

D R A F T

THE CORPORATION OF THE VILLAGE OF COBDEN

BY-LAW NO. 80 - 20

BEING A BY-LAW TO AMEND BY-LAW
NO. 77-8 OF THE CORPORATION OF
THE VILLAGE OF COBDEN SITED AS
THE WELK SUBDIVISION ZONING BY-LAW

WHEREAS Section 35 of The Planning Act, R.S.O. 1970, chapter 349, as amended, provides that by-laws may be passed by municipal councils for restricting the use of land and the erection or use of buildings except as provided for in such by-law.

AND WHEREAS the Council of the Corporation of the Village of Cobden did on the 29th day of March, 1977 enact By-law No. 77-8 to provide for the use of lands and the character, location and use of buildings and structures in the said Welk Subdivision.

AND WHEREAS there is not in force or effect in the Village of Cobden an official plan relating to the lands to which By-law No. 77-8 applies.

AND WHEREAS the Municipal Council of the Corporation of the Village of Cobden deems it expedient to amend the Welk Subdivision Zoning By-law to provide for the erection on Lot 27 and Lot 28 as shown on plan attached to By-law No. 77-8 of a multiple unit building and to provide for a zone to be known as "R2".

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE VILLAGE OF COBDEN ENACTS AS FOLLOWS:

1) THAT By-law No. 77-8 sited as the Welk Subdivision Zoning By-law be amended as follows:

(a) Section 2.2 shall be amended to provide for a zone in the Welk Subdivision Zoning By-law for multiple unit residential use with a symbol of "R2".

(b) Section 3 of the said By-law be amended to provide for a multiple unit residential zone and that the following be added to the said section as Section 3.1.3: "THAT a six unit apartment building be permitted to be erected on Lots 27 and 28 as shown on plan attached as Schedule "A" to By-Law No. 77-8."

(c) Section 3 be amended by adding thereto Section 3.4 as follows:

"Regulations for Uses Permitted in Section 3.1.3

3.4.1	Minimum Lot Area	20,000 sq. ft.
3.4.2	Minimum Lot Frontage	150 ft.

3.4.3	Minimum Front Yard	20 ft.
3.4.4	Minimum Side Yard	4 ft.
3.4.5	Minimum Exterior Side Yard	10 ft.
3.4.6	Minimum Rear Yard	25 ft.
3.4.7	Maximum Building Coverage	40%
3.4.8	Maximum Height	35 ft.
3.4.9	Minimum Floor Area per unit	900 ft.
3.4.10	Minimum Off-Street Parking Requirement	2 parking space per unit
3.4.11	Maximum Lot Coverage by Open Parking Areas, Driveways, and Vehicle Movement Areas	25% of the Area of the Lot

- 2) THAT Section 6.6 of By-law No. 77-8 be amended to provide that in the case of Lots 27 and 28 as shown on plan attached as Schedule "A" to By-law No. 77-8 to permit one apartment building to be located on the said lots.

- 3) THAT all other provisions of By-law No. 77-8 shall apply to the construction of the said apartment unit on Lot 27 and Lot 28.

- 4) THAT this by-law shall come into force and take effect on the date of the passing thereof subject to receiving the approval of The Ontario Municipal Board as evidenced by the issuance of its formal order with respect thereto.

READ A FIRST AND SECOND TIME THIS 4TH DAY OF JUNE , 1980.

H. S. Robinson
Reeve

B. Schilling
Clerk

READ A THIRD TIME AND PASSED THIS 4TH DAY OF JUNE , 1980.

H. S. Robinson

B. Schilling

VILLAGE OF COBDEN

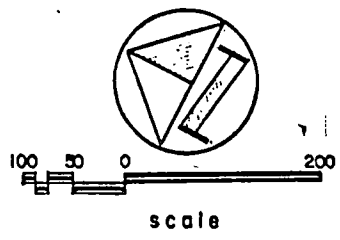
SCHEDULE 'A'

TO BYLAW No

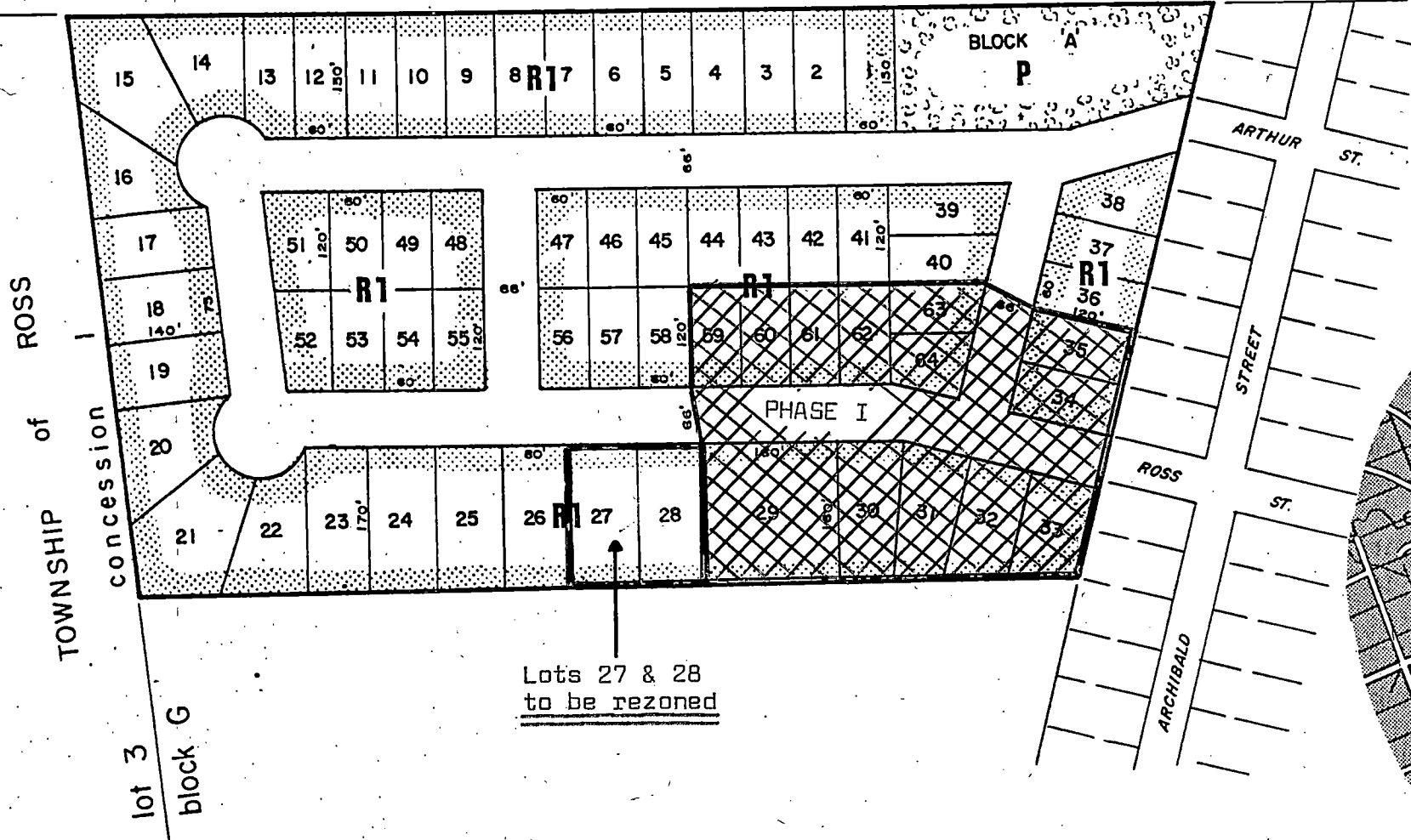
THIS IS SCHEDULE 'A' TO BYLAW 80-20
 PASSED THIS 4TH DAY OF JUNE, 1980

SIGNATURES OF THE SIGNING OFFICERS.

signed _____ REEVE
 signed *[Signature]* CLERK



CANADIAN PACIFIC RAILWAY



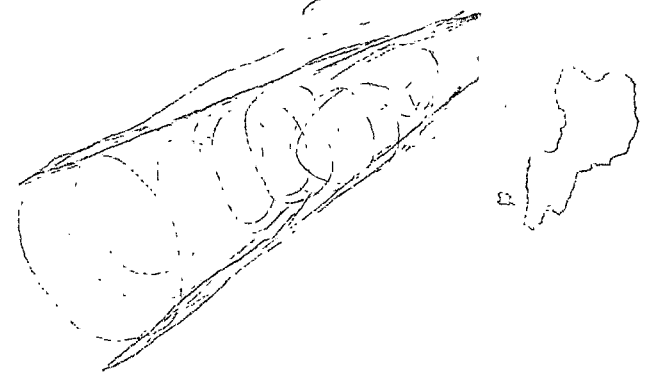
SCALE : 1 inch = 2 miles

Walker Acres
Dawsonville

Dawsonville

25.00 for 1/2 acre

1/6



Dawsonville, Ga.
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14.11
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