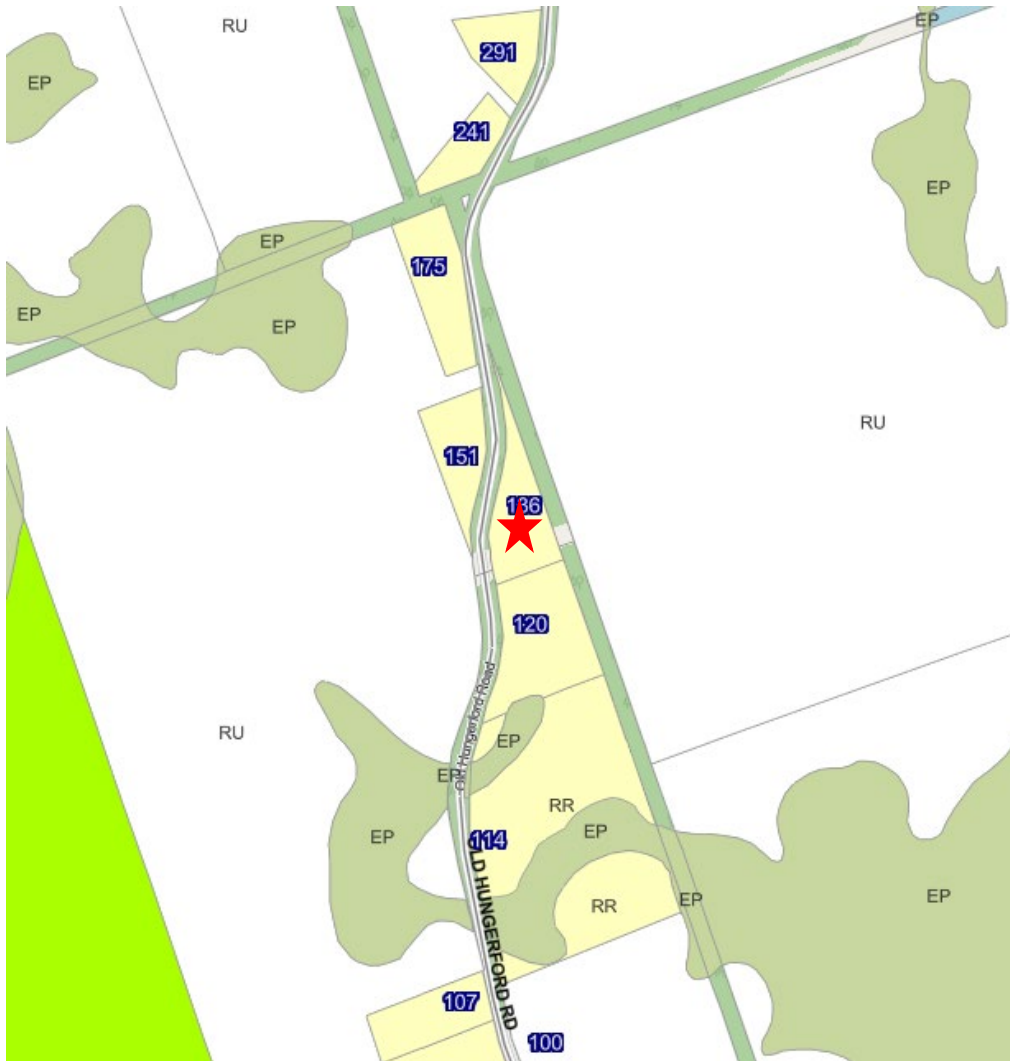


# Zoning Map

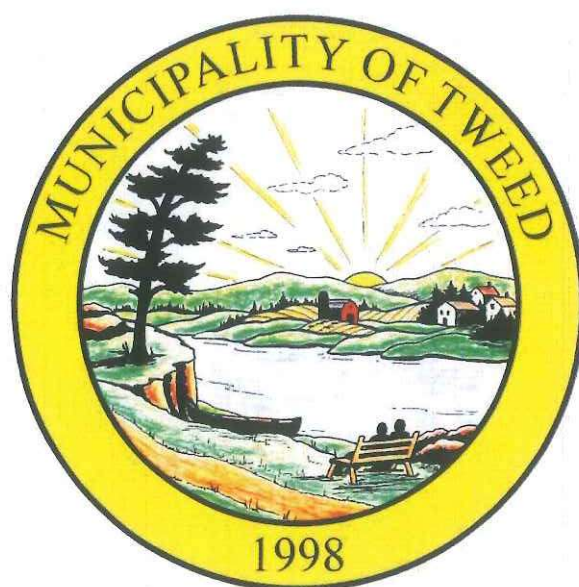
136 Old Hungerford Rd, Tweed



RR– Rural Residential

# **Municipality of Tweed**

## **Comprehensive Zoning By-Law No. 2012-30**



**September 2012**

ii) **For All Other Uses**

i)	Lot Area (Minimum)	20.2 ha (50 acres)
ii)	Lot Frontage (Minimum)	100 metres (328.1 ft.)
iii)	Building Height (Maximum)	45 metres (147.6 ft.)
iv)	Front Yard and Exterior Side Yard (Minimum)	30 metres (98.4 ft.)
v)	Interior Side Yard (Minimum)	15 metres (49.2 ft.)
vi)	Rear Yard (Minimum)	15 metres (49.2 ft.)
vii)	Off-street parking shall be provided in accordance with Section 5.30.	

iii) **For Accessory Buildings**

i)	Front Yard (Minimum)	See Section 5.25.2
ii)	Rear Yard (Minimum)	3.0 metres (9.8 ft.)
iii)	Interior Side Yard (Minimum)	3.0 metres (9.8 ft.)
iv)	Exterior Side Yard (Minimum)	20 metres (65.6 ft.)
v)	Height (Maximum)	10 metres (32.8 ft.)

iv) **For Kennels**

No building or structure used for the raising and keeping of animals in a kennel as defined in this By-law, shall be located less than 150 metres (492.1 ft.) from any residential zone or a residential use (excluding accessory buildings).

v) **For Logging Operations**

Notwithstanding other provisions of this by-law, no logging operation shall be permitted within:

- i) 600 metres (1,968.5 ft.) of settlement areas or urban areas;
- ii) 120 metres (393.7 ft.) of an area zoned Open Space;
- iii) 120 metres (393.7 ft.) from the high water mark of any lake, river or stream, except an intermittent stream;
- iv) 120 metres (393.7 ft.) from the boundary of a Provincial Highway;
- v) 23 metres (75.5 ft.) from the boundary of a Township Road;
- vi) 30 metres (98.4 ft.) from a residence on an adjacent property.

but nothing in this by-law shall prevent the selective cutting, as defined in this by-law, of mature timber within such distances.

## 6.4 **GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the PA - Prime Agriculture Zone.

## 6.5 **SPECIAL PA - PRIME AGRICULTURE ZONES**

**SECTION 7 - RU - RURAL****7.1 RU – RURAL**

Within a RU - Rural Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

**7.2 PERMITTED USES**

- i) agricultural uses, including a livestock facility,
- ii) conservation uses, including forestry, reforestation and other activities connected with the conservation of soil or wildlife,
- iii) wood lots,
- iv) wayside pit and wayside quarry,
- v) open space uses,
- vi) a kennel,
- vii) an apiary,
- viii) a fur farm,
- ix) a riding club or boarding stable,
- x) a greenhouse,
- xi) passive recreational outdoor uses,
- xii) a warehouse,
- xiii) a grain drying facility,
- xiv) a livestock assembly area or a livestock exchange,
- xv) a single detached dwelling,
- xvi) a bed and breakfast establishment,
- xvii) a research facility,
- xviii) an agricultural produce sales outlet,
- xix) a hunt camp and fishing camp,
- xx) an accessory building or use to the above uses,
- xxi) a Type 'A' and Type 'B' home occupation, in accordance with the provisions of Section 5.28 of this By-law,
- xxii) a Type 'A' and Type 'B' home industry, in accordance with the provisions of Section 5.29 of this By-law,
- xxiii) a secondary farm occupation in accordance with the provisions of Section 5.35 of this By-law,
- xxiv) logging.

**7.3 ZONE REGULATIONS****a) For Residential Uses and Uses Other than Logging Operations, Kennels and Accessory Buildings**

i)	Lot Area (Minimum)	6 hectares (14.8 acres)
ii)	Lot Frontage (Minimum)	45.7 metres (150 ft.)
iii)	Front Yard (Minimum)	15 metres (49.2 ft.)
iv)	Rear Yard (Minimum)	7.5 metres (24.6 ft.)
v)	Interior Side yard (Minimum)	7.5 metres (24.6 ft.)
vi)	Exterior Side Yard (Minimum)	15 metres (49.2 ft.)
vii)	Gross Floor Area (Minimum)	89 sq. m (958 sq. ft.)
viii)	Lot Coverage (Maximum)	30 percent

- ix) Building Height (Maximum) 11 metres (36.1 ft.)
- x) Off-street parking shall be provided in accordance with Section 5.30.

**b) For Accessory Buildings**

- i) Front Yard (Minimum) See Section 5.25.2
- ii) Rear Yard (Minimum) 3.0 metres (9.8 ft.)
- iii) Interior Side Yard (Minimum) 3.0 metres (9.8 ft.)
- iv) Exterior Side Yard (Minimum) 20 metres (65.6 ft.)
- v) Height (Maximum) 10 metres (32.8 ft.)

**c) For Kennels**

No building or structure used for the raising and keeping of animals in a kennel as defined in this By-law, shall be located less than 150 metres (492.1 ft.) from any residential zone or a residential use (excluding accessory buildings).

**d) For Logging Operations**

Notwithstanding other provisions of this by-law, no logging operation shall be permitted within:

- i) 600 metres (1,968.5 ft.) of settlement areas or urban areas;
- ii) 120 metres (393.7 ft.) of an area zoned Open Space;
- iii) 120 metres (393.7 ft.) from the high water mark of any lake, river or stream, except an intermittent stream;
- iv) 120 metres (393.7 ft.) from the boundary of a Provincial Highway;
- v) 23 metres (75.5 ft.) from the boundary of a Township Road;
- vi) 30 metres (98.4 ft.) from a residence on an adjacent property.

but nothing in this by-law shall prevent the selective cutting, as defined in this by-law, of mature timber within such distances.

**e) For a Hunting and Fishing Camp**

- i) lot area (minimum) 40.42 hectares (100 acres)
- ii) lot frontage on a public street (minimum) nil
- iii) gross floor area (maximum) 74.3 sq. metres (800 sq. ft.)
- iv) no. of buildings or structures per lot (max.) 1
- v) distance from a residential zone (minimum) 182.3 metres (600 ft.)
- vi) setback from a public road 182.3 metres (600 ft.)

**7.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RU - Rural Zone.



7.5.3 RU-3 (Lot 9, Concession 11, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RU-3 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The special provision for the RU-3 zone shall mean that no new buildings or structures will be permitted on the property.

All other provisions of this by-law shall apply.

7.5.4 RU-4 (Lot 4, Concession 4, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RU-4 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The special provision for the RU-4 zone recognizes an existing accessory building located on the retained lands prior to the establishment of a principal use building.

All other provisions of this by-law shall apply.

7.5.5 RU-5 (Lot 9, Concession 10, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RU-4 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The special provision for the RU-5 zone recognizes an existing abattoir as a permitted use on the property.

All other provisions of this by-law shall apply.

7.5.6 RU-6 (Lot 15, Concession 14, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RU-6 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

- i) a single detached dwelling unit with accessory structures, pool and garage

Zone Provisions

- i) The minimum gross floor area for the existing dwelling will be 65 square metres (700 sq. ft.)

All other provisions of this by-law shall apply.

7.57 RU-7 (Lot 3, Concession 6, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on the lands zoned RU-7 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

- i) an art gallery shall be a permitted use in addition to the permitted uses of the RU-Rural zone

Special Provisions

- i) An art Gallery shall mean a retail store where art and art related goods, merchandise, articles or things are offered for retail sale directly to the public and may include the storage of such goods, merchandise, articles or things sufficient only to service the art gallery store.

All other provisions of this by-law shall apply.

7.58 RU-8 (Lot 14, Concession 1, Elzevir Township-Queensborough)

Notwithstanding any provisions of this by-law to the contrary, on the lands zoned RU-8 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

- i) One (1) fishing camp on lands described as Parts 1, 2, 3, 4, 5, 6, 7, 8 and 9 on Plan 21R-20887.

Special Provisions

- i) All lands zoned RU-8 shall be considered as one lot for the purposes of interpreting the provisions of this by-law.
- ii) Lot area (minimum) 2.5 hectares (6.18 acres)
- iii) Lot frontage (minimum) nil
- iv) The provisions of Sections 7.3 e) v) and 7.3 e) vi) regarding setbacks from residential zones and public roads shall not apply.

All other provisions of this by-law shall apply.

## **SECTION 8 - RR - RURAL RESIDENTIAL**

### **8.1 RR – RURAL RESIDENTIAL**

Within a RR - Rural Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **8.2 PERMITTED USES**

- i) a single detached dwelling,
- ii) an accessory building related to a single detached dwelling
- iii) a Type 'A' or Type 'B' Home Occupation in accordance with the provisions of Section 5.28 of this By-law,
- iv) a Type 'A' Home Industry in accordance with the provisions of Section 5.29 of this By-law,
- v) a bed and breakfast establishment.

### **8.3 ZONE REGULATIONS**

#### **a) For Single Detached Dwellings**

- |       |   |                              |
|-------|---|------------------------------|
| i)    | Lot Area (Minimum)  | 4046.7 sq. metres (1.0 acre) |
| ii)   | Lot Frontage (Minimum)  | 45.7 metres (150 ft.)        |
| iii)  | Front Yard (Minimum)  | 15 metres (49.2 ft.)         |
| iv)   | Rear Yard (Minimum)   | 7.5 metres (24.6 ft.)        |
| v)    | Interior Side Yard (Minimum)  | 7.5 metres (24.6 ft.)        |
| vi)   | Exterior Side Yard (Minimum)  | 15 metres (49.2 ft.)         |
| vii)  | Gross Floor Area (Minimum)  | 89 sq. metres (958 sq. ft.)  |
| viii) | Lot Coverage (Maximum)  | 30 percent                   |
| ix)   | Building Height (Maximum)   | 11 metres (36.1 ft.)         |
| x)    | Off-street parking shall be provided in accordance with Section 5.30. |                              |

#### **b) For Accessory Buildings**

- |      |                              |                      |
|------|------------------------------|----------------------|
| i)   | Rear Yard (Minimum)          | 1 metre (3.3 ft.)    |
| ii)  | Interior Side Yard (Minimum) | 1 metre (3.3 ft.)    |
| iii) | Exterior Side Yard (Minimum) | 1 metre (3.3 ft.)    |
| iv)  | Building Height (Maximum)    | 10 metres (32.8 ft.) |

### **8.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RR - Rural Residential Zone.

**8.5 SPECIAL RR - RURAL RESIDENTIAL ZONES****8.5.1 RR-1 (Lots 6 and 7, Concession 2, Elzevir Township)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-1 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- i) access shall be permitted by private road which is not maintained by the Municipality of Tweed.

All other provisions of this by-law shall apply.

**8.5.2 RR-2 (Lot 6, Concession 11, Hungerford Township)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-2 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted use:

- i) a group home.

All other provisions of this by-law shall apply.

**8.5.3 RR-3 (Lot 24, Concession 4, Hungerford Township)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-3 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted uses:

- i) Livestock Facility containing up to a total of four (4) Livestock Units on each individual lot (maximum)

All other provisions of this by-law shall apply.

**8.5.4 RR-4 (Lots 20 and 21, Concession 10, Hungerford Township)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-4 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- i) setback of residential uses from the barn of a feed lot on the property (minimum) 80.1 m (275.9 ft.)

All other provisions of this by-law shall apply.

8.5.5 RR-5 (Lot 3, Concession 1, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-5 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- |    |                        |                   |
|----|------------------------|-------------------|
| i) | lot frontage (minimum) | 188.9 m (620 ft.) |
|----|------------------------|-------------------|

All other provisions of this by-law shall apply.

8.5.6 RR-6 (Lot 3, Concession 2, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-6 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

In addition to the uses permitted in an RR Zone, the following shall be permitted:

- i) semi-detached dwelling;
- ii) a three or four unit residence.

Zone Provisions

- |    |                    |                     |
|----|--------------------|---------------------|
| i) | lot area (minimum) | 0.84 ha (2.1 acres) |
|----|--------------------|---------------------|

All other provisions of this by-law shall apply.

8.5.7 RR-7 (Lot 19, Concession 14, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-7 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- |     |  |                   |
|-----|--|-------------------|
| i)  | setback from any feature of a hydro line (minimum) | 4.8 m (15.7 ft.)  |
| ii) | setback from inactive gravel pit (minimum)         | 106.6 m (350 ft.) |

All other provisions of this by-law shall apply.

#### 8.5.8 RR-8 (Lot 4, Concession 13, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-8 and shown on the attached schedules, the following special provisions shall apply:

##### Permitted Uses

In addition to the uses permitted in the RR Zone, the following use shall be permitted:

- i) keeping of a maximum of two animal units and associated farm practices and facilities.

All other provisions of this by-law shall apply.

#### 8.5.9 RR-9 (Lot 9, Concession 8, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-9 and shown on the attached schedules, the following special provisions shall apply:

##### Zone Provisions

- i) despite the existence of any aggregate operation to the north and west of the area zoned RR-9, the residential use of the lot zoned RR-9 shall be permitted, subject to a site-specific zoning by-law which shall recognize the distance from the residential uses to the licensed extractive zone;
- ii) the lands zoned RR-9 shall remain subject to any requirements which must be met in order for a building permit to be issued, such as provision of potable water and sewage disposal services.

All other provisions of this by-law shall apply.

#### 8.5.10 RR-10 (Lot 18, Concession 1, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-10 and shown on the attached schedules, the following special provisions shall apply:

##### Permitted Uses

In addition to the uses permitted in the RR Zone, the following use shall be permitted:

- i) a barn and the keeping of a maximum of two horses for recreational purposes.

All other provisions of this by-law shall apply.

8.5.11 RR-11 (Lot 11, Concession 11, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-11 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- i) lot frontage (minimum) 44 m (144.3 ft.)

All other provisions of this by-law shall apply.

8.5.12 RR-12 (Lots 15 and 16, Concession 10, Plan 1111, Back of the Moon Subdivision, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-12 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- i) side yard setback (minimum) 3 m (9.8 ft.)  
(not including exterior side yards)

All other provisions of this by-law shall apply.

8.5.13 RR-13 (Lot 5, Concession 12, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-13 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- i) side yard setback (north lot line) (minimum) 1.83 m (6.0 ft.)

All other provisions of this by-law shall apply.

8.5.14 RR-14 (Lot 6, Concession 3, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-14 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- i) All buildings and structures will be located within 38.1 metres (125 ft.) from the Township Road Allowance on the north end of the property.

All other provisions of this by-law shall apply.

8.5.15 RR-15 Reserved