

CORPORATION OF THE VILLAGE OF COBDEN

BY-LAW # 1994-5

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

PURSUANT TO SECTION 34 OF THE PLANNING ACT, THE VILLAGE OF COBDEN 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 6 - Requirements For Residential One (R1) Zones immediately following subsection 6.4(c):

"d) Residential One-Exception Four (R1-E4) Zone

Notwithstanding any other provisions of this by-law to the contrary, for the lands located in the Residential One-Exception Four (R1-E4) Zone within Lot 251 and Part of Lots 252 and 245, Plan 65 and located at 3 Crawford Street, a bed and breakfast establishment and a tea room shall be permitted uses. The following definitions shall also apply.

Bed and Breakfast Establishment: means a private single detached dwelling in which there are up to two rooms for rent for sleeping accommodation for overnight guests only and may include the provision of meals. This definition does not include boarding or lodging house.

Tea Room means an establishment within a building, originally designed and used as a single detached dwelling, where food, such as lunches, desserts and light dinners are served to the public for immediate consumption on the premises, but shall not include any other use defined herein.

The parking requirement for the Bed and Breakfast establishment shall be one (1) parking space per guest room.

The parking requirement for the Tea Room shall be 1 parking space per 4 persons design capacity of the Tea Room."


(b) Schedule 'A' is amended by rezoning lands located at 3 Crawford Street within Lot 251 and Part of Lots 252 and 245, Plan 65, Village of Cobden, from Residential One (R1) to Residential One-Exception Four (R1-E4) 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.

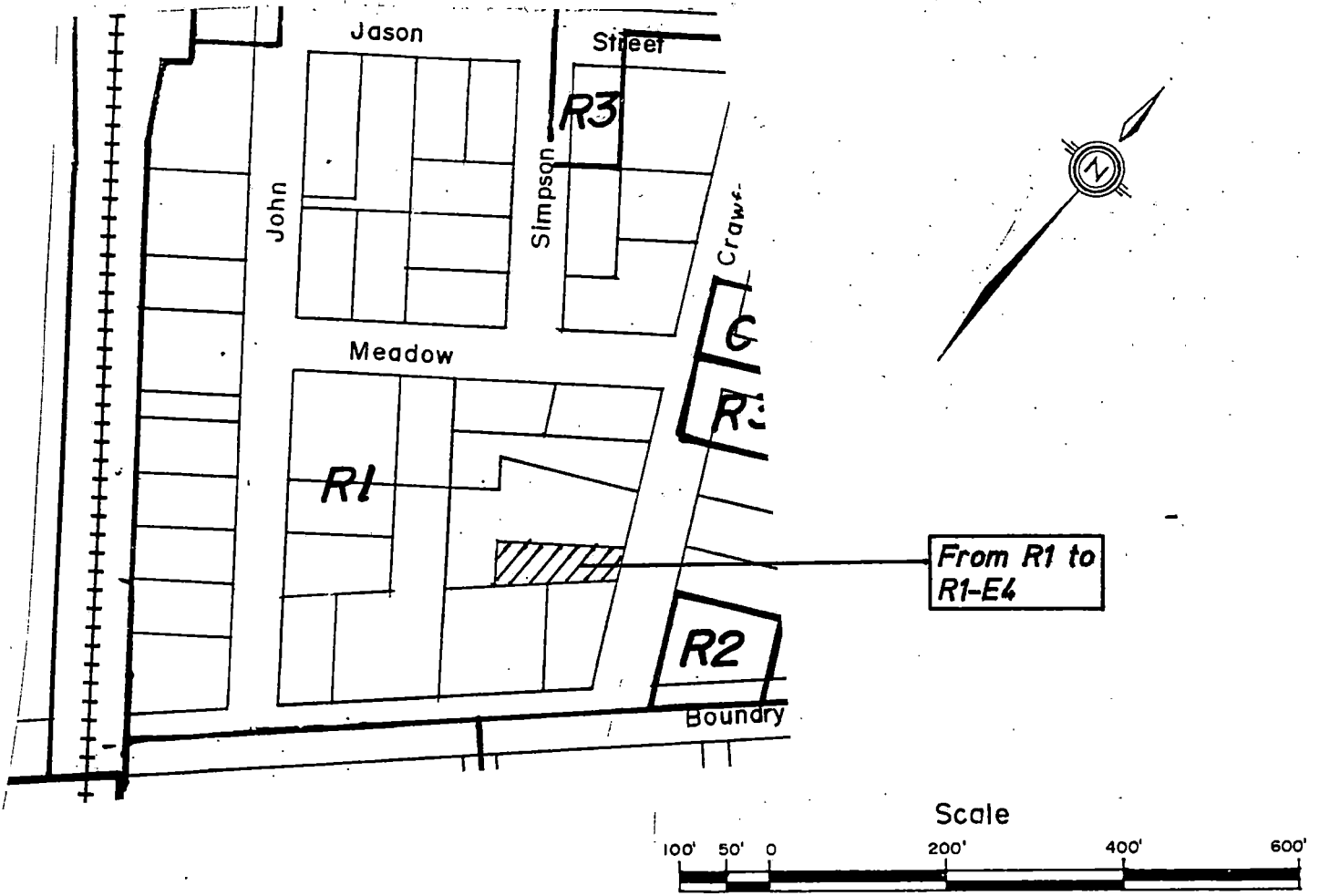
3. This by-law shall come into force and take effect on the day of final passing thereof.

READ a first, second and passed on the third reading this 5<sup>th</sup> day of 1994.

January

  
REEVE

  
CLERK-TREASURER



CORPORATION OF THE  
VILLAGE OF COBDEN

This is Schedule "A" to By-law Number 1994-5  
 Passed the 5th day of January 1994.  
 Signatures of Signing Officers:  
[Signature] Reeve      [Signature] Clerk

**LEGEND**

- R1** Residential One
- R1-E4** Residential One-Exception Four
- R2** Residential Two
- R3** Residential Three
- [Hatched Box]** Area affected by this Amendment