

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2014-37

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** 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 By-Law No. 2012-30, as amended, is hereby amended by the addition of the following to subsection 5 of Section 13 entitled Special R2 – Residential Second Density Zones becoming item 13.5.1 thereof:

**R2-1 Part Lot 64, Plan 269, 160 Alexander Street (severed lands in Severance B42/14), Village of Tweed**

Notwithstanding any provision of By-Law No. 2012-30 as amended to the contrary, on the lands zoned R2-1 the following provisions shall apply:

- i. Permitted uses shall be limited to Residential Second Density.
- ii. Minimum lot area of 595 sq. m.
- iii. Minimum lot frontage of 12 m.
- iv. Reduction of the front yard setback from 7.5 m to 6 m.
- v. Reduction of the minimum setback from the top of bank of the Moira River from 30 m to 15.15m.

All other provisions of the R2 Zone and By-law No. 2012-30, as amended, shall apply to the lands zoned R2-1.

2. 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;
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 Lot 64, Plan 269, 160 Alexander Street, Village of Tweed, are hereby zoned Special Residential Second Density Zone.
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 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 time and finally passed this 25<sup>th</sup> day of November, 2014.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK (Acting)

**CORPORATION OF THE MUNICIPALITY OF TWEED**

**BY-LAW NO. 2014-37**

**SCHEDULE '1'**

This is Schedule '1' to By-Law No. 2014-37 amending Comprehensive Zoning By-Law No. 2012-30, as amended, for the Municipality of Tweed.

Passed this 25<sup>th</sup> day of November, 2014.

*Jo Anne Albert*  
**MAYOR**

*Beth Doolan*  
**CLERK (Acting)**

**Location of Subject Lands:** Part Lot 64 Plan 269 160 Alexander Street  
 Village of Tweed  
 Severed parcel in Severance B42/14  
 Zoning Amendment ZA3/14  
 Roll No of subject parcel 1231-231-020-10240-0000

**Lands to be rezoned to Special Residential Second Density Zone (R2-1)**

