

THE CORPORATION OF THE TOWNSHIP OF WHITEWATER REGION

BY-LAW # 04-04-156

---

A By-Law to amend By-law Number 1989-14 of the former Corporation of the Village of Cobden as amended.

---

PURSUANT TO SECTION 34 OF THE PLANNING ACT, THE TOWNSHIP OF WHITEWATER REGION HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 1989-14, as amended, be and the same is hereby further amended as follows:

(a) By adding the following new subsection to Section 11 - Requirements for Mixed Use Commercial (MC) Zones immediately after subsection 11.3(a):

“(b) Mixed Use Commercial - Exception Two (MC-E2) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Mixed Use Commercial - Exception Two (MC - E2) Zone in part of Lots 263, 264 and 265, Registered Plan No. 65, former Village of Cobden (Civic address 13 Crawford Street and 2 Simpson Street) the only permitted uses are a cabinet manufacturing business and two accessory dwelling units. For the purposes of this zone, a cabinet manufacturing business means “land, buildings or structures where cabinets are made and includes an office and showroom.”

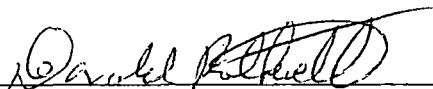
Where an existing building or structure does not conform to the required setbacks from lot lines, it shall be deemed to conform to the Zoning By-law.”

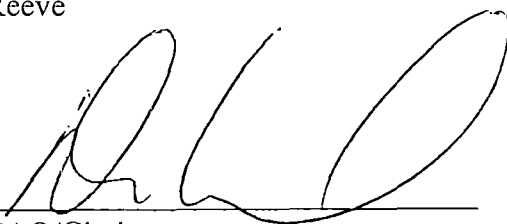
(b) Schedule “A” to By-law 1989-14 is amended by rezoning the lands described above from Residential One (R1) to Mixed Use Commercial - Exception Two (MC-E2), as shown on Schedule “A” attached hereto.

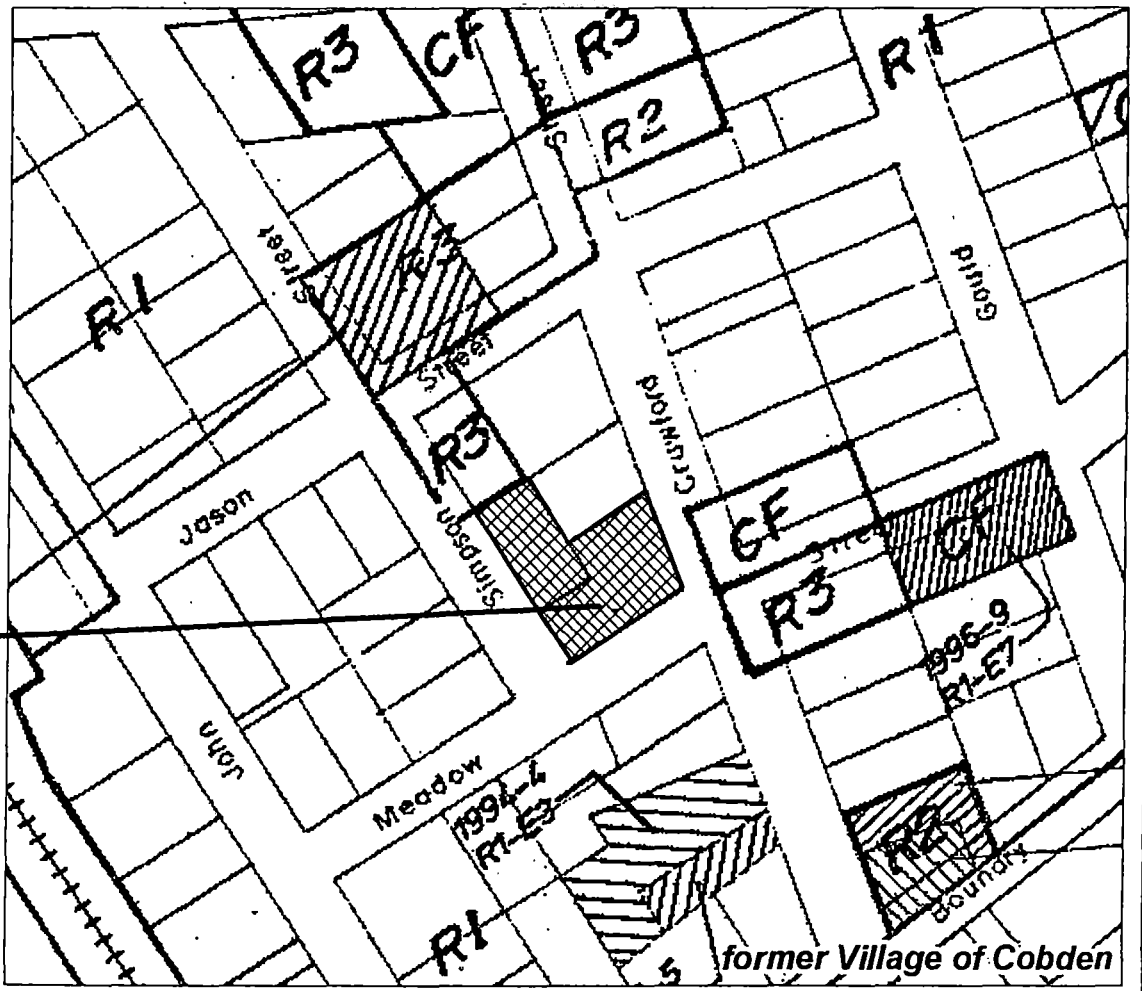
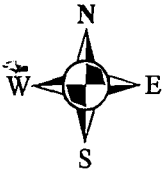
2. THAT save as aforesaid all other provisions of By-law 1989-14 as amended, shall be complied with.

3. This by-law shall come into force and take effect on the day of final passing thereof.

Read a First, Second and Finally passed on the Third Reading, this 7<sup>th</sup> day of April 2004

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
CAO/Clerk



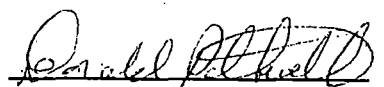
From R1 to MC-E2

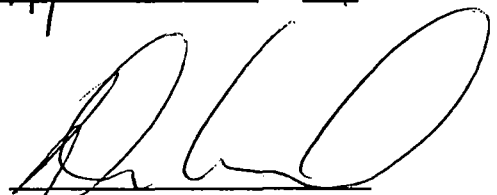
Scale  
1 inch equals 200 feet

### CORPORATION OF THE TOWNSHIP OF WHITEWATER REGION

This is Schedule "A" to By-law Number 04-04-156  
Passed the 7 day of April 2004.

Signatures of Signing Officers:

  
Reeve

  
CAO/Clerk

#### LEGEND



Residential One



Mixed Use Commercial



Residential Two



Exception Zone



Residential Three



Area affected by this Amendment



Community Facility