

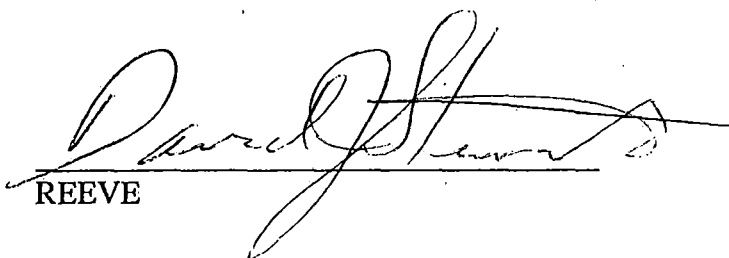
**CORPORATION OF THE VILLAGE OF COBDEN**

**BY-LAW # 2000-14**

The Council of the Corporation of the Village of Cobden, in accordance with the provisions of Section 17 and 21 of the Planning Act, hereby enacts as follows:

1. Amendment No. 4 to the Official Plan for the Village of Cobden, consisting of the attached text and Schedule 'A' is hereby adopted.
2. That the Clerk Administrator is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment No. 4 to the Official Plan for the Village of Cobden.
3. This By-law shall come into force and take effect on the day of final passing thereof.

READ a first, second and finally passed on the third reading this *13<sup>th</sup>* Day of *September* 2000.

  
REEVE

  
CLERK ADMINISTRATOR

WORKING COPY

AMENDMENT NO. 4  
TO THE  
OFFICIAL PLAN  
OF THE  
VILLAGE OF COBDEN

Prepared For: The Corporation of  
the Village of Cobden

Prepared By: Planning Department  
County of Renfrew  
9 International Drive.  
Pembroke, Ont.  
K8A 6W5

August 2000

THE CONSTITUTIONAL STATEMENT

Part A - THE PREAMBLE does not constitute part of this amendment.

Part B - THE AMENDMENT consisting of the following text and Schedule 'A' constitutes Amendment No. 4 to the Official Plan for the Village of Cobden.

## PART A - THE PREAMBLE

### Purpose

The purpose of this amendment is to redesignate the classification of lands shown on Schedule 'A' attached from "Highway-Tourist Commercial" to "Residential".

### Location

The lands affected by this redesignation comprise Lot 478 and Part Lots 477, 479 and Block D, Registered Plan No. 65, Village of Cobden.

### Basis

The Official Plan for the Village of Cobden was approved by the Minister of Municipal Affairs on July 21, 1987.

This amendment applies to approximately 0.11 hectares (0.28 acres) being the front portion of a vacant property owned by Graham and Lois McLeod. The portion of the property affected by this amendment fronts Highway 17. The remainder of the property being approximately 0.39 hectares (0.97 acres) is designated Residential and backs onto Muskrat Lake.

The amendment will redesignate the front portion of the property to Residential allowing the owner to construct a single detached dwelling. The redesignation of the front portion will result in the entire property being designated Residential.

An Official Plan amendment is required to permit the dwelling because the subject lands are designated Highway-Tourist Commercial. The Highway-Tourist Commercial designation permits commercial uses which are economically dependent or associated with heavy flows of vehicular traffic such as service stations, restaurants and drive-in motels. Dwelling units accessory to these main permitted uses are allowed but dwellings as a main use are not permitted in the Highway-Tourist Commercial designation.

### Site and Surroundings

The property fronts Highway 17 on the west and backs onto Muskrat Lake on the east. The property at one time had contained small tourist rental cottages, but is now vacant. The front portion of the property which is subject to the amendment is relatively flat. The rear portion of the property designated as Residential is notably lower in elevation and slopes towards Muskrat Lake at the rear of the property. The site contains small sparse trees and bushes. The majority of uses along the east and west sides of Highway 17 in the vicinity of the subject lands are single detached dwellings

including those that immediately abut the subject lands. There are a small number of commercial retail uses dispersed amongst the residential uses but these tend to be clustered mainly along the highway further to the south of the subject lands.

#### Conformity with the General Intent and Purpose of the Official Plan

Section 2 of the Plan contains general goals and objectives of the Village of Cobden Official Plan. One set of general goals and objectives pertains to Community Structure. This amendment will meet the objectives of this section, specifically subsections 2.3(b)(ii) and (iii), by ensuring development occurs in a logical and sequential manner and by preventing conflicts between incompatible land uses. This is because the proposed residential use represents a logical use for the subject lands given that the surrounding area is a long and well established residential neighbourhood. Further, the proposed use would be completely compatible with the abutting residential uses.

#### Provincial Policy Statement (PPS)

This amendment supports the provincial policy of efficient use of land, resources, infrastructure and public service facilities by promoting growth within a built-up area. Since this amendment involves the development of an existing property for a single residential use in a built-up area, there will be negligible impact on the transportation corridor.

Conclusion

The physical nature of the subject property makes the front portion more suitable for new development than the back portion along Muskrat Lake. The proposed amendment will allow a single detached dwelling to be built on the front portion of the property, in keeping with abutting properties.

Although the surrounding area which fronts the highway is designated commercial it largely consists of long established single residential dwellings. There is currently limited commercial development along this section of the highway corridor. The majority of commercial development along the highway corridor is concentrated south of the subject lands.

The amendment also meets the general goals and objectives of the Village's Official Plan dealing with Community Structure and has regard for the policies of the PPS. For the reasons stated above, Council supports this amendment.

Part B - The Amendment

All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. 4 to the Official Plan for the Village of Cobden.

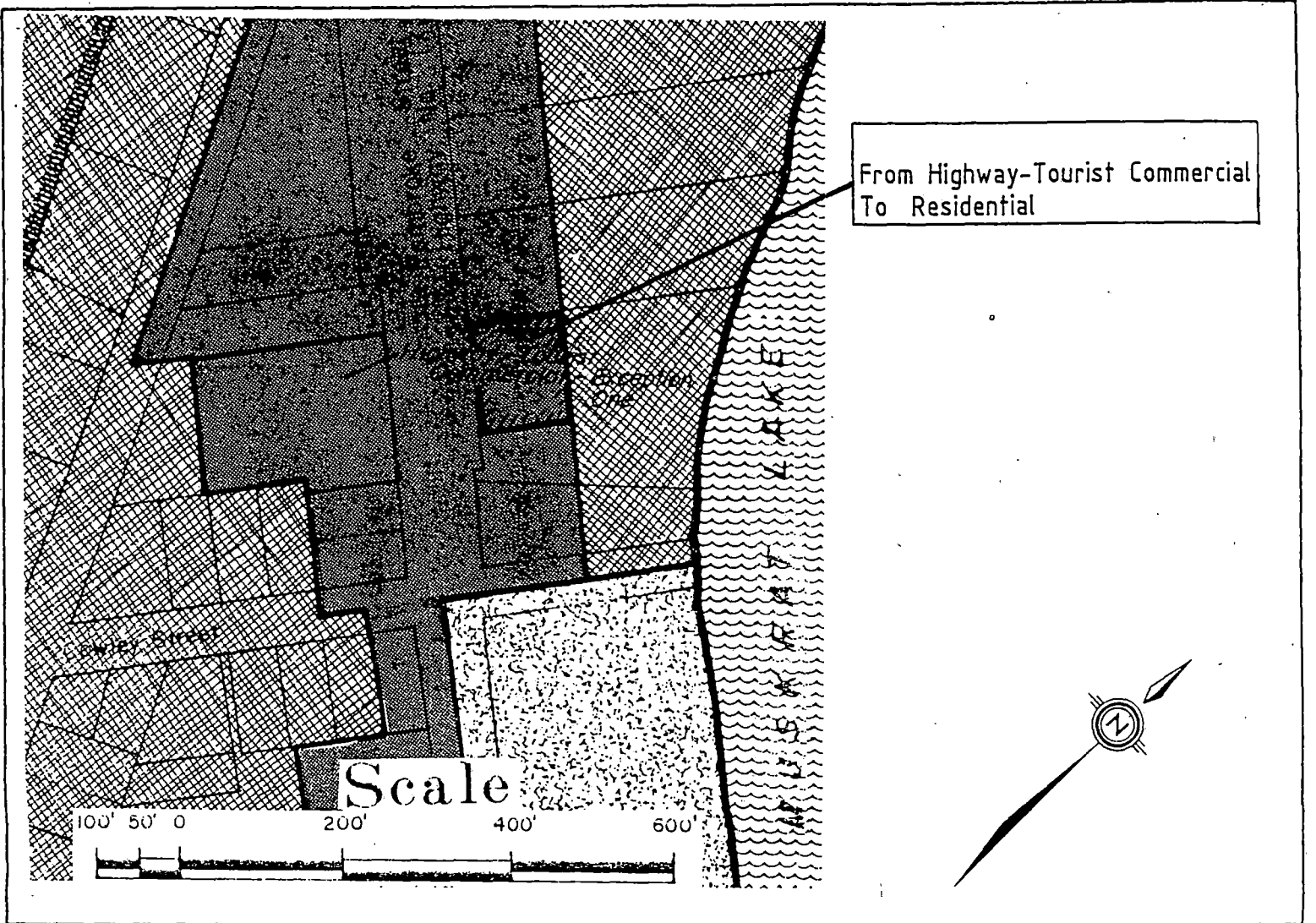
Details of the Amendment

The Official Plan is amended as follows:

Schedule 'A' to the Official Plan is amended by redesignating the lands comprising Lot 478 and Part Lots 477, 479 and Part Block D, Registered Plan No. 65, Village of Cobden, from "Highway Tourist Commercial" to "Residential" as shown on Schedule 'A' attached hereto.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan for the Village of Cobden.



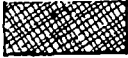


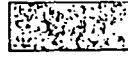

AMENDMENT NO. 4 TO THE OFFICIAL PLAN  
FOR THE VILLAGE OF COBDEN

SCHEDULE "A"

*Note; This schedule forms part of Amendment No. 4 to the Official Plan for the Village of Cobden and must be read in conjunction with the written text.*

*This schedule represents an excerpt from the Official Plan document.*

LEGEND

-  Residential
-  Community Improvement
-  Highway - Tourist Commercial
-  Parks and Open Space
-  Area Affected By This Amendment



**VILLAGE OF COBDEN - NOTICE TO PUBLIC BODIES**

**CONCERNING A PROPOSED**

**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Village of Cobden is considering a proposal to amend the Official Plan and Zoning By-law (By-law No. 1989-14) of the Village of Cobden.

**THE PROPOSED AMENDMENTS**

The purpose of the Official Plan Amendment is to redesignate approximately 0.28 acres of vacant land from Highway-Tourist Commercial to Residential in order to permit a single detached dwelling on the subject lands.

The Zoning By-law Amendment would rezone the subject lands from Highway-Tourist Commercial (HTC) to Residential One (R1).

**LOCATION**

The land affected by these amendments is located on Pembroke Street (Highway 17) and is described as Lot 478 and Part Lots 477, 479 and Part Block D, Registered Plan No. 65, Village of Cobden, as shown on the attached Key Map.

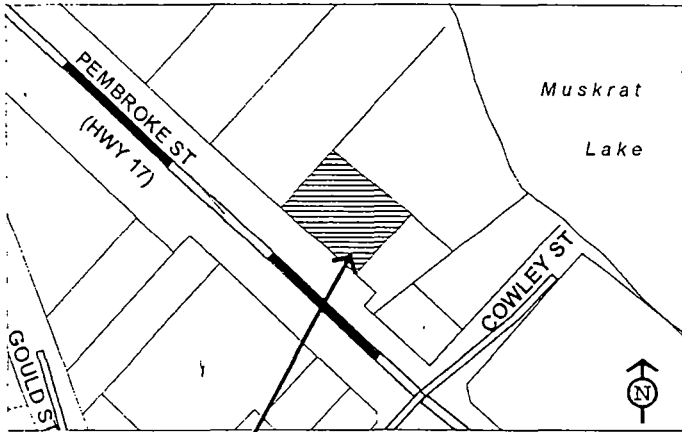
PURSUANT to Sections 17(21) and 34(15) of the Planning Act, you are hereby requested to submit your comments to the Clerk no later than \_\_\_\_\_. Additional information relating to the above is available during regular office hours at the Municipal Office.

If a person or public body that files a notice of appeal of a decision of the Village of Cobden in respect of the proposed amendments does not make oral submissions at a public meeting or make written submissions to the Village of Cobden before the proposed amendments are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

DATED at the Village of Cobden this \_\_\_\_\_ day of \_\_\_\_\_ 2000.

\_\_\_\_\_  
Mr. Dean Sauriol  
Clerk Administrator  
Village of Cobden  
Box 40  
Cobden, Ontario  
K0J 1K0

# Village of Cobden Key Map



— Location of Amendments