

**BY-LAW NUMBER XX-2025**

**CORPORATION OF THE MUNICIPALITY OF TWEED  
A By-law to Amend  
Comprehensive Zoning By-law Number 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, deems it appropriate to amend By-law Number 2012-30;

**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 further amended by amending Section 12, R1 -Residential First Density Zone by repealing and replacing the following:

**12.3 Zone Regulations**

**a) For a single detached dwelling**

- |       |  |   |
|-------|--|---|
| i)    | Lot area (Minimum)                     |   |
|       | - Public water and sanitary services   | 400 sq. metres (4305.7 sq. ft.)   |
|       | - Private water and sanitary services  | 4046.7 sq. metres (1.0 acre)  |
| ii)   | Lot Frontage (Minimum)                 |   |
|       | - Public water and sanitary services   | 12 metres (39.3 ft)<br>(except in the case of a corner lot for which the minimum lot frontage shall be 16.5 metres (54.1 ft)) |
|       | - Private water and sanitary services  | 45 metres (147.6 ft)  |
| iii)  | Front Yard (Minimum)                   | 6 metres (19.6 ft)  |
| iv)   | Rear Yard (Minimum)                    | 7.5 metres (24.6 ft)  |
| v)    | Interior Side Yard (Minimum)           | 1.2 metres (3.9 ft)   |
| vi)   | Exterior Side Yard (Minimum)           | 4.5 metres (14.7 ft)  |
| vii)  | Lot Coverage (Maximum) (all buildings) | 35%   |
| viii) | Building Height (Maximum)              | 11 metres (36 ft)   |

2. THAT By-Law No. 2012-30, as amended, is hereby further amended by amending Section 13, R2 -Residential Second Density Zone by repealing and replacing the following:

### **13.3 Zone Regulations**

#### **b) For a Duplex, Semi-detached, Boarding and Rooming House**

i)	Lot area (Minimum)	
	- Public water and sanitary services	600 sq. metres (6458.5 sq. ft.)
	- Private water and sanitary services	6000 sq. metres (64583.6 sq ft)
ii)	Lot Frontage (Minimum)	
	- Public water and sanitary services	18 metres (59 ft) (except in the case of a corner lot for which the minimum lot frontage shall be 24 metres (78.7ft)
	- Private water and sanitary services	60 metres (196.8 ft)
iii)	Front Yard (Minimum)	6 metres (19.6 ft)
iv)	Rear Yard (Minimum)	7.5 metres (24.6 ft)
v)	Interior Side Yard (Minimum)	1.2 metres (3.9 ft)
	-without an attached garage	3.0 metres (9.8 ft) (except where abutting a shared common wall)
vi)	Exterior Side Yard (Minimum)	6 metres (19.6 ft)
vii)	Lot Coverage (Maximum) (all buildings)	45%
viii)	Building Height (Maximum)	11 metres (36 ft)

#### **c) For one Dwelling Unit of a Semi-detached dwelling (on full municipal services)**

i)	Lot area (Minimum)	
	- Public water and sanitary services	300 sq. metres (3229 sq. ft.)
ii)	Lot Frontage (Minimum)	
	- Public water and sanitary services	9 metres (29.5 ft)
iii)	Front Yard (Minimum)	6 metres (19.6 ft)
iv)	Rear Yard (Minimum)	7.5 metres (24.6 ft)
v)	Interior Side Yard (Minimum)	1.2 metres (3.9 ft)
	-without an attached garage	3.0 metres (9.8 ft) (except where abutting a shared common wall)
vi)	Exterior Side Yard (Minimum)	6 metres (19.6 ft)
vii)	Lot Coverage (Maximum) (all buildings)	45%
viii)	Building Height (Maximum)	11 metres (36 ft)

3. THAT By-Law No. 2012-30, as amended, is hereby further amended by amending Section 14, MR – Multiple Residential Zone by repealing and replacing the following:

### **14.3 Zone Regulations**

#### **a) For a Triplex**

i) Lot area (Minimum)	
- Public water and sanitary services	750 sq. metres (8073 sq. ft.)
ii) Lot Frontage (Minimum)	21 metres (68.8 ft)
iii) Front Yard (Minimum)	6 metres (19.6 ft)
iv) Rear Yard (Minimum)	7.5 metres (24.6 ft)
v) Interior Side Yard (Minimum)	3 metres (9.8 ft)
vi) Exterior Side Yard (Minimum)	6 metres (19.6 ft)
vii) Lot Coverage (Maximum) (all buildings)	45%
viii) Building Height (Maximum)	11 metres (36 ft)
ix) Number of dwelling units permitted in one principle building	3 dwelling units

#### **b) For a Fourplex**

i) Lot area (Minimum)	1000 sq. metres (10764 sq. ft.)
ii) Lot Frontage (Minimum)	28 metres (91.8 ft)
iii) Front Yard (Minimum)	6 metres (19.6 ft)
iv) Rear Yard (Minimum)	7.5 metres (24.6 ft)
v) Interior Side Yard (Minimum)	3 metres (9.8 ft)
vi) Exterior Side Yard (Minimum)	6 metres (19.6 ft)
vii) Lot Coverage (Maximum) (all buildings)	45%
viii) Building Height (Maximum)	11 metres (36 ft)
ix) Number of dwelling units permitted in one principle building	4 dwelling units

#### **c) For a Low Rise Apartment Building**

i) Lot area (Minimum)	250 sq. metres per dwelling unit
ii) Lot Frontage (Minimum)	30 metres (98.4 ft)
iii) Front Yard (Minimum)	7.5 metres (24.6 ft)
iv) Rear Yard (Minimum)	7.5 metres (24.6 ft)
v) Interior Side Yard (Minimum)	3.5 metres (11.4 ft) or one half the height of the building, whichever is greater
vi) Exterior Side Yard (Minimum)	7.5 metres (24.6 ft)
vii) Lot Coverage (Maximum) (all buildings)	40%

- viii) Building Height (Maximum) 11 metres (36 ft)
- ix) Minimum number of dwelling units in one principle building 5 dwelling units

**d) For a Townhouse**

- i) Lot area (Minimum) 660 sq. metres (7104.4 sq ft)
- ii) Lot Frontage (Minimum) 18 metres (59 ft)  
(except in the case of a corner lot for which the minimum lot frontage shall be 24 metres (78.7 ft))
- iii) Front Yard (Minimum) 6 metres (19.6 ft)
- iv) Rear Yard (Minimum) 7.5 metres (24.6 ft)
- v) Interior Side Yard (Minimum) 3 metres (9.8 ft)
- vi) Exterior Side Yard (Minimum) 6 metres (19.6 ft)
- vii) Lot Coverage (Maximum) (all buildings) 45%
- viii) Building Height (Maximum) 11 metres (36 ft)
- ix) Minimum number of dwelling units in one principle building 3 dwelling units

**e) For each Townhouse Unit on a separate lot**

- i) Lot area per Unit (Minimum) 220 sq metres (2368.1 sq ft)
- ii) Lot Frontage per Unit (Minimum) 6 metres (19.6 ft)
- iii) Interior Side Yard (Minimum) between dwelling unit that share a common wall nil

All other provisions from Section 14.3 d) apply

4. **THAT** this By-law shall come into force and take effect pursuant to the provisions of and the regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

**THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS \_\_\_\_\_ TH DAY OF \_\_\_\_\_, 2025**

\_\_\_\_\_  
Lucas Wales, Deputy Clerk

\_\_\_\_\_  
Don Degenova, Mayor