

**CORPORATION OF THE MUNICIPALITY OF TWEED**

**BY-LAW NUMBER 2013-03**

**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, 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. 2012-30 as amended, is hereby amended, by the addition of the following to subsection (5) of Section 17 entitled "Special RRC – Recreation/Resort Commercial Zones" immediately after item 7.5.5 thereof:

**"17.5.5 RRC-6-h (Tikhomirov, Part Lots 9 & 10 , Concesion 6, Hungerford)**

Notwithstanding any provision of By-law No. 2012-30 as amended to the contrary, on the lands zoned RRC-6, the following provisions shall apply:

- i. Permitted uses shall be limited to the following:
  - 1) A Tourist Establishment;
  - 2) Recreational Use, Active Outdoor
  - 3) Recreational Use, Passive Outdoor
  - 4) Uses accessory to the above.
  
- ii) For a "Tourist establishment" the maximum number of buildings and structures permitted shall be limited to:
  - 1) one (1) main building with five (5) guest rooms and dinning facilities;
  - 2) one (1) gymnasium;
  - 3) one (1) pool house/recreation building;
  - 4) one (1) pool;
  - 5) one (1) garage/storage building; and,
  - 6) eight (8) cabins, tourist (with food preparation and cooking facilities).
  
- iii) The maximum gross floor area shall be:

1) For a main building	725 m <sup>2</sup> (7,804 ft <sup>2</sup> )
2) For a gymnasium	340 m <sup>2</sup> (3,660 ft <sup>2</sup> )
3) For a pool house/recreation building	160 m <sup>2</sup> (1,723 ft <sup>2</sup> )
4) For a garage Storage building	280 m <sup>2</sup> (3,014 ft <sup>2</sup> )
5) For a cabins, tourist (per cabin)	64 m <sup>2</sup> (690 ft <sup>2</sup> )
  
- iv) Front Yard Minimum 60 m (200 ft.)
  
- v) All buildings and structures shall be a minimum of 90 m from a Residential zone.
  
- vi) All buildings and structures shall be a minimum of 15 m from the 1:100 year flood plain of the Moira River
  
- vii) 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 RRC-6-h.

- viii) The "h" shall be removed by by-law when the owner has entered into a Site Plan and/or Site Plan Agreement with the Corporation of Municipality of Tweed, which agreement shall address 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 RRC Zone and By-law No. 2012-30, as amended, shall apply to the lands zoned RRC-6-h."

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 and 9, Concession 6 (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 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 TIME AND FINALLY  
PASSED THIS 22ND DAY OF JANUARY, 2013.**

  
\_\_\_\_\_  
Jo-Anne Albert, Mayor

  
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Patricia Bergeron, CAO/Clerk

**CORPORATION OF THE MUNICIPALITY OF TWEED  
SCHEDULE '1'**

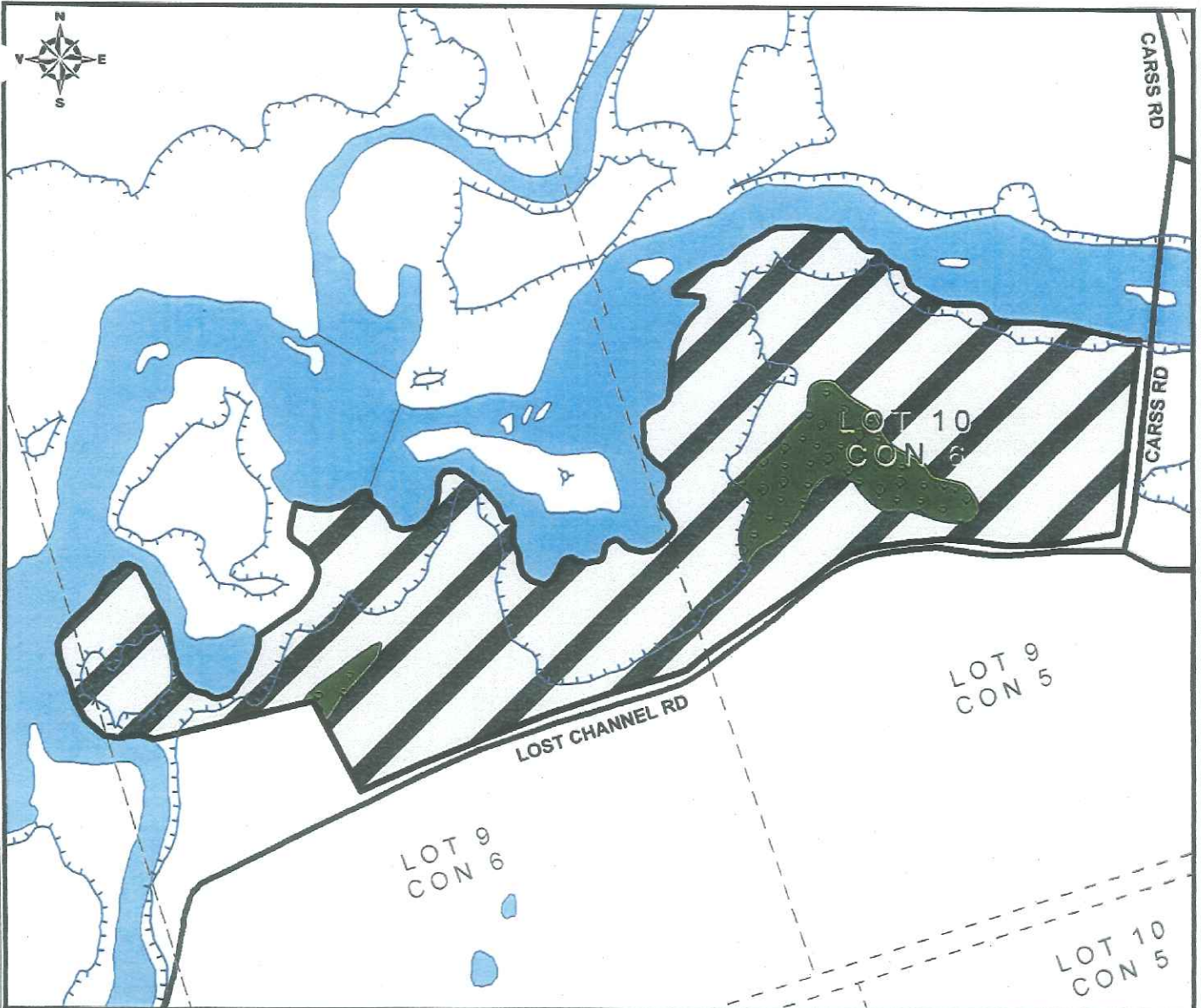
BY-LAW NO. 2013-03

THIS IS SCHEDULE '1' TO BY-LAW NO. 2013-03 AMENDING  
COMPREHENSIVE ZONING BY-LAW 2012-30 AS AMENDED, FOR THE  
MUNICIPALITY OF TWEED

PASSED THIS 22 DAY OF JANUARY, 2013

*Jo Anne Albert*  
Jo-Anne Albert Mayor





*Patricia L Bergeron*  
Patricia Bergeron Clerk



**LOCATION OF SUBJECT LANDS**

LOCATION: Part Lot 9 & 10, Concession 6  
Municipality of Tweed (Geographic Township of Hungerford)  
ADDRESS: 689 Lost Channel Road

0 100 200 METRES

-  Subject Lands
-  Lands to be zoned to the Special Resort Commercial Holding C3-3-h) Zone
-  Lands to zoned to the Environmental Protection (EP) Zone
-  To remain as the Floodplain Overlay



Prepared For:  
Municipality of Tweed

Prepared By:  
County of Hastings Planning & Dept. GIS Services

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