



The Corporation of the Municipality of Tweed Committee Report

Date: May 7, 2024 Council Meeting
Report to: Council
Report from: April 26, 2024 Committee of Adjustment/Planning
Department: Administration
Title: Zoning Amendment ZA1/21 Public Meeting

PURPOSE:

To provide Council with an update on the Public Meeting held for proposed Zoning Amendment ZA1/21.

BACKGROUND:

ZA1/21 - The purpose and effect of the proposed zoning by-law amendment is to change the zoning of an existing land parcel from the Residential Density 1 (R1) zone to the Special Multiple Residential (MR-10) zone to allow for site specific zoning for the development of a multi-residential dwelling. The special provisions will limit the development to a fourplex and recognize the existing lot area of 10,890 sq. ft. as the minimum lot area and the existing lot frontage of 66 ft. as the minimum lot frontage, the existing front yard setback as 7.3 meters as the minimum front yard setback, and allow for one parking space per unit. The special provisions will also grant an exemption from Section 5.30.2 xvii) for no setback for parking spaces from lot lines.

The following speakers attended the meeting:

The applicant attended the meeting to speak about his application. The applicant spoke to changes to the Planning Act that have been put in place since 2021 when the application was last presented. The applicant shared a letter from Public Works regarding the entrances being approved. The applicant highlighted the proposed Zoning By-law amendments that Council is exploring. The applicant highlighted a submitted report showing comparable properties to his proposal in the Village. The applicant highlighted the distance between his parcel and the school bus loading zone.

The committee asked how many bedrooms would be in the units. The applicant indicated the addition portion would be 1 bedroom units.

The committee asked where the additional unit entrances would be located. The applicant advised that they would be located at the side of the building.

The applicant explained the parking layout to the Committee using a diagram he provided.

The applicant shared he would be willing to amend his site plan if needed.

The following comments were received by the Committee:

Comments from Hastings County Re: parking concerns on reduction and configuration.

Comments from Quinte Conservation with no objection.

Comments from MTO that the subject lands are outside their jurisdiction.

Comments from Enbridge Gas of no objection.

The Committee asked the applicant to provide Council a clarifying site plan.

The Committee noted that the project is an overall positive development proposal for the community and will comply with future parking requirements as Council works through a Zoning Amendment process on parking.

OPTIONS:

None.

FINANCIAL IMPLICATIONS:

None

IMPACT:

None.

RECOMMENDATIONS:

BE IT RESOLVED THAT Council receive the Zoning Amendment Public Meeting Report as presented;

AND FURTHER, that Council authorize staff to prepare a By-law for Zoning Amendment ZA1/24 for passing at the next Regular Council Meeting as recommended by the Committee of Adjustment/Planning.