

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NO. 72-28

A BY-LAW TO DESIGNATE A RESTRICTED AREA FOR COTTAGE SUB-DIVISION AND DEVELOPMENT

WHEREAS The Planning Act, R.S.O. Chapter 349, Section 35 provides for the zoning of land by Municipal Councils for cottage use.

AND WHEREAS the Corporation of the Township of Westmeath believes it to be in the public's interest to zone the land hereinafter referred to for cottage use only.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WESTMEATH ENACTS AS FOLLOWS:

- 1. This By-law shall be known as the "Bayview Estates Cottage Development, Subdivision Zoning By-Law".
2. This by-law applies to the area of land shown etched in red on the map attached and marked "Schedule "A", which forms part of this By-law.
3. On lots 1 to 33, no land may be used and no building or structure may be erected, used or altered except for cottage purposes, but this section shall not prevent the use of any land in the defined area for park, highway or gardening purposes.
4. On blocks "A" and "B", no land may be used and no building or structure may be erected, used or altered except for public or private park purposes.
5. On each lot on the plan marked Schedule "A" there may be erected and used not more than one single-family cottage together with such accessory buildings as are commonly used in connection with a cottage.
6. Accessory buildings may not be used for human habitation.
7. No building or structure shall be erected except in conformity with the following requirements:

Table with 3 columns: Requirement, Main Bldgs., Accessory Bldgs.
Floor area, at least: 600 sq.ft., no. min.
Ground coverage, no more than: 2,000 sq.ft., 1,000 sq.ft.

Setback from lot lines at front, (towards water) no building shall be constructed within 50 feet of the normal spring high water mark or below 360 feet, Canadian Geodetic Datum.

Table with 3 columns: Requirement, Main Bldgs., Accessory Bldgs.
at sides, at least: 15 ft., 5 ft.
at rear, at least: 25 ft., 5 ft.

- 8. Notwithstanding section 7 where a lot abuts navigable water, an accessory building to be used solely as a boathouse may be erected up to those portions of the lot boundary which so abut.

9. Any person who contravenes a provision of this by-law shall be liable to a penalty of not more than \$300.00, exclusive of costs.
10. No part of this by-law shall come into force without the approval of the Ontario Municipal Board but, subject to such approval, this by-law shall take effect from the date of passing thereof.

READ a first time this 6th day of October, 1972

READ a second and third time and finally passed this 6th day of October, 1972

CARL FLETCHER (Signed)
REEVE

D. H. HILL (Signed)
CLERK

RESTRICTED AREA BY-LAW
For a
cottage sub-division

The Corporation of the Township of Westmeath

By-law No. 72-28

The Council of the Corporation of the Township of Westmeath enacts as follows:

1. This by-law shall be known as the " P. J. Brennan Subdivision Zoning By-law ".
2. This by-law applies to the area of land shown edged in red on the map attached and marked Schedule "A" , and which forms part of this by-law.
3. On lots 1 to 44 , no land may be used and no building or structure may be erected, used or altered except for cottage purposes, but this shall not prevent the use of any land in the defined area for park, highway or gardening purposes.
4. On blocks ____ and _____, no land may be used and no building or structure may be erected, used or altered except for public or private park purposes.
5. On each lot on the plan marked Schedule "A" there may be erected and used not more than one single-family cottage together with such accessory buildings as are commonly used in connection with a cottage.
6. Accessory buildings may not be used for human habitation.
7. No building or structure shall be erected except in conformity with the following requirements:

	Main Bldgs.	Accessory Bldgs.
<u>Floor Area</u> , at least	600 sq. ft.	no min.
<u>Ground coverage</u> , no more than	2,000 sq. ft.	1,000 sq.ft.

Setback from lot lines
at front, (towards water) no building shall be constructed within 50 feet of the normal spring high water mark or below 360 feet, Canadian Geodetic Datum.

at sides, at least 15 ft. 5 ft.

at rear, at least 25 ft. 5 ft.

8. a Notwithstanding section 7 where a lot abuts navigable water, an accessory building to be used solely as a boathouse may be erected up to those portions of the lot boundary which so abut.
- b No privy shall be constructed closer than 15 feet to any side or rear lot line.

9. Any person who contravenes a provision of this by-law shall be liable to a penalty of not more than \$300.00, exclusive of costs.

10. No part of this by-law shall come into force without the approval of the Ontario Municipal Board but, subject to such approval, this by-law shall take effect from the date of passing thereof.

Read a first time this 6th day of October 1972.

Read a second and third time short and passed this 6th day of October 1972.

Carl Fletcher Reeve
Da Hill Clerk.

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