

FORM 1 - PLANNING ACT, R.S.O. 1990

**NOTICE OF THE PASSING OF A ZONING BY-LAW**

by the CORPORATION OF THE MUNICIPALITY OF TWEED

TAKE NOTICE that the Council of the Corporation of the Municipality of Tweed passed By-law No. 2024-41 on the 29th day of May, 2024 under Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended.

Section 34 (19) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, states that any person or public body may, not later than 20 days after the day that the giving of written notice is completed, appeal to the Ontario Land Tribunal by filing with the Clerk of the municipality a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021, S.O. 2021, c. 4, Sched. 6*, as amended.

Should you wish to appeal the Zoning By-law Amendment please forward your notice of objection to this zoning change to the following, not later than the 27<sup>th</sup> day of June, 2024:

Ontario Land Tribunal, c/o Clerk of the Municipality of Tweed,  
255 Metcalf St., Postal Bag 729, Tweed, ON, K0K 3J0.

complete with reasons for the appeal as well as the appeal fee in the amount of \$1,100.00 in the form of a certified cheque or money order, in Canadian funds, payable to the Minister of Finance. A completed Fee Reduction Request Form must be submitted with the appeal to be considered for the fee reduction to \$400.00. If you do not qualify for the fee reduction you will be advised by the OLT to remit any additional amount owing. Visit <https://olt.gov.on.ca> for more information.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submission at a public meeting or written submission to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the zoning By-law is attached hereto. A key map showing the location of the lands to which the By-law applies is also attached. The complete By-law is available for inspection at the municipal office during regular business hours.

If you are a person with a disability and need Municipality of Tweed information provided in another format, please contact the Deputy Clerk at 613-478-2535 or [lucasw@tweed.ca](mailto:lucasw@tweed.ca).

Dated at the Municipality of Tweed this 7<sup>th</sup> day of June, 2024.

Lucas Wales  
Deputy Clerk/Zoning Administrator  
Municipality of Tweed  
255 Metcalf St.  
Postal Bag 729  
Tweed, ON K0K 3J0

## MUNICIPALITY OF TWEED

### EXPLANATORY NOTE FOR BY-LAW

The purpose and effect of By-law No. 2024-41 is to rezone the lands shown on Schedule '1' described as, Plan 294, Part of Lot 26, 51 McClellan St., Village of Tweed, now the Municipality of Tweed as follows:

To rezone 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.


**CORPORATION OF THE MUNICIPALITY OF TWEED**


**BY-LAW NO. 2024-41**

**SCHEDULE '1'**

This is Schedule '1' to By-law No. 2024-41 amending Comprehensive Zoning By-law No. 2012-30, as amended, for the Municipality of Tweed.

Passed this 29th day of May, 2024.

  
MAYOR

  
CLERK

**Location of Subject Lands:** Plan 294, Part Lot 26, 51 McClellan St. Village of Tweed  
Rezone approx. 10,890 sq ft- to Special Multiple Residential (MR-10)  
Zoning Amendment ZA1/21  
Roll No. of subject parcel 1231-231-015-04600-0000

**Lands to be rezoned to the Special Multiple Residential Zone (MR-10) zone.**

