

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2023-30

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 replacement of item 15.5.3 in Section 15, subsection 5 entitled Special UC – Urban Commercial Zones with the following:

UC-3 Plan 284, Lot 86, Plan 12, Part Lots 121 & 122, Part 1 RP 21R17740, Parts 1 & 2 RP 21R21557, 330 Victoria St. N., and Plan 12, Part Lot 121, Part 5 RP 21R6255, Metcalf St., Village of Tweed

Notwithstanding any provision of By-law No. 2012-30 as amended to the contrary, on the lands zoned UC-3 the following special provisions shall apply:

Permitted Uses

- i. Permitted uses shall be in accordance with the list of Permitted Uses in the Urban Commercial (UC) zone.

Zone Provisions

- i. Reduce off-street parking provisions in Section 5.30 of Comprehensive Zoning By-law No. 2012-30 to be 1.25 spaces per residential unit, 1 space per 44.5 sq. m for commercial space, reduction of parking space size to 2.7m by 5.5m, and the barrier free parking requirements shall not apply.

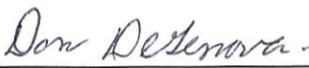
Zone Provisions (applicable to 330 Victoria St. N. only)

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|------|-------------------------------------|---------------------------------------|
| i. | lot frontage (minimum) | 9.2 m (30.2 ft.) |
| ii. | rear yard (minimum) | 1.2 m (3.94 ft.) |
| iii. | front yard | no requirement |
| iv. | interior side yard (north side) | no requirement |
| v. | frontage commercial space (minimum) | 26.55% of the gross ground floor area |

All other provisions of the UC Zone and By-law No. 2012-30, as amended, shall apply to the lands zoned UC-3.

2. THAT Schedule 'D' to By-law No. 2012-30, as amended, is hereby amended 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 Plan 284, Lot 86, Plan 12, Part Lots 121 & 122, Part 1 RP 21R17740, Parts 1 & 2 RP 21R21557, 330 Victoria St. N., and Plan 12, Part Lot 121, Part 5 RP 21R6255, Metcalf St., Village of Tweed, are hereby zoned Special Urban Commercial (UC-3).
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 and final time, passed, signed, and sealed in open Council this 25th day of April, 2023.



MAYOR



CLERK

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2023-30

SCHEDULE '1'

This is Schedule '1' to By-law No. 2023-30 amending Comprehensive Zoning By-law No. 2012-30, as amended, for the Municipality of Tweed.

Passed this 25th day of April, 2023.

Don DeSena
MAYOR

Karen LaVallo
CLERK

Location of Subject Lands: Plan 284, Lot 86, Plan 12, Part Lots 121 & 122, Part 1 RP 21R17740, Parts 1 & 2 RP 21R21557, 330 Victoria St. N., and Plan 12, Part Lot 121, Part 5 RP 21R6255, Metcalf St., Village of Tweed
Replace Permitted Uses and Zone Provisions of the existing Special Urban Commercial (UC-3) zone on two existing land parcels.
Zoning Amendment ZA5/23
Roll No. of subject parcels:
1231-231-015-10600-0000 & 1231-231-015-07950

Lands to be rezoned to the Special Urban Commercial (UC-3) zone.

