

**CORPORATION OF THE MUNICIPALITY OF TWEED**

**BY-LAW NO. 2021-60**

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 changes to the minimum square footage of the gross floor area for dwellings to accommodate smaller homes, 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 replacing subsection 3.114 of Section 3 entitled 'Definitions' as follows:

**3.114 FLOOR AREA, GROSS**

"Floor Area, Gross" shall mean the total floor area of the heated living spaces and shall include the floor area of any apartment or areas common to the tenants which are heated, which floor areas are measured between interior faces of the interior walls of the building at each floor level, but excluding car parking areas within the building, decks, porches, unfinished basement, crawl space, or cellar.

2. That Comprehensive Zoning By-law No. 2012-30, as amended, is hereby further amended by replacing subsection 5.25.7 i) of Section 5 entitled 'General Provisions' as follows:

5.25.7 i) A dwelling as a separate structure shall have a minimum gross floor area of 55.75 square metres (600.0 sq. ft.) and where there is more than one floor, a minimum ground floor area of 27.88 square metres (300.1 sq. ft.). A dwelling unit as an apartment within a non-residential building shall have a minimum gross floor area of 55 square metres (592.0 sq. ft.).

3. That Comprehensive Zoning By-law No. 2012-30, as amended, is hereby further amended by replacing the Zone Regulations of various Zone subsections as listed in Schedule 'A' attached hereto and forming part of this By-law.
4. 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 28th day of September, 2021.

  
MAYOR

  
CLERK

**CORPORATION OF THE MUNICIPALITY OF TWEED**

**SCHEDULE 'A'  
TO  
BY-LAW NO. 2021-60**

**Amended Zone Regulations for Zones  
in  
Comprehensive Zoning By-law No. 2012-30, as amended**

<b>ZONE</b>	<b>Subsection</b>	<b>Zone Regulation</b>
PA – Prime Agricultural	6.3 i) vii)	55.75 sq. metres (600.0 sq. ft.)
RU – Rural	7.3 a) vii)	55.75 sq. metres (600.0 sq. ft.)
RR – Rural Residential	8.3 a) vii)	55.75 sq. metres (600.0 sq. ft.)
WR – Waterfront Residential	9.3 a) viii)	55.75 sq. metres (600.0 sq. ft.)
LSR – Limited Service Residential	10.3 a) viii)	55.75 sq. metres (600.0 sq. ft.)
MHR – Mobile Home Residential	11.3 a) ix)	55.75 sq. metres (600.0 sq. ft.)
R1 – Residential First Density	12.3 a) vi)	55.75 sq. metres (600.0 sq. ft.)
R2 – Residential Second Density	13.3 b) vii)	100.2 sq. metres (1,078.54 sq. ft.)
R2 – Residential Second Density	13.3 c) vii)	50.1 sq. metres (539.27 sq. ft.)
MR – Multiple Residential	14.3 a) ix)	43.82 sq. metres (471.67 sq. ft.)
MR – Multiple Residential	14.3 b) ix)	43.82 sq. metres (471.67 sq. ft.)
MR – Multiple Residential	14.3 c) ix)	40.73 sq. metres (438.41 sq. ft.)
MR – Multiple Residential	14.3 d) viii)	40.73 sq. metres (438.41 sq. ft.)