

Zoning Map

1542 Moneymore Rd, Tweed

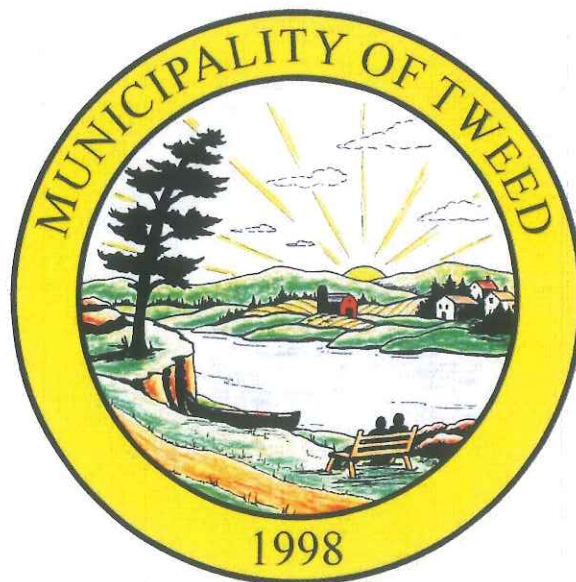


RR- Rural Residential

EP – Environmental Protection

Municipality of Tweed

Comprehensive Zoning By-Law No. 2012-30



September 2012

- 5.6.2** Notwithstanding the provisions of this by-law to the contrary, where a building, structure or accessory use thereto is to be erected in a built-up area where there is an established building line, such dwelling or accessory use may encroach into the required front yard, provided it is not erected closer to the street line or to the centre line of the road or street, as the case may be, than the established building line on the date of passing of this By-law.

5.7 HEALTH APPROVAL

No building permit shall be issued for any building or structure which requires a septic tank unless the building permit application is accompanied by approval in writing from the appropriate responsible authority for the proposed method of sewage disposal.

5.8 ENVIRONMENTAL PROTECTION (EP) ZONES AND ENVIRONMENTALLY SENSITIVE – EVALUATED WETLAND (ES-EW) ZONES

5.8.1 Lands Zoned Environmental Protection

- i) Lands that may pose a threat to life and property because of inherent physiographic characteristics such as erosion hazards, poor drainage, organic soil, steep slopes or other similar physical limitations have been zoned Environmental Protection (EP).
- ii) No building or structure shall be erected within 15.0 metres (49.2 ft.) of an Environmental Protection Zone. Prior to considering an application for zoning by-law amendment to permit a building or structure within 15.0 metres (49.2 ft.) of a wetland, the municipality may require technical reports to be submitted in support of any development (i.e. drainage reports, slope stability reports, environmental reports) and may require the written approval of the Conservation Authority.
- iii) Lands zoned as Environmental Protection (EP) may be used in calculating minimum lot area and minimum lot frontage requirements.

5.8.2 Lands Zoned ES-EW-Environmentally Sensitive-Evaluated Wetland

- i) Provincially Significant Wetlands within the municipality have been zoned as ES-EW-Environmentally Sensitive-Evaluated Wetland on the map schedules attached to this By-law.
- ii) Development, including new buildings, structures or uses, or additions, alterations or replacement of existing buildings or structures within 120 metres of an ES-EW – Environmentally Sensitive Evaluated Wetland Zone, shall be in accordance with the Zoning Regulations of Section 26.3 ES-EW-Environmentally Sensitive-Evaluated Wetland Zone of this By-law.

5.9 NATURAL HERITAGE LANDS

Natural Heritage Lands are those lands identified as natural heritage areas and systems having significant biological, geological, zoological or other unique natural features such as significant wetlands, wildlife habitat, areas of natural and scientific interest, habitat of threatened or endangered species, or woodlands and valley lands.

- i) Significant wetlands within the municipality have been zoned as ES-EW Environmentally Sensitive-Evaluated Wetland on the map schedules attached to this By-law and are regulated under sections 5.8 and 26.0 of this By-law.
- ii) Areas of natural and scientific interest, significant wildlife habitat, habitat for threatened or endangered species and woodland and valley lands are not identified on the map schedules as of the date of passing of this By-law. These natural heritage areas will be incorporated by amendment to this By-law, as additional information becomes available, or as part of the review of site specific development applications.

- iii) No buildings or structures shall be permitted within the following measures of adjacency to Natural Heritage Lands:

Fish Habitat	30 metres (98.4 ft.)
Significant Woodlands	50 metres (164.0 ft.)
Significant Valleylands	50 metres (164.0 ft.)
Significant Wildlife Habitat including habitat of endangered/threatened species	50 metres (164.0 ft.)
Areas of Natural and Scientific Interest	50 metres (164.0 ft.)

Prior to considering an application or zoning by-law amendment to permit a building or structure within adjacent lands to Natural Heritage Lands, the municipality shall require that a satisfactorily completed Environment Impact Statement, prepared in accordance with the requirements of the Official Plan, be submitted and approved by the municipality, in consultation with the Ministry of Natural Resources, the Conservation Authority and the Health Unit.

5.10 LANDS ADJACENT TO WATERBODIES, WATERCOURSES, EMBANKMENTS, FLOODPLAINS AND NATURAL HERITAGE LANDS

Notwithstanding any other provision of this By-law to the contrary, no permit shall be issued for any building to be constructed within those areas outlined in subsections 5.8.1, 5.8.2, 5.9, 5.10.1, 5.10.2 and 5.10.3 herein without the prior written approval of the Conservation Authority, the Ministry of Natural Resources and/or the Canadian Parks Service having jurisdiction.

- 5.10.1** No building or structure shall be located within the flood plain of a watercourse, notwithstanding that such watercourse is not shown on any schedule forming part of this By-law.
- 5.10.2** Notwithstanding anything in this By-law, no building, structure, or septic tank installation including the weeping tile field ('no development') shall be located:
- i) within 30 metres (98.4 ft.) of the high water mark of a waterbody or permanent watercourse, notwithstanding that such body of water or watercourse is not shown on any schedule forming part of this By-law; or
 - ii) within 15 metres (49.2 ft.) of the top of bank; or
 - iii) within 30 metres (98.4 ft.) of an Environmental Protection – Evaluated Wetland (EP-EW) Zone.
- 5.10.3** The provisions of subsections 5.10.1 and 5.10.2 shall not apply to buildings, structures or services requiring direct access to the water as an operational necessity such as a boathouse, marina, marine facility, or other similar structure.

5.11 NON-CONFORMING USES

5.11.1 Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building, or structure was lawfully used for such purpose on the day of passing of this By-law, so long as it continues to be used for that purpose.

5.11.2 Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have prior to the passing of this By-law been approved and a permit issued by the municipality's Chief Building Official, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided that the erection of such a building or structure is commenced within one year after the day of the passing of this By-law and the building or structure is completed within a reasonable time after the erection thereof is commenced.

5.11.3 Restoration to a Safe Condition

The provisions of this By-law shall not apply to prevent the strengthening to a safe condition of any non-conforming building or structure or part thereof, provided such strengthening generally does not increase the height, size or volume, of such building or structure.

5.11.4 Rebuilding or Repair or Strengthen to Safe Condition Permitted on Lands Zoned as Environmental Protection and Environmental Protection Wetland

Nothing in this By-law shall prevent the rebuilding or repair of any legal non-conforming building or structure that is damaged or destroyed by natural causes, or the strengthening to a safe condition of any building or structure which does not conform to the provisions of this By-law, subsequent to the passage of this by-law, provided that the dimensions of the original building or structure are not increased and the use of the building or structure not altered.

5.12 NON-COMPLIANCE OF EXISTING USES

5.12.1 Building on Existing Lots

Where a building has been lawfully erected prior to the date of the passing of this By-law on a lot having less than the minimum frontage and/or area, or having less than the minimum front yard, side yard, rear yard or usable open space required by this By-law, the said building may be enlarged, reconstructed, repaired or renovated provided said enlargement, reconstruction, repair or renovation does not serve to further reduce a required yard or required usable open space, and provided all other provisions of this By-law are complied with. For the purposes of Section 5.12.1 a further reduction of a minimum required yard shall mean any enlargement, reconstruction, repair or renovation of an existing building or structure which will result in the building or structure being built closer to the lot line of the impacted required yard than the existing building or structure.

5.13 REPLACEMENT OF BUILDINGS OR STRUCTURES

A building or structure, including a legal non-conforming and/or legal non-complying building or structure, may be replaced with a new building or structure, providing such building or structure is serviced by potable water and sewage disposal system approved by the appropriate responsible authority. The provisions of Section 5.11 shall apply in the case of the reconstruction of a legal non-complying building or structure.

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

8.5.16 RR-16 (Lot 28, Concession 10, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-16 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- | | | |
|-----|------------------------|--------------------|
| i) | lot area (minimum) | 3.4 ha (8.5 acres) |
| ii) | lot frontage (minimum) | 243.8 m (800 ft.) |

All other provisions of this by-law shall apply.

8.5.17 RR-17 (Lot 13, Concession 10, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-17 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- | | | |
|----|--|------------------|
| i) | separation distance from dwelling unit to barn (minimum) | 61.5 m (202 ft.) |
|----|--|------------------|

All other provisions of this by-law shall apply.

8.5.18 RR-18 (Lot 11, Concession 11, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-18 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- | | | |
|------|--|-------------------|
| i) | side yard setback (west side) (for existing house) (minimum) | 5 m (16.4 ft.) |
| ii) | side yard setback (west side) (for cement porch) | 3.5 m (11.4 ft.) |
| iii) | lot frontage (south lot) (minimum) | 24.3 m (79.7 ft.) |

All other provisions of this by-law shall apply.

8.5.19 RR-19 (Lot 12, Concession 1, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-19 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

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

- | | |
|----|--|
| i) | boarding or rooming house as defined in this by-law. |
|----|--|

All other provisions of this by-law shall apply

8.5.20 RR-20 (Lot 13, Concession 3, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-20 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

- i) the parcel zoned RR-20 as shown on the attached schedules and encompassing 1.6 ha (4 acres) may be used for Rural Residential purposes.
- ii) a lot addition consisting of Lot 13, Concession 3, Parts 6 to 11, Plan 21R-15109 and encompassing .8 ha (2.0 acres), created under consent file B11/02 and added to an existing .8 ha (2 acre) lot to create the 1.6 ha parcel described in i), may be used as part of the Rural Residential parcel to which it has been added, but may not be developed as a separate parcel.

All other provisions of this by-law shall apply.

8.5.21 RR-21 (Lot 3, Concession 2, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-21 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted uses:

- i) a single detached, semi-detached, three or four unit row house;
- ii) uses accessory to the above.

Zone Provisions

- i) lot area (minimum) 0.76 ha (1.9 acres)

All other provisions of this by-law shall apply.

8.5.22 RR-22 (Lot 2, Concession 5, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-22 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted uses:

- i) one single detached dwelling;
- ii) private cabins as accessory use to main residential use;
- iii) one guest house
- iv) one tool shed;
- v) sanitary facilities in accordance with Ministry of the Environment requirements.

Zone Provisions

i)	individual gross floor area (cabin) (maximum)	22.9 sq. m (247 sq. ft.)
ii)	gross floor area (guest house) (maximum)	152.4 sq. m (500 sq. ft.)
iii)	gross floor area (tool shed) (maximum)	121.9 sq. m (400 sq. ft.)
iv)	number of private cabins (maximum)	5

All other provisions of this by-law shall apply.

8.5.23 RR-23-h (Lot 3, Concession 2, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-23-h and shown on the attached schedules, the following special provisions shall apply:

Removal of Holding ('h') Symbol

The Holding ('h') symbol may be removed by Council once it is satisfied that there is a potable water supply in conformity with the Official Plan of the County of Hastings.

All other provisions of this by-law shall apply.

8.5.24 RR-24 (Lots 23 and 24, Concession 2, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-24 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

- a) A single detached dwelling unit with accessory structures, pool, garage.

All other provisions of this by-law shall apply.

8.5.25 RR-25 Reserved

8.5.26 RR-26 (Lots 10, Concession 2, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-26 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

Lot Frontage (Minimum) 32.3 metres (106 ft.)

All other provisions of this by-law shall apply.

8.5.27 RR-27 (Lots 22 and 23, Concession 9, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-27 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The use of the existing barn on the severed lot for livestock purposes shall be prohibited.

All other provisions of this by-law shall apply

8.5.28 RR-28 (Lot 10, Concession 9, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-28 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The existing workshop is recognized as a permitted use and the existing gross floor area shall not be exceeded.

All other provisions of this by-law shall apply

8.5.29 RR-29 (Lot 15, Concession 12, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-29 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The use of the existing barn on the severed lot for livestock purposes shall be prohibited.

All other provisions of this by-law shall apply

8.5.30 RR-30 (Lots 6 and 7, Concession 3, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-30 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The use of the existing barn on the severed lot for livestock purposes shall be prohibited.

All other provisions of this by-law shall apply

8.5.31 RR-31 (Lot 14, Concession 6, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-31 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The use of the existing barn on the severed lot for livestock purposes shall be prohibited.

All other provisions of this by-law shall apply

8.5.32 RR-32 (Lot 11, Concession 6, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-32 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The use of the existing barn on the severed lot for livestock purposes shall be prohibited.

All other provisions of this by-law shall apply

8.5.33 RR-33 (Lot 33, Concession 3, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-33 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The special provisions will prohibit development more than 100 metres (328.1 ft.) away from Luffman Road to protect an existing deer concentration area.

All other provisions of this by-law shall apply.

8.5.34 RR-34 (Lot 5, Concession 9, Elzevir)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-34 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

The minimum water setback from the high water mark of the Skootamatta River shall be 15 metres.

All other provisions of this by-law shall apply.

8.5.35 RR-35-h (Lot 11, Concession 11, Hungerford Township)

Notwithstanding any other provisions of this by-law to the contrary on the lands zoned RR-35-h and shown on the attached schedules the following special provisions shall apply:

Removal of Holding ('h') Symbol

The Holding ('h') symbol may be removed once the lot grading, drainage, and road access requirements have been addressed to the satisfaction of Council.

All other provisions of this by-law shall apply.