

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NO. 75-19

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

1. This by-law shall be known as the "L.H. Gervais Sub-division 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 7, both inclusive, 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 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; wherein a cottage is defined as a single-family detached dwelling used for recreational purposes that is not used for continuous year-round habitation.
5. Accessory buildings may not be used for human habitation.
6. No building or structure shall be erected except in conformity with the following requirements.

	<u>Main Bldgs.</u>	<u>Accessory Bldgs.</u>
<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.
<u>Setback</u> from lot lines		
at front (towards water)	no building shall be constructed within 50 ft. of the normal spring high water mark.	
at sides, at least	15 ft.	5 ft.
at rear, at least	25 ft.	5 ft.

7. Notwithstanding section 6, 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.
8. Any person who contravenes a provision of this by-law shall be liable to a penalty of not more than \$1,000.00, exclusive of costs.
9. 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 passing thereof.

READ a first time this 2 day of July, 1975.

READ a second and third time and finally passed this 2 day of July, 1975.

D. A. Hill
Clerk

Carl F. Fletcher
Reeve



R 75525

Ontario Municipal Board

IN THE MATTER OF Section 35
of The Planning Act (R.S.O.
1970, c. 349),

- and -

IN THE MATTER OF an application
by The Corporation of the Town-
ship of Westmeath for approval
of its Restricted Area By-law
73-33 and By-law 75-19

B E F O R E :

H. E. STEWART,
Member

-and-

C. G. EBERS, Q.C.,
Member

} Thursday, the 7th day of
} April, 1977

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 73-33 and By-law 75-19
are hereby approved.



K. C. ANDREWS
SECRETARY

ENTERED	
O. B. No.	R 75-6
Folio No.	111
APR 27 1977	
SECRETARY, ONTARIO MUNICIPAL BOARD	

1975-19

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