

**CORPORATION OF THE MUNICIPALITY OF TWEED**

**BY-LAW NO. 2025-37**

Being a By-Law to Amend Comprehensive Zoning By-law No. 2012-30, as Amended.

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**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 repealing section 12.5.8 (Special R1-8) and adding section 13.5.5 (Special R2-5) with the following:

**R2-5            Plan 157, Pt Park Lots 17 and 30, Part 2 RP 21R24455,  
375 Hungerford Rd., Village of Tweed (Severed lot created  
by Severance B22/11)**

Notwithstanding any provision of By-law No. 2012-30 as amended to the contrary, on the lands zoned R2-5 the following provisions shall apply:

**Special Provisions**

- i) Permitted uses shall be limited to Residential Second Density.
- ii) A semi-detached dwelling shall be permitted within the Wellhead Protection Area Zone One (WHPA-1) Overlay.
- iii) Home based businesses and home based industries shall be prohibited at this location.
- iv) The minimum setback from the neighbouring Mineral Extractive (MX) property on the north side of Hungerford Rd. shall be 92.3 metres.

All other provisions of the R2 Zone and By-law No. 2012-30, as amended, shall apply to the lands zoned R2-5.

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 Plan 157, Pt Park Lots 17 and 30, Part 2 RP 21R24455, 375 Hungerford Rd., Village of Tweed, are hereby zoned Special Residential Second Density (R2-5).
  
- 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 22nd day of April, 2025.

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MAYOR

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CLERK

CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2025-37

SCHEDULE '1'

This is Schedule '1' to By-law No. 2025-37 amending Comprehensive Zoning By-law No. 2012-30, as amended, for the Municipality of Tweed.

Passed this 22nd day of April, 2025.

MAYOR

CLERK

**Location of Subject Lands:** Plan 157, Pt Park Lots 17 and 30, Part 2 RP 21R24455, 375 Hungerford Rd., Village of Tweed  
Rezone approx. 0.437-acre severed lot created by Severance B22/11 to Special Residential Second Density (R2-5)  
Zoning Amendment ZA4/25  
Roll No. of subject parcel 1231-231-015-00252-0000

Lands to be rezoned to the Special Residential Second Density (R2-5) zone.

