



**CORPORATION OF THE TOWNSHIP
OF WHITEWATER REGION
NOTICE OF APPLICATION AND PUBLIC MEETING**

In the matter of Section 34 of the Planning Act, R.S.O 1990, c.P.13, as amended, the Corporation of the Township of Whitewater Region hereby advises that an application for an amendment to the Comprehensive Zoning By-law No. 24-01-1655 has been received and was deemed to be a complete application pursuant to the requirements of the Planning Act.

Public Meeting A public meeting to inform the public of the Zoning By-law Amendment will be held with the Council of the Corporation of the Township of Whitewater Region on **Wednesday, April 1, 2026, at 4:45 p.m.**

Proposed Zoning By-law Amendment

Subject Land Township of Whitewater Region

The purpose and effect of this Zoning By-law Amendment is to amend Comprehensive Zoning By-law No. 24.01-1650 for the Township of Whitewater Region. A list of the proposed amendments is included on Schedule "A" to this notice.

Public Comments

Any person may participate in the public meeting and/or make written or verbal representation either in support or in opposition to the proposed amendment.

The meeting will be streamed live on the Township's YouTube Channel. The following options are available to have your comments, concerns or support brought to Council:

1. Email your written comments to jbutala@whitewaterregion.ca before February 11th, 2026.
2. Mail your written comments to Julie Butala, Community Development Assistant, or place in drop-box located on the front of the Township Office, Township of Whitewater Region, 44 Main Street (P.O. Box 40), Cobden, ON, K0J 1K0.
3. Contact Julie Butala, Community Development Assistant, at 613-646-2282 ext. 129, to attend the public meeting in person and provide your comments verbally.

Additional information regarding the proposed amendment is available for public inspection by contacting the Municipal Office between 8:30 am and 4:00 pm, Monday to Friday, at 613-646-2282 Ext. 129 or by emailing jbutala@whitewaterregion.ca.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Whitewater Region to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Whitewater Region before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Whitewater Region before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated this 12th day of March 2026.

Mackenzie Baird
Planner/EDO
Township of Whitewater Region
44 Main Street, P.O. Box 40
Cobden On K0J 1K0

Schedule "A" – List of Proposed Amendments

- The definitions found in Section 2.0 for Lot Line, Exterior Side and Lot Line, Interior Side are backwards, and this by-law would switch them to be in alignment with out setback provisions and the accepted definitions in planning for the side lot lines
 - Section 2.0, a portion of the definition for Office, business will be updated from "...more persons are employed n the management..." to "...more persons are employed in the management"
 - Section 3.11 provides provisions for Kennels, however the A and RU zoning refer to the Kennel provisions as 3.22, this will be up[dated to 3.11 for both of them
 - Section 3.32 lists c) twice for both Waste Disposal Site, and Hauled Sewage disposal site, the list will be updated accordingly
 - Section 7 provides provisions for Residential 3 (R3) zones, however the header reads as Limited Service Residential (LSR), the header will be updated to Residential 3 (R3)
 - Section 8 outlines Limited Service Residential (LSR) but the header says 7.0, that will be updated to 8.0
 - Section 9 outlines Mobile Home Park (MHP) provisions, header reads as Mobile Park, this will be updated to Mobile Home Park
 - Section 10 outlines General Commercial (GC) provisions, the header reads as 9.0 Mobile Park, this will be updated to 10.0 General Commercial (GC), this is only on the first page of the GC zone (pg. 97 of 198)
 - Section 23, Environmental Protection starts midway through page 175 of 198, this will be corrected to align with the top of the page, the header will also be updated from Rural (RU) to Environmental Protection (EP)
 - Section 24.1 reads as "No person shall use land or erect or use a building or structure in an Open Space (OZ) Zone except for", the shorthand for the zoning will be corrected to OS

 - This amendment proposes to add "Section 3.41 Private/Communal Septic Systems - Notwithstanding any provisions of the zoning by-law to the contrary private/communal septic systems have a permitted setback from any lot line equal to the greater of:
 - a) 3.0 metres, or;
 - b) the required setbacks for the proposed system under the Ontario Building Code or;
 - c) requirements identified in an assessment conducted for the purpose of determining nitrate impact or other site specific assessments (i.e. Hydrogeological Study, Nitrate Impact Assessment etc.)
- Private/Communal Septic Systems are required to meet any additional setbacks/separation distance requirements in this By-law and/or required by the provisions of the Ontario Building Code"
- Section 3.3 is proposed to be amended to "b) Scaffolds or other temporary structures (including trailers and recreational vehicles) incidental to and necessary to support the construction activity.
 - Section 13.1 (a) is proposed to be amended to include a fourplex dwelling as a permitted use.
 - Section 21.2 a) i) is amended to allow home industry uses on Agriculture (A) lots of 4000m², aligning it with the Rural Zone provisions.
 - Section 3.32 b) is amended as follows:
"xiii) Notwithstanding Section 3.32 b) iv) and v), for a lot that includes a dwelling as a permitted use, and where the lot is entirely located within the separation distance of an aggregate resource, the separation distance indicated in section iv) and v) of this subsection shall not apply. The construction of a new dwelling is permitted and the enlargement, repair, or replacement of an existing dwelling is permitted. The dwelling is to be located as remotely from the aggregate zone as the lot will allow to the satisfaction of the chief building official."

- Amend Schedule "E" - Inset Maps 1-6 to zone the lands known as PLAN 65 PT BLK G RP 49R8860;PART 1, 100 Main St as General Commercial (GC) in order to align the zoning with the use of the property as an Auto Supply Store (Cobden Auto Supply). The business has existed in Cobden since before the implementation of the new zoning, and is currently zoned as Future Development (FD), the current use would be non-conforming under the current by-law which could constrain the ability of the business to grow in the future.
- Amend Schedule "C" - West Half of Ross to zone the lands known as ROSS CON 5 PT LOT 7 RP;49R1370 PARTS 1 2, 2272 Mine View Rd and ROSS CON 4 PT LOTS 6 7 RP;49R9355 PART 1, 2271 Mine View Rd as Community Facility (CF). The properties are owned by the Township of Whitewater Region and operate as public works facilities. Both were existing prior to the passing of the by-law and the use does not match the current Agriculture (A) zoning. The properties are also undersized to be utilized as Agriculture operations.