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 Subdivision Zoning By-law."
- This by-law applies to the area of land shown edged in red on the map attached and marked 'Schedule A', .21 and which forms part of this by-law.
- On lots 1 to 7, both inclusive, no land may be used and no building or structure may be erected, used 30 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.
- On each lot on the plan marked 'Schedule A', there may be erected and used not more than one single-4. 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.

	Main <u>Bldgs.</u>	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 con structed within 50 ft. o the normal spring high water mark.	
at sides, at least	15 ft. 5 ft.	
at rear, at least	25 ft. 5 ft.	

- Not withstanding section 6, where a lot abuts nav-7. igable water an accessory building to be used solely as a boathouse may be erected up to thoseportions 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.

2 day of July READ a first time this , 19<u>75</u>. READ a second and third time and finally passed this 2 , 19<u>75</u>. day of

Carl Fletcher



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 Township of Westmeath for approval of its Restricted Area By-law 73-33 and By-law 75-19

BEFORE:

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;

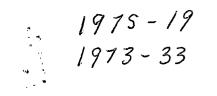
THE BOARD ORDERS that By-law 73-33 and By-law 75-19



Here G.

K. C. ANDREWS SECRETARY

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