

**THE CORPORATION OF
TOWNSHIP OF WHITEWATER REGION**

BY-LAW NUMBER 15-05-789

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

PURSUANT TO SECTIONS 34 AND 36 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) Schedule "A" to By-law 1989-14 is amended by rezoning the lands described as Part of Block D, Plan 65, geographic Village of Cobden from General Industrial (GM) and Highway Tourist Commercial (HTC) to Highway Tourist Commercial-Exception Six-holding (TC-E6-h) shown as Items 1 and 2 on Schedule "A" attached hereto.

(b) By adding the following new subsection 10.3(f) Highway Tourist Commercial-Exception Six (HTC-E6), immediately after subsection 10.3(e):

"(f) Highway Tourist Commercial-Exception Six (HTC-E6)

Notwithstanding Sections 10.1(a) and (b), or any other provision of this By-law to the contrary, for those lands described as Part of Block D, Plan 65, geographic Village of Cobden, a micro brewery and retail store shall be permitted in addition to the other uses in the Highway Tourist Commercial (HTC) Zone.

For the purposes of this subsection:

Micro-brewery means a small scale brewery dedicated to producing low volumes of craft beer for sale to establishments and/or liquor stores within a distribution area. Ancillary permitted uses shall include tasting of beer brewed on-site, brewery tours, merchandise sales and retail sale of beer brewed on-site for off-site consumption.

All other provisions of this By-law shall apply."

(c) By adding the following new subsection 10.4 HOLDING ZONES, immediately after subsection 10.3(f):

"10.4 HOLDING ZONES

(a) Highway Tourist Commercial-Exception Six-holding (HTC-E6-h)

Until such time as the holding symbol is removed from lands described as part of Block D, Plan 65, in the geographic Village of Cobden and delineated as Highway Tourist Commercial-Exception Six-holding (HTC-E6-h) on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(a) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(b) Conditions for removal of Holding Symbol (h)

- (i) Site Plan Agreement under Section 41 of the Planning Act between the Owner and Municipality, registered on title, and including:

- (a) Site Plan approved by the Municipality
- (b) Lot Grading and Drainage Plan approved by the Municipality
- (c) Servicing Plan approved by the Municipality
- (d) Recommendations from a Serviceability Report approved by the Municipality
- (e) Recommendations from a Traffic Impact Study

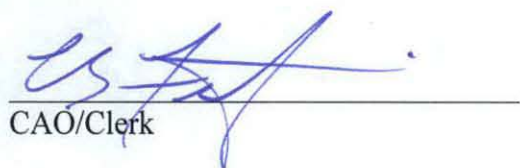
(ii) Clearance letter from the Ministry of Transportation for the final site plan, final lot grading and drainage plan and Traffic Impact Study”

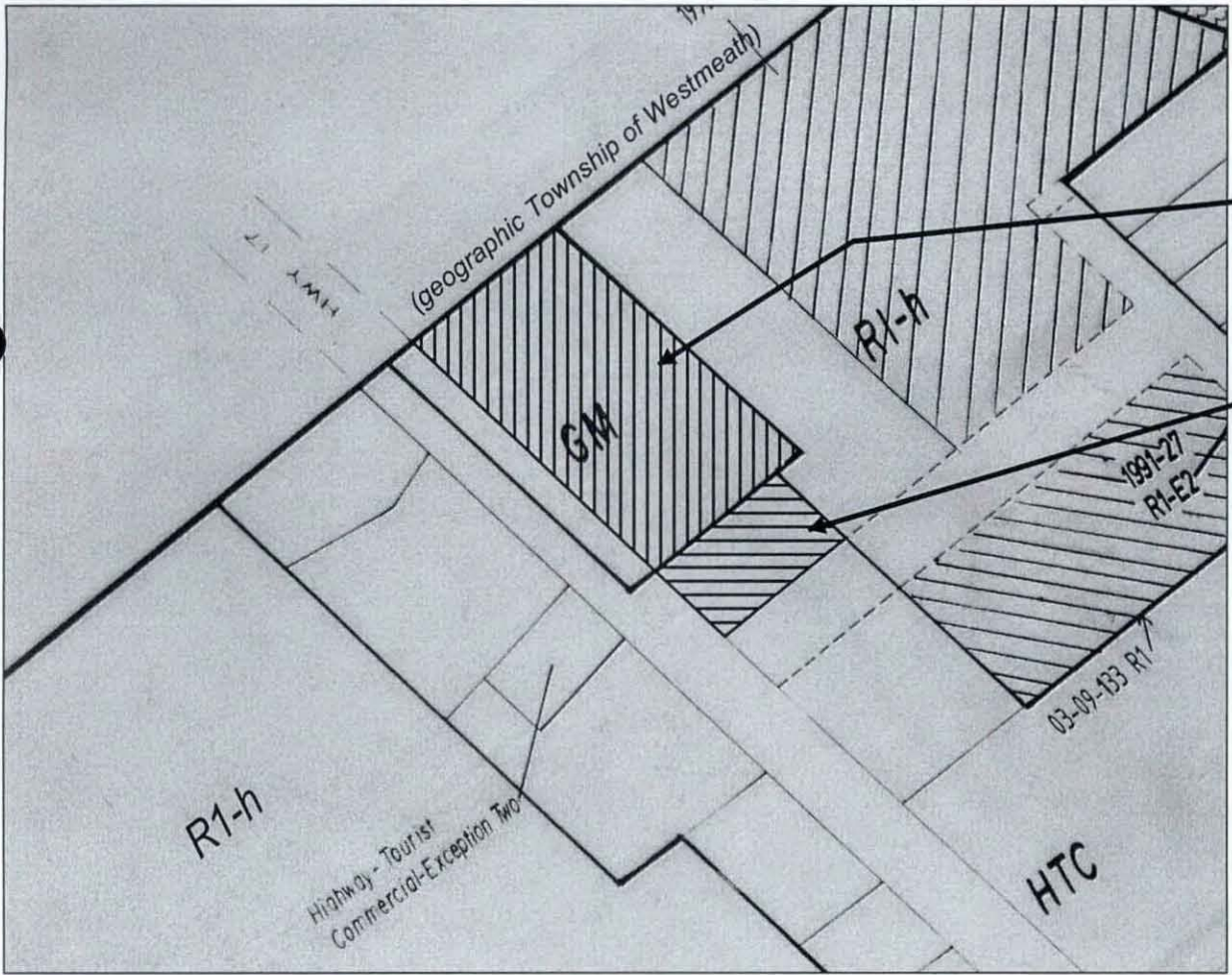
- 2. THAT save as aforesaid all other provisions of By-law 1989-14 as amended, shall be complied with.
- 3. This by-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this 20th day of May, 2015.

This By-law read a THIRD time and finally passed this 20th day of May, 2015.


MAYOR


CAO/Clerk



Item 1:
From GM
To HTC-E6-h

Item 2:
From HTC
To HTC-E6-h



**CORPORATION OF THE
TOWNSHIP OF WHITEWATER REGION**

This is Schedule "A" to By-law Number 15-05-789
Passed the 20th day of May 2015.
Signatures of Signing Officers:



[Signature]
Mayor

[Signature]
CAO/Clerk

LEGEND

- R1** Residential One
- GM** General Industrial
- HTC** Highway Tourist Commercial
- E1** Exception Zone
- h** Holding Zone

Areas affected by this Amendment

-  **Item 1:**
From GM to HTC-E6-h
-  **Item 2:**
From HTC to HTC-E6-h