

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2016-28

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 the Council of the Corporation of the Municipality of Tweed, deems it appropriate to designate a Site Plan Control Area By-Law within the Municipality of Tweed;

AND WHEREAS authority is granted under Sections 34 and 41 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 addition of the following to subsection 5 of Section 19 entitled Special RI – Rural Industrial Zones immediately after item 19.5.4 thereof:

RI-5-h Part of Lots 8, 9 and 10, Concession 9, Hungerford

Notwithstanding any provision of By-Law No. 2012-30 as amended to the contrary, on the lands zoned RI-5-h, the following provisions shall apply:

- i. Permitted uses shall be limited to the following:
 - 1) Those uses specifically proposed by the applicant in the planning report prepared by RFA Planning dated December 21, 2015;
 - 2) Limit the size and scale to those specifically proposed in the planning report prepared by RFA Planning dated December 21, 2015 to ensure orderly development and compatible with the surrounding land uses;
 - 3) Maintain the rural character of the area.
- ii. 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 RI-5-h.
- iii. The “h” shall be removed by By-Law when:
 - 1) The owner(s) has entered into a Site Plan Agreement with the Corporation of the Municipality of Tweed, which agreement shall, among other things, be consistent with the planning report prepared by RFA Planning dated December 21, 2015 and implement all municipal requirements, financial or otherwise, in accordance with Sections 41 of the Planning Act, R.S.O 1990, c.P.13., as amended.

All other provisions of the RI Zone and By-Law No. 2012-30, as amended, shall apply to the lands zoned RI-5-h.

2. THAT Schedule “A” 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 Part of Lots 8, 9 and 10, Concession 9, Hungerford, are hereby identified as an area subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended;
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 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 and second time this 24th day of May, 2016.

Read a third and final time, passed, signed and sealed in open Council this 24th day of May, 2016.



MAYOR



ACTING CAO/CLERK



CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2016-28

SCHEDULE '1'

This is Schedule '1' to By-Law No. 2016-28 amending Comprehensive Zoning By-Law No. 2012-30, as amended, for the Municipality of Tweed.

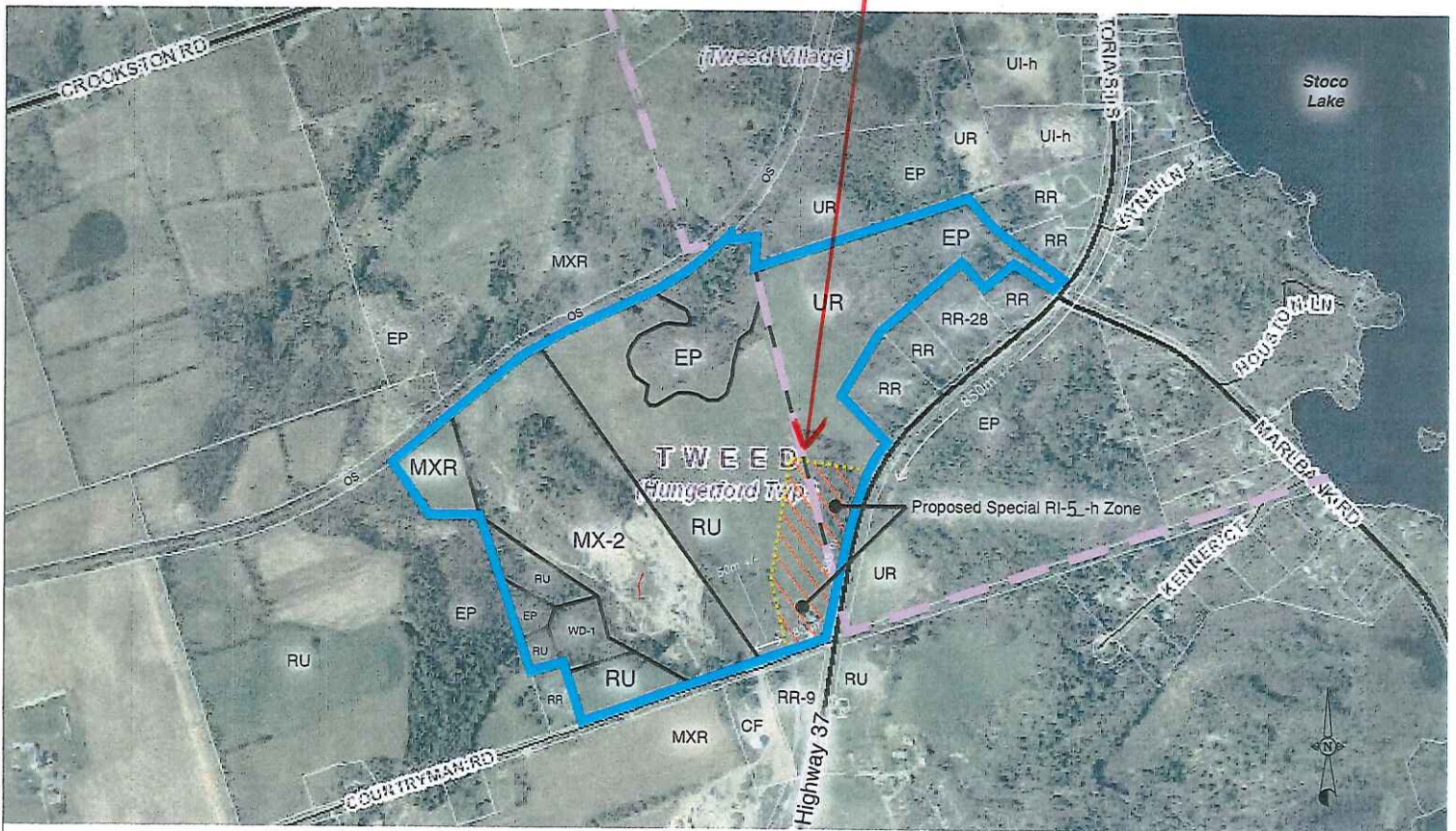
Passed this 24th day of May, 2016.

Jo-Anne Allent
MAYOR

Bill Doel
ACTING CAO/CLERK

Location of Subject Lands: Part of Lots 8, 9 and 10 Concession 9 Hungerford
Zoning Amendment ZA4/16
Roll No. of subject parcel 1231-328-015-11501-0000

Lands to be rezoned to Special Rural Industrial holding (RI-5-h) Zone



LEGAL DESCRIPTION:
PART OF LOTS 8, 9 AND 10
CONCESSION 9
TOWNSHIP OF HUNGERFORD, NOW IN THE
MUNICIPALITY OF TWEED
COUNTY OF HASTINGS

LEGEND:
 SUBJECT PROPERTY
 PROPOSED SEVERED PARCEL
 -4.5 ha (11.1 ac)
 TWEED URBAN AREA
 ZONE BOUNDARY

**FIGURE 1
KEY MAP**
TIM RASHOTTE



211 Dundas Street East, Suite 202,
Etobicoke, Ontario, M9Y 1E2

MAP CREATED USING DATA PROVIDED BY
COUNTY OF HASTINGS GEOGRAPHIC INFORMATION SYSTEM.

