Off-street parking and off-street loading facilities shall be provided in accordance with Sections 5.30 and 5.31.

b) For An Automobile Service Station

As in the Urban Commercial (UC) Zone.

c) For Accessory Buildings

- i) Rear Yard (Minimum) 1 metre (3.3 ft.)
- ii) Interior Side Yard (Minimum) 1 metre (3.3 ft.)
- iii) Exterior Side Yard (Minimum) 1 metre (3.3 ft.)
- iv) Building Height (Maximum) 10 metres (32.8 ft.)

d) For Land Abutting A Residential Zone or Residential Use

Notwithstanding the above provisions, where an interior side yard and/or a rear yard abuts a residential zone or any existing residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 10 metres (32.8 ft.).

- ii. The requirements of Section 41 of the Planning Act, R.S.O. 1990 c.P.13 as amended, relating to Site Plan Control shall apply to the lands zoned RI-5.
- iii. The "h" shall be removed by By-Law when:
 - 1) The owner(s) has provided a site plan and/or agreement to the


satisfaction of the Corporation of the Municipality of Tweed, which site plan and/or agreement shall implement all municipal requirements, financial or otherwise, in accordance with Sections 41 of the Planning Act, R.S.O 1990, c.P.13., as amended.

All other provisions of the RI Zone and By-Law No. 2012-30, as amended, shall apply to the lands zoned RI-5.

2. THAT Schedule "A" to By-Law No. 2012-30, as amended, is hereby amended by changing the zone category thereon in accordance with Schedule '1' attached hereto;
3. THAT Schedule '1' attached hereto forms part of this By-Law;
4. THAT the lands as identified on Schedule '1' attached hereto and described as Part of Lots 8, 9 and 10, Concession 9, Hungerford, are hereby identified as an area subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended;
5. 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 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 and second time this 23rd day of August, 2016.

Read a third and final time, passed, signed and sealed in open Council this 23rd day of August, 2016.


MAYOR


ACTING CAO/CLERK

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2016-38

SCHEDULE '1'

This is Schedule '1' to By-Law No. 2016-38 which amends By-Law No. 2016-28 for the Municipality of Tweed.

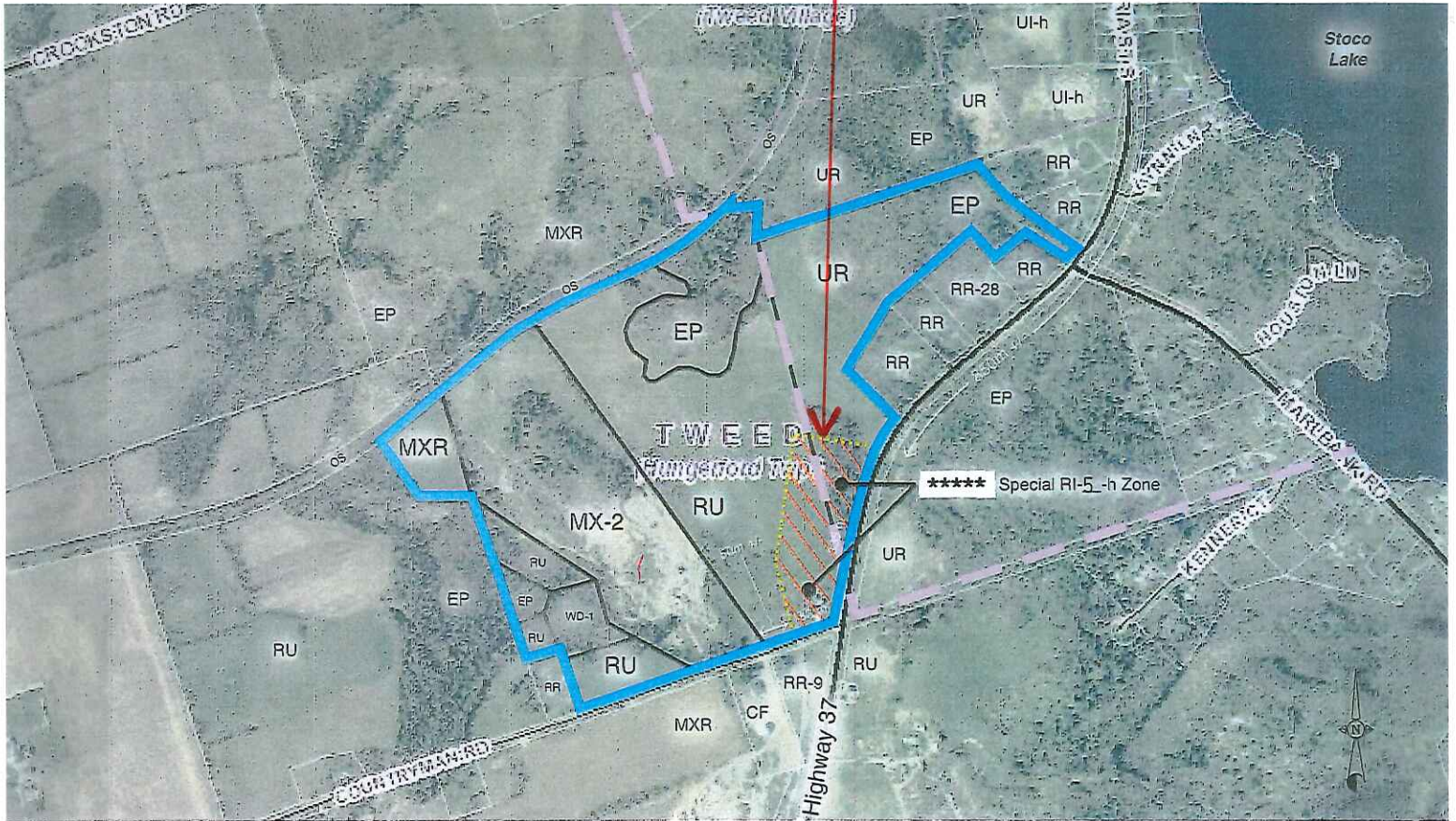
Passed this 23rd day of August, 2016.

Jo-Anne Albert
MAYOR

Bill Dool
ACTING CAO/CLERK

Location of Subject Lands: Part of Lots 8, 9 and 10 Concession 9 Hungerford
Zoning Amendment ZA7/16
Roll No. of subject parcel 1231-328-015-11501-0000 (Split)

Lands rezoned to Special Rural Industrial holding (RI-5-h) Zone and subject to amendment of permitted uses and zone regulations.



GENERAL DESCRIPTION:

PART OF LOTS 8, 9 AND 10
CONCESSION 9
TOWNSHIP OF HUNGERFORD, NOW IN THE
MUNICIPALITY OF TWEED
COUNTY OF HASTINGS

LEGEND:





-  SUBJECT PROPERTY
-  PROPOSED SEVERED PARCEL
- 4.5 ha (11.1 ac)
-  TWEED URBAN AREA
-  ZONE BOUNDARY

FIGURE 1
KEY MAP
TIM RASHOTTE



211 Dundas Street East, Suite 202,
Belleisle, Ontario, M9N 1E2

MAP CREATED USING DATA PROVIDED BY
COUNTY OF HASTINGS GEOGRAPHIC INFORMATION SYSTEM.