

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2017-54

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 a Portion of Certain Lands Being Plan 284, Part of Block 59, RP 21R20247, Part 1 and Pt Part 2, Village of Tweed, now in the Municipality of Tweed.

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

AND WHEREAS Section 36 of the *Planning Act, R.S.O. 1990*, 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*, 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 a 1-acre portion of the lands described as Plan 284, Part Block 59, RP 21R20247, Part 1 and Pt Part 2, Village of Tweed, now in the Municipality of Tweed, described in Schedule "A" attached hereto and which shall form part of this By-law.

2. ESTABLISHMENT OF ZONES.

- 2.1 That a 1-acre portion of Plan 284, Part Block 59, RP 21R20247, Part 1 and Pt Part 2, Village of Tweed, now in the Municipality of Tweed, described in Schedule "A" attached hereto and which shall form part of this By-law is hereby zoned Residential Density 1 for which the zone symbol shall be R1 and all the provisions of this By-law shall apply to such lands.

3. PROVISIONS FOR ZONES.

- 3.1 Provisions for R1 Zone.

Within the R1 zone 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 Comprehensive Zoning By-law No. 2012-30.
- 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 R1.

5. APPLICATION OF BY-LAW NO. 2012-30.

- 5.1 General Application.

That all provisions of Comprehensive Zoning By-law No. 2012-30, as amended, unless inconsistent with the provisions of this By-law, shall apply to the lands within the R1 zone.

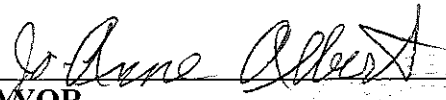
5.2 Amendment.

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

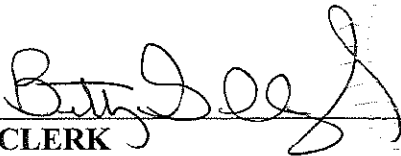
6. That the provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of the passing of this By-law so long as it continues to be used for that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

Read a first and second time this 13th day of December, 2017.

Read a third and final time, passed, signed and sealed in open Council this 13th day of December, 2017.



MAYOR



CLERK

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2017-54

SCHEDULE "A"

Land Subject of Zoning Amendment

Plan 284, Part of Block 59, RP 21R20247, Part 1 and Pt Part 2, Village of Tweed

Roll No. for subject parcel – 12-31-231-020-10040-0000

Holding provision removed from 1-acre portion of property to allow for development of single-family dwelling fronting on Old Bogart Road.

Portion Zoned Residential Density 1 (R1)

