

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2023-90

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 15.5.1 with the following in subsection 5 of Section 15 entitled Special UC – Urban Commercial Zones:

**UC-1 Lots 97, 98, Part 110 and 111, Registered Plan 12, 85
Victoria St. N., Village of Tweed (Retained lot created by
Severance B40/23)**

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

Permitted Uses

The following shall be the only permitted use:

- i) a retail establishment.

Zone Provisions

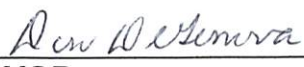
- i) The existing interior side yard for the retail establishment of 0.8 m on north side adjacent to R1-10 shall be the minimum required for the lot.
- ii) The existing exterior side yard along Jamieson St. shall be zero.
- iii) The existing rear yard for the retail establishment of 0.5 m on west side adjacent to R1-10 shall be the minimum required for the lot.

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

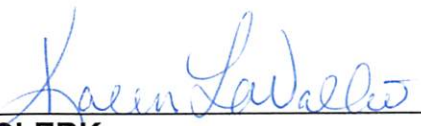
2. THAT Schedule 'D' to By-law No. 2012-30, as amended, is hereby amended by changing the zone category thereon in accordance with Schedule '1' attached hereto;
3. THAT Schedule '1' attached hereto forms part of this By-law;

4. THAT the lands as identified on Schedule '1' attached hereto and described as Lot 97, 98, Part 110, and 111, Registered Plan 12, 85 Victoria St. N., Village of Tweed, are hereby zoned Special Urban Commercial (UC-1).
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 28th day of November, 2023.



MAYOR



CLERK

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2023-90

SCHEDULE '1'

This is Schedule '1' to By-law No. 2023-90 amending Comprehensive Zoning By-law No. 2012-30, as amended, for the Municipality of Tweed.

Passed this 28th day of November, 2023.

Don DeSeno

MAYOR

Karen La Valle

CLERK

Location of Subject Lands: Lots 97, 98, Part 110 and 111, Registered Plan 12, 85 Victoria St. N., Village of Tweed
Rezone approx. 3,379.1-square metre retained lot created by Severance B40/23 to Special Urban Commercial (UC-1)
Zoning Amendment ZA14/23
Roll No. of subject parcel 1231-231-010-08100-0000

Lands to be rezoned to the Special Urban Commercial (UC-1) zone.

