

## CORPORATION OF THE MUNICIPALITY OF TWEED

### BY-LAW NO. 2023-61

Being a By-law to Amend Comprehensive Zoning By-law No. 2012-30 of the Corporation of the Municipality of Tweed, to Remove the Holding Symbol from Certain Lands Being Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1, 165 Pomeroy Ave., Village of Tweed, now in the Municipality of Tweed.

WHEREAS Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, provides that a Council of a Municipality may pass zoning By-laws;

AND WHEREAS Section 36 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, sets out the provisions for the removal of a holding symbol from a zoning By-law;

AND WHEREAS notice of intention to pass an amending By-law has been provided in accordance with Section 36 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. REMOVAL OF HOLDING SYMBOL.

- 1.1 That the holding symbol shall be removed from the lands described as Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1, 165 Pomeroy Ave., Village of Tweed, now in the Municipality of Tweed, described in Schedule '1' attached hereto and which shall form part of this By-law.

#### 2. ESTABLISHMENT OF ZONES.

- 2.1 That Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1, 165 Pomeroy Ave., Village of Tweed, now in the Municipality of Tweed, described in Schedule '1' attached hereto and which shall form part of this By-law is hereby zoned Special Multiple Residential for which the zone symbol shall be MR-8; Special Multiple Residential for which the zone symbol shall be MR-9; Special Residential Second Density for which the zone symbol shall be R2-3; and Special Residential Second Density for which the zone symbol shall be R2-4 and all the provisions of this By-law shall apply to such lands.

#### 3. PROVISIONS FOR ZONES.

- 3.1 Provisions for MR-8, MR-9, R2-3, and R2-4 Zones.

Within the MR-8, MR-9, R2-3, and R2-4 zones no person shall use any land or use, erect, locate, occupy, or alter any building or structure except as permitted by and in compliance with the requirements of this By-law.

#### 4. PERMITTED USES.

- 4.1 Permitted uses shall be limited to the permitted uses in the Multiple Residential and Residential Second Density zones respectively.
- 4.2 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 MR-8, MR-9, R2-3, and R2-4.

5. APPLICATION OF BY-LAW 2012-30.

5.1 General Application.

That all provisions of By-law No. 2012-30, unless inconsistent with the provisions of this By-law, shall apply to the lands within the MR-8, MR-9, R2-3, and R2-4 zones.

5.2 Amendment.

That By-law No. 2012-30 is hereby amended to the extent of the provisions of this By-law.

6. That the provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of the passing of this By-law so long as it continues to be used for that purpose.
7. 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, subject to the provisions of 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 11th day of July, 2023.



\_\_\_\_\_  
**MAYOR**



\_\_\_\_\_  
**CLERK**



# CORPORATION OF THE MUNICIPALITY OF TWEED SCHEDULE '1'

BY-LAW NO. 2023-61

THIS IS SCHEDULE '1' TO BY-LAW NO. 2023-61  
AMENDING COMPREHENSIVE ZONING BY-LAW 2012-30, AS AMENDED, FOR THE  
MUNICIPALITY OF TWEED

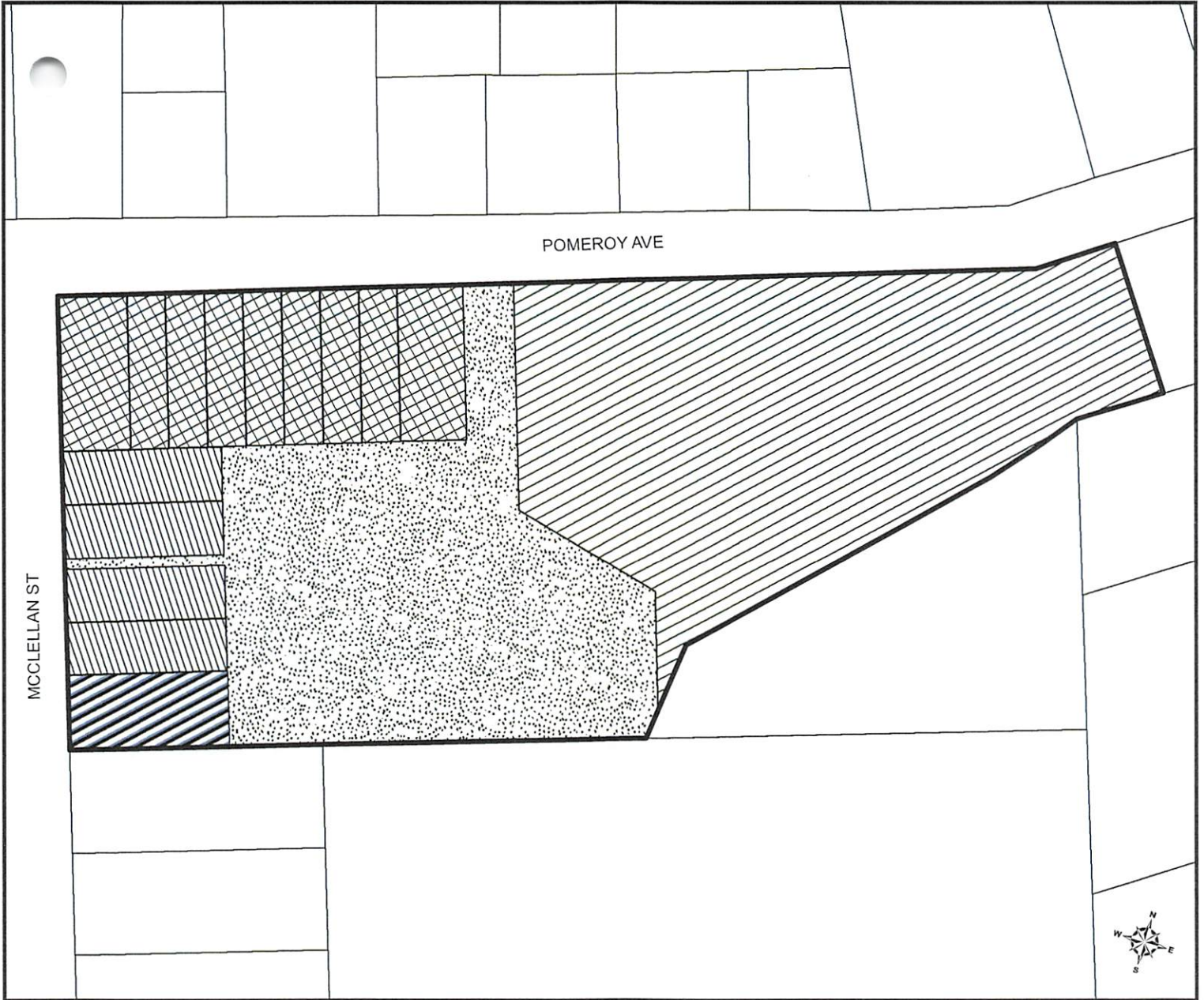
PASSED THIS 11<sup>th</sup> DAY OF JULY, 2023

*Don DeGenova*

Don DeGenova Mayor

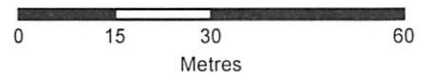
*Karen LaVallee*







Karen LaVallee Clerk



**LOCATION OF SUBJECT LANDS**

LOCATION: Plan 294, Lots 13 to 24, Part Block A, RP 21R1113, Pt Part 1  
Municipality of Tweed  
ADDRESS: 165 Pomerooy Ave



-  Subject Land
-  Lands to be rezoned from the Community Facility (CF) Zone to the Urban Reserve (UR) Zone
-  Lands to be rezoned from the Community Facility (CF) Zone to the Special Multiple Residential (MR-9-~~h~~) Zone
-  Lands to be rezoned from the Community Facility (CF) Zone to the Special Multiple Residential (MR-8-~~h~~) Zone
-  Lands to be rezoned from the Community Facility (CF) Zone to the Special Residential Second Density (R2-3-~~h~~) Zone
-  Lands to be rezoned from the Community Facility (CF) Zone to the Special Residential Second Density (R2-4-~~h~~) Zone

