

**THE CORPORATION OF
TOWNSHIP OF WHITEWATER REGION**

BY-LAW NUMBER 07-10-312

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) Zone, immediately following subsection 11.3(c):

“(d) Mixed Use Commercial – Exception Four (MC-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the MC-E4 Zone in part of Block G, Plan No. 65, geographic Village of Cobden, the following provision shall apply:

- i) An automobile service station shall be prohibited;
- ii) A gasoline bar is permitted. A gasoline bar means one or more pump islands, each consisting of one or more gasoline pumps. The repair of motor vehicles is not permitted.
- iii) A minimum side yard width of 3 metres shall be required;
- iv) A trailer to be used as a convenience store is permitted;
- v) A minimum of 4 parking spaces shall be required for a convenience store.
- vi) A site plan shall be required.”

(b) Schedule “A” to By-law amended by rezoning the lands described above from Residential Three-Exception Four (R3-E4) to Mixed Used Commercial – Exception Four (MC-E4) as shown on Schedule “A” attached to hereto.

(c) By deleting the subsection 8.4(d) Residential Three-Exception Four (R3-E4), in its entirety.


(d) By adding convenience store to the list of permitted non-residential uses in the MC Zone.”


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.

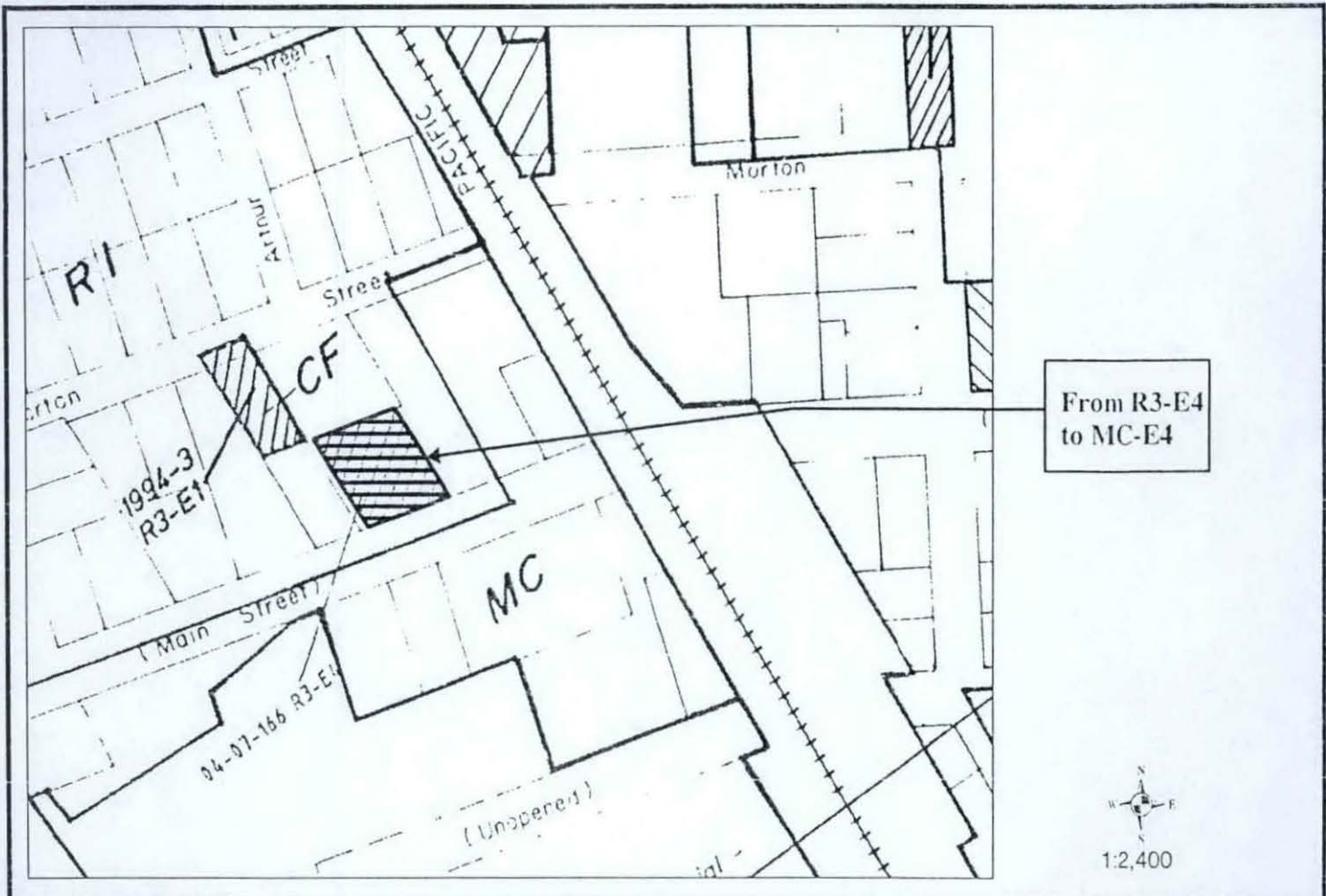
This By-law given its FIRST and SECOND reading this 17th day of October _____, 2007.

This By-law read a THIRD time and finally passed this 17th day of October _____, 2007.


MAYOR

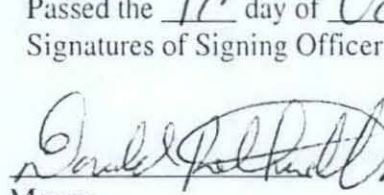
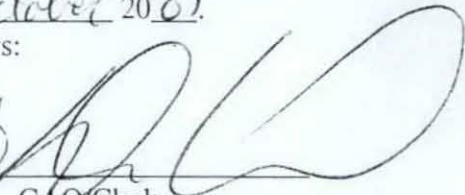

CAO/Clerk

CORPORATE
SEAL OF
MUNICIPALITY



**CORPORATION OF THE
TOWNSHIP OF WHITEWATER REGION**

This is Schedule "A" to By-law Number 07-10-312
 Passed the 17th day of October, 2007.
 Signatures of Signing Officers:


 Mayor
 
 CAO/Clerk

LEGEND

- | | |
|------------------------------|---|
| R1 Residential One | MC Mixed Use Commercial |
| CF Community Facility | -E1 Exception Zone |
| R3 Residential Three |  Area affected by this Amendment
From R3-E4 to MC-E4 |