

DRAFT BY-LAW  
THE CORPORATION OF THE  
VILLAGE OF COBDEN.

BY-LAW NO. 1376

A BY-LAW TO PROVIDE FOR THE CONTROL OF THE SALE OF PARTS LOTS

WHEREAS section 26 of The Planning Act authorizes a municipality to designate by by-law any area within the municipality as an area of subdivision control;

AND WHEREAS the said section 26 further authorizes a municipality to impose part lot control by by-law on land in the municipality within any plan of subdivision registered before or after the passing of the by-law;

AND WHEREAS it is deemed expedient in order to control adequately the development of land in the municipality that a by-law be passed pursuant to the said section 26;

NOW THEREFORE the Council of the Corporation of the Village of Cobden enacts as follows:

1. Subsection 3 of Section 26 of The Planning Act applies to the following lands included within Registered Plan No. 65 of the said Village of Cobden:
  - (a) All of Block "F";
  - (b) All of Block "G" ;
  - (c) All of Lot 398 and those parts of Block "E" and Lots 397, 402 and 403 described in Registered Instrument No. 97720, shown outlined in red on the plan attached thereto and being more particularly described as follows:

Premising that all bearings herein are astronomic and are referred to the meridian through the south-easterly corner of Lot 27, Concession 1 of the Township of Ross and relating all bearings herein thereto;

COMMENCING at a survey post defining the south-eastern angle of said Lot 402;

THENCE North 5 degrees 49 minutes West along the eastern limit of said Lot 402 and its northerly production, in all a distance of 245.12 feet to a survey post planted;

THENCE North 84 degrees 11 minutes East a distance of 177.51 feet to a survey post planted;

THENCE South 5 degrees 49 minutes East to and along the western limit of said Lot 398, in all a distance of 245.12 feet more or less to a survey post planted defining the south-western angle of said Lot 398.

THENCE North 84 degrees 11 minutes East along the southern limit of Lot 398 and continuing along part of the Southern limit of said Lot 397, a distance of 66.77 feet to a survey post planted in the southern limit of said Lot 397;

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THENCE North 5 degrees 49 minutes West a distance of 289.29 feet to a survey post planted;  
THENCE North 84 degrees 11 minutes East a distance of 66.77 feet to a survey post planted;  
THENCE North 49 degrees 55 minutes East a distance of 624.42 feet to a survey post planted;  
THENCE North 51 degrees 57 minutes East a distance of 111.86 feet more or less to a survey post planted in western limit of Lot 231 according to Registered Plan No. 65 of the said Village of Cobden;  
THENCE North 23 degrees 24 minutes West along part of the western limit of said Lot 231 and continuing along the western limit of Lots 232 to 243, inclusive and continuing along part of the western limit of Lot 244, in all a distance of 927.82 feet to a survey post planted;  
THENCE South 49 degrees 34 minutes West a distance of 119.35 feet to a survey post planted;  
THENCE North 49 degrees 14 minutes West a distance of 165 feet to a survey post planted;  
THENCE South 49 degrees 34 minutes West a distance of 54.39 feet to a survey post planted;  
THENCE North 49 degrees 14 minutes West a distance of 150 feet to a survey post planted;  
THENCE South 49 degrees 34 minutes West a distance of 125 feet to a survey post planted;  
THENCE North 44 degrees 21 minutes West a distance of 530.9 feet more or less to a survey post planted on the north-western limit of said Block "E" according to said Registered Plan No. 65;  
THENCE South 49 degrees 34 minutes West along the said north-western limit of Block "E" a distance of 911.47 feet to a survey post planted in the north-eastern limit of the Canadian Pacific Railway Right-of-Way as widened through said Block "E";  
THENCE South 34 degrees 36 minutes East along the said north-eastern limit of the Canadian Pacific Railway Right-of-Way a distance of 1759.5 feet more or less to a survey post planted at its intersection with the northern limit of Morton Street according to said Registered Plan No. 65;

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THENCE North 84 degrees 11 minutes East along the said northern limit of Morton Street, said northern limit being part of the southern limit of said Lot 402 according to said Registered Plan No. 65, in all a distance of 55.06 feet to the point of commencement.

(d) That part of Block "D" being more particularly described as follows:

COMMENCING at the intersection of the north-westerly limit of said Block "D", Plan 65, with the north-easterly limits of Kings Highway 17, as shown on instrument No. 34202; THENCE South 48 degrees 48 minutes east along said north-easterly limits a distance of 411.9 feet; THENCE continuing along the said north-easterly limit on a bearing of south 49 degrees 14 minutes east a distance of 538 feet; THENCE North 50 degrees 24 minutes east a distance of 885 feet more or less to the high water mark of Muskrat Lake; THENCE in a general northerly and westerly direction along the said high water mark a distance of 1300 feet more or less to the said north-westerly limit of Block "D"; THENCE South 50 degrees 24 minutes west along the said north-westerly limits of Block "D" a distance of 935 feet more or less to the place of commencement.

PASSED.....JUNE 9/69.....

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Reeve

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Clerk