

The Corporation of the Township of Wollaston
By –Law No. 46-12

A By-Law to amend By-Law 50-10 being a By-Law to regulate the use of land height, bulk, location, spacing, character and the use of buildings.

WHEREAS By-law 50-10, being the Comprehensive Zoning By-Law of the Township of Wollaston, zones Concession 6 Part Lot 15, 21R1473 Parts 1, 2, 3 &4, 21R23767 Parts 4, 5 &6 as Rural.

AND WHEREAS an application has been made for the rezoning of Concession 6 Part Lot 15, 21R1473 Parts 1, 2, 3 &4, 21R23767 Parts 4, 5 &6 from Rural to LSR (site specific).

AND WHEREAS, the Council of the Corporation of the Township of Wollaston deems it advisable to amend the Township's Comprehensive Zoning By-Law No 50-10;

NOW, THEREFORE the Council of the Corporation of the Township of Wollaston enacts as follows:

1. THAT By-law No. 50-10, as amended, is hereby amended by the addition of subsection 8.5.2 to section 8.5 immediately after item 8.5.1 entitled "SPECIAL LSR - LIMITED SERVICE RESIDENTIAL ZONES" thereof, to read:

"That Concession 6 Part Lot 15, 21R23767 Parts 4, 5 &6 in the Township of Wollaston are hereby changed from Rural to Limited Service Residential-Special-2 (LSR-2). On lands zoned LSR-2 the following special provisions shall apply:

Zone provisions:

- i) lot area .7 acres
- ii) lot frontage 24.85m
- iii) front yard Existing distance
- v) interior side yard 4.98m

2. THAT By-law No. 50-10, as amended, is hereby amended by the addition of subsection 8.5.3 to section 8.5 immediately after item 8.5.2 entitled "SPECIAL LSR - LIMITED SERVICE RESIDENTIAL ZONES" thereof, to read:

"That Concession 6 Part Lot 15, 21R1473 Parts 1, 2, 3 &4 Save and Except 21R23767 Parts 5 &6 in the Township of Wollaston are hereby changed from Rural to Limited Service Residential-Special-3 (LSR-3). On lands zoned LSR-3 the following special provisions shall apply:

Permitted Uses shall be limited to:

- i) a workshop/garage
- ii) a sleeping cabin
- i) a maximum of one single-detached dwelling house located a minimum of 66 feet from the centerline of Chescher Crescent and Chescher Lane.

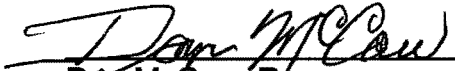
Zone Provisions:

- i) lot area 12 acres
- ii) lot frontage onto Chescher Lane 348m (1141 ft)
- iii) lot frontage onto Chescher Crescent 349m (1144 ft)

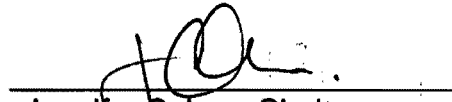
3. The use of the subject lands shall be in conformity with all other provisions of the Limited Service Residential zone.
4. THAT SCHEDULE 'C' to By-law No. 50-10, as amended, is hereby amended by changing the zone category thereon in accordance with SCHEDULES '1' and '2' attached hereto;
5. THAT SCHEDULES '1' and '2' attached hereto forms part of this By-law; and,

6. This By-Law shall come into force and take effect on the twentieth day after the day that the giving of written notice was given, providing no notice of appeal is filed. In the event that an appeal is filed, this By-Law shall not come into force and take effect until finally disposed of by the Ontario Municipal Board.

Read a First, Second and Third time and finally passed this August 28th, 2012.



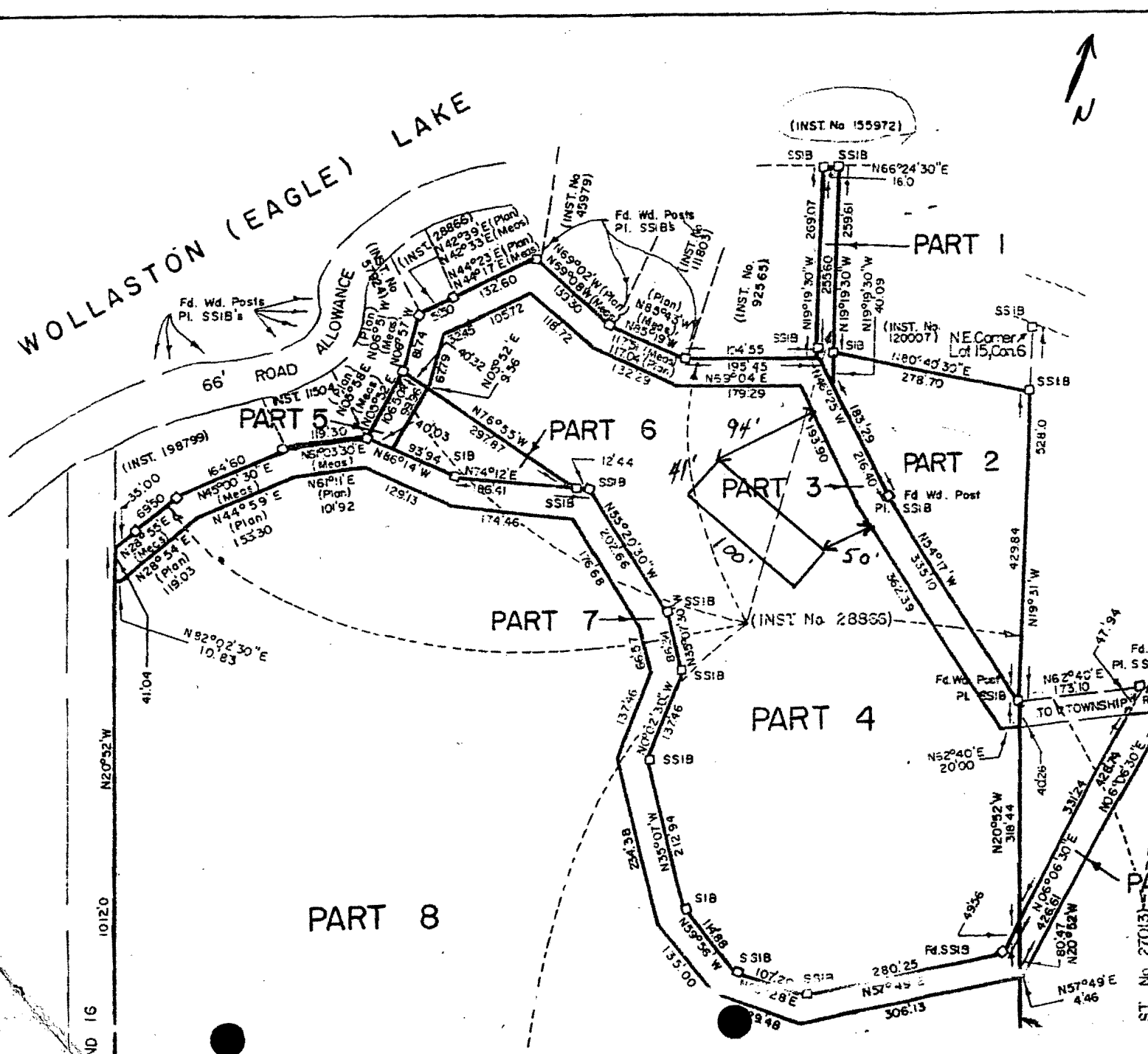
Dan McCaw, Reeve



Jennifer Cohen, Clerk

SCHEDULE 'Z'

WOLLASTON (EAGLE) LAKE
66' ROAD ALLOWANCE



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.

NOV. 12, 1974.

M. J. McAlpine
M. J. McALPINE

RECEIVED AND DEPOSITE

PLAN 21R 1473

Dec 9 1974

A. Robertson
Deputy LAND REGISTRAR
FOR THE REGISTRY
DIVISION OF HASTINGS

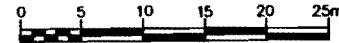
CAUTION:
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITH THE MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.

REFERENCE PLAN
SHOWING
PART OF LOT 15, CONS. 5 & 6; LOT 14, CON. 5
TOWNSHIP OF WOLLASTON
COUNTY OF HASTINGS
SCALE: 1" = 200'

Kevin Moore M. J. McALPINE O.L.S.
1974

SCHEDULE '1'

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 6
TOWNSHIP OF WOLLASTON
COUNTY OF HASTINGS
SCALE 1 : 400
PAUL A. MILLER, O. L. S.



SCHEDULE				
PART	LOT	CONCESSION	PARCEL	AREA
1	Pl. 15	6	ALL OF PIN 40120-0055 (LT)	0.06± Hectares
2			0.02 Hectares	
3			0.07 Hectares	
4			PART OF PIN 40120-0054 (LT)	0.06± Hectares
5			0.03 Hectares	
6			0.09 Hectares	

PARTS 2 TO 6, INCLUSIVE, COMPRISE PART OF PIN 40120-0054 (LT).
PARTS 2 & 5 ARE SUBJECT TO A ROW AS IN QR632157.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: MAY 28, 2012

Paul A. Miller
PAUL A. MILLER, O. L. S.

PLAN 21R-23767

RECEIVED AND DEPOSITED

DATE: June 14/12

Paula Wallace
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HASTINGS (21).

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY STATIC G.P.S. OBSERVATIONS, SHOWN HEREON, BEARING OF N74°58'15"W, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (75° WEST LONGITUDE) MAD 83 (CSRS) (1987.0). G.P.S. BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - MADOC.

TO CONVERT GRID BEARINGS TO LOCAL ASTRONOMIC BEARINGS ROTATE 1°58'40" COUNTER-CLOCKWISE.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00018825. PROPERTY LINES ARE UNFENCED, UNLESS OTHERWISE NOTED.

FENCES ARE LOCATED ON PROPERTY LINES, UNLESS OTHERWISE NOTED.

TIES SHOWN TO THE MAXIMUM CONTROLLED WATER'S EDGE OF WOLLASTON (EAGLE) LAKE ARE AT RIGHT ANGLES TO THE TRAVERSE LINE, UNLESS OTHERWISE NOTED.

SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN ORTHOMETRIC HEIGHTS ARE DERIVED FROM GPS OBSERVATIONS USING THE (PPP) SERVICE AND THE HTV2 GEIOD MODEL.

WOLLASTON (EAGLE) LAKE IS ARTIFICIALLY REGULATED TO MAXIMUM CONTOUR ELEVATION 310.22 CGVD28. CONTOUR ELEVATION 309.65 CGVD28 IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WOLLASTON.

LEGEND

SYMBOL	DENOTES
□	SURVEY MONUMENT PLANTED
■	SURVEY MONUMENT FOUND
SSIB	SHORT STANDARD IRON BAR 25mm x 25mm x 60cm
SIB	STANDARD IRON BAR 25mm x 25mm x 120cm
IB	IRON BAR 15mm x 15mm x 60cm
WIT.	WITNESS
MEAS.	MEASURED
—/—	BOARD FENCE
ORP	OBSERVED REFERENCE POINT
JTR PLAN	PLAN OF SURVEY BY J.T. RANSON O.L.S. DATED AMENDED JULY 15, 1959 ATTACHED TO QR45979.
CGVD28	CANADIAN GEODETIC VERTICAL DATUM 1928
GSC	GEODETIC SURVEY OF CANADA DATUM
S/A	SPLIT ANGLE
UP	UTILITY POLE
UPA	UTILITY POLE ANCHOR
ROW	RIGHT OF WAY

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREIN THEREBY.

ED REFERENCE POINTS (ORPs) DERIVED FROM STATIC OBSERVATIONS. BASELINE POST PROCESSED FROM LEICA STATION MADOC, UTM ZONE 18, NAD83 (CSRS) COORDINATES TO RURAL ACCURACY CLASS. 14 (2) 1:6.216/10

POINT ID	NORTHING	EASTING
ORP A	4988954.66	276633.88

