

81-30

AMENDMENT NO. 1 TO THE OFFICIAL PLAN  
OF THE WESTMEATH PLANNING AREA

**47 - OP - 0096 - 1**

-4

MUNICIPAL PLANNING CONSULTANTS  
DIVISION OF MPC LIMITED  
TOWN PLANNERS PROFESSIONAL ENGINEERS  
TORONTO KINGSTON OTTAWA

APPROVAL OF AMENDMENT

This amendment to the Official Plan of the Westmeath Planning Area which has been adopted by the Council of the Corporation of the Township of Westmeath is hereby approved in accordance with the provisions of Section 17 of The Planning Act, as Amendment No. 1 to the Official Plan of the Westmeath Planning Area.

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING:

December 24/81

P. G. Rimmington

**P. G. RIMMINGTON**  
Acting Executive Director  
Plans Administration Division  
Ministry of Municipal Affairs and Housing

AMENDMENT NO. 1 TO  
THE OFFICIAL PLAN  
OF THE  
WESTMEATH PLANNING AREA

This Official Plan Amendment was adopted by the Council of the Corporation of the Township of Westmeath by By-law No. ...81-30.... in accordance with Sections 13 and 17 of The Planning Act, R.S.O. 1980, on the ...21st..... day of .....September....., 1981.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

*Leslie White*  
.....  
Reeve

*D. A. Hill*  
..... (SEAL)  
Clerk

I hereby CERTIFY that this is a ~~TRUE COPY~~/a DUPLICATE ORIGINAL of Amendment No. 1 to the Official Plan of the Westmeath Planning Area as adopted by By-law No. ....81-30..... of the Corporation of the Township of Westmeath on the .....21st..... day of .....September....., 1981.

*D. A. Hill*  
.....  
Clerk

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 81-30

The Council of the Corporation of the Township of Westmeath, in accordance with the provisions of Sections 13 and 17 of The Planning Act, R.S.O. 1980, hereby ENACTS as follows:

1. Amendment No. 1 to the Official Plan of the Westmeath Planning Area, being the attached text and Schedule "A", is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment No. 1 to the Official Plan of the Westmeath Planning Area.
3. This By-law shall come into force and take effect on the day of final passing hereof.

Enacted and passed this ...21st..... day of ...September....., A.D., 1981.

*Gordon White*  
.....  
Reeve

*D. A. Hill* ..... (SEAL)  
.....  
Clerk

Certified that the above is a true copy of By-law No. ...81-30... as enacted and passed by the Council of the Corporation of the Township of Westmeath on the ....21st..... day of ...September....., 1981.

*D. A. Hill* .....  
.....  
Clerk

AMENDMENT NO. 1 TO  
THE OFFICIAL PLAN  
OF THE  
WESTMEATH PLANNING AREA

The following text and Schedule "A" constitute Amendment No. 1 to the Official Plan of the Westmeath Planning Area.

Also attached hereto, but not constituting part of the Amendment is Appendix 1 which outlines the Public Involvement associated with this Amendment.

1. TITLE

This text and attached Schedule "A" constitute Amendment No. 1 to the Official Plan of the Westmeath Planning Area.

2. PURPOSE

The purpose of this Amendment is to permit the development and expansion of tourist commercial related facilities in part of Lot 26, Concession East Front B.

3. LOCATION

This Amendment applies to lands located in part of Lot 26, Concession East Front B as shown on Schedule "A" attached hereto.

4. EXISTING LAND USE

The lands that are directly affected by this Amendment are vacant, with the smaller parcel previously being used as a mobile home lot. On this side of the road, the lands to the north and south are vacant, or agricultural in nature with the present tourist operation being located immediately adjacent on the north side. Most of the surrounding lands are owned or leased by persons who support the application for amendment.

To the east, along the shores of the Ottawa River, the lands are occupied by seasonal residences and tourist related operations as discussed in Section 5 below.

5. BASIS OF THE AMENDMENT

The subject lands consist of two adjacent parcels of land, a 0.2 hectare (0.5 acre) parcel and a 0.5 hectare (1.2 acre) parcel, held under separate ownerships. These lands are currently designated as AGRICULTURE on Schedule "A", Map 2 of the Official Plan; with the road fronting these lands serving as the dividing line between the AGRICULTURE and RURAL designations.

Appendix 4 of the background studies for the preparation of the Official Plan, reviewed the agricultural capability of soils in the Township for the purpose of determining which lands should be designated AGRICULTURE. Map 2 indicates that the subject lands are described as being Class 4 which exists in a strip along the road frontage through this area. Although these lands were included within the AGRICULTURE category in the general mapping of the Township, the following specific information concerning the subject lands illustrates why Council now considers it appropriate to revise the map.

The owner of the 0.2 hectare lot has carried on a very successful and popular whitewater rafting operation in this area for a number of years. Currently, facilities for this operation exist in Lots 24, 25 and 26 along the riverfront and on lands in Lot 25 immediately adjacent to the subject lands. The lands and buildings in Lots 24 and 25 are used under a leasing arrangement. In addition, the small lot used in Lot 26 along the riverfront is located in the midst of seasonal residences.

The proposal is to consolidate the operation's headquarters, staff accommodation, kitchen and other facilities on the subject lands adjacent to the lands currently used in Lot 25 and to continue to use the riverfront lands for camping, raft launching and other water-oriented activities.

Since the subject lands are immediately adjacent to the existing facilities in Lot 25; are removed from the seasonal dwellings and do not impose a conflict with the adjacent farming operations, Council has deemed it appropriate to redesignate these lands from AGRICULTURE to RURAL.

The other subject property, of 0.5 hectares, was originally considered for residential purposes by its owner, which would be a permitted use. However, due to the tourist commercial potential of the area in general, and more specifically the existing and proposed tourist commercial use of adjacent properties, the potential residential use may cause a compatibility problem whereas a tourist commercial use would be more suitable. Council has therefore deemed it appropriate to also redesignate these lands from AGRICULTURE to RURAL.

6. DETAILS OF THE AMENDMENT

Schedule "A" of the Official Plan of the Westmeath Planning Area is hereby amended by changing to "RURAL" the designation of the lands shown as "CHANGE TO RURAL" on Schedule "A" hereto.

7. IMPLEMENTATION

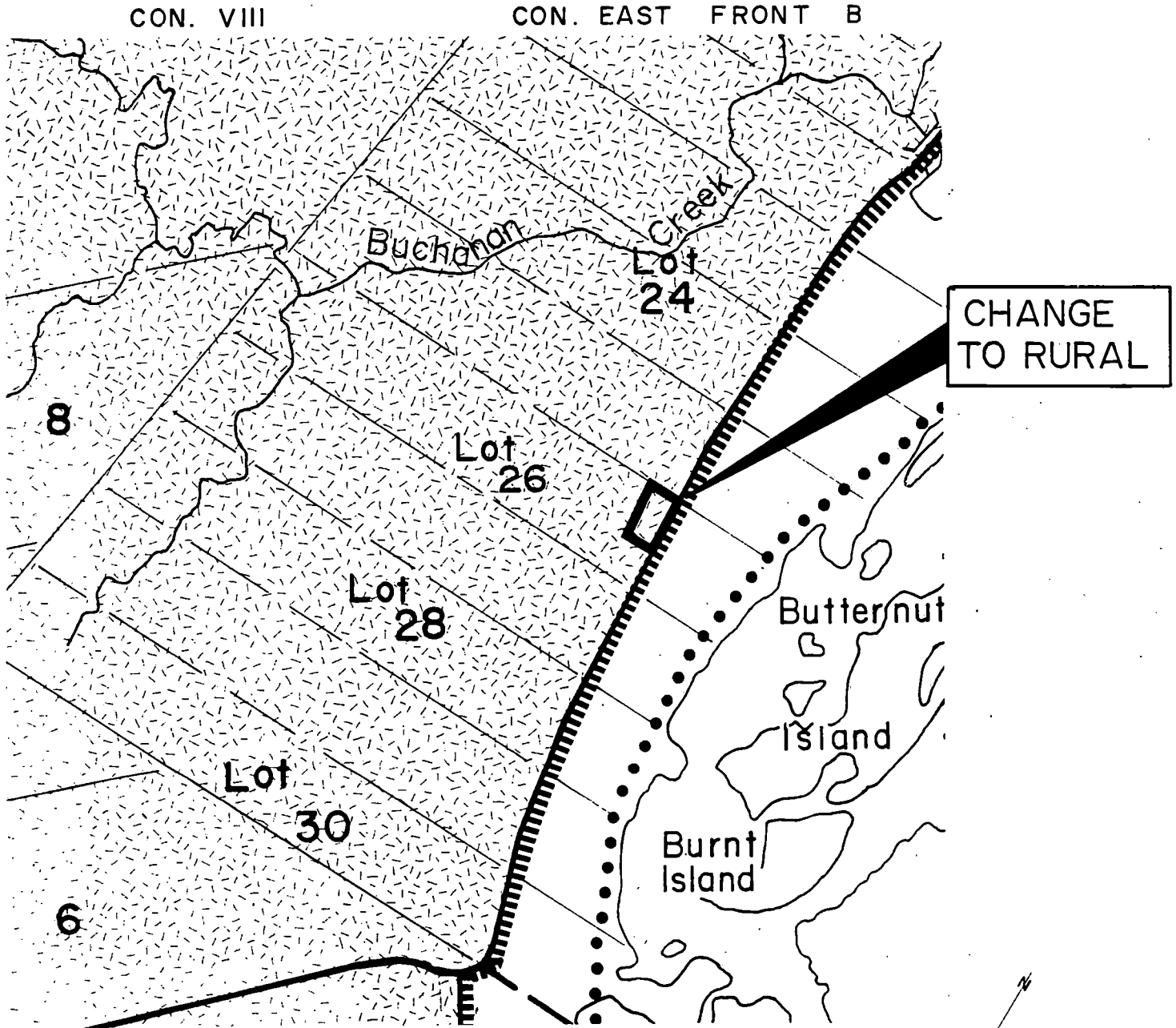
The provisions of the Official Plan, as amended from time to time, regarding the implementation of the Plan, shall apply in regard to this Amendment.

8. INTERPRETATION

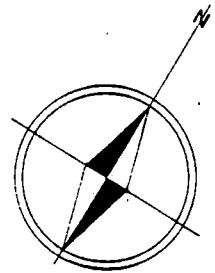
The provisions of the Official Plan, as amended from time to time, regarding the interpretation of the Plan, shall apply in regard to this Amendment.

# SCHEDULE "A"

## Amendment No. 1 OFFICIAL PLAN WESTMEATH PLANNING AREA



NOTE: THIS PLAN FORMS PART OF AMENDMENT NO. 1 TO THE OFFICIAL PLAN OF THE WESTMEATH PLANNING AREA & MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.



SCALE 1:16,000



APPENDIX 1

PUBLIC INVOLVEMENT

A notice of a public meeting to be held on August 26, 1981, was advertised in the Pembroke Advertiser News and the Cobden Sun during the weeks of August 17 and 24, 1981.

The meeting was opened at 8:00 p.m. as advertised with about 30 persons in attendance. The purpose and effect of the Amendment was explained and questions or comments requested.

A general discussion took place and support was shown with no objections being raised. At 9:15 p.m., there being no further questions, the Reeve thanked those in attendance for their interest and adjourned the meeting.

AMENDMENT NO. 1 TO THE OFFICIAL PLAN  
OF THE WESTMEATH PLANNING AREA

**47-0P-0096-1**

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MUNICIPAL PLANNING CONSULTANTS  
DIVISION OF MPC LIMITED  
TOWN PLANNERS PROFESSIONAL ENGINEERS  
TORONTO KINGSTON OTTAWA

APPROVAL OF AMENDMENT

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MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING:

P. G. RIMMINGTON

Acting Executive Director

Plans Administration Division

December 24/81

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THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

*London White*  
.....  
Reeve

*D. A. Hill*  
..... (SEAL)  
Clerk

I hereby CERTIFY that this is ...../a DUPLICATE ORIGINAL of Amendment No. 1 to the Official Plan of the Westmeath Planning Area as adopted by By-law No. ...<sup>81-30</sup>... of the Corporation of the Township of Westmeath on the ...<sup>21st</sup>... day of ...September..., 1981.

*D. A. Hill*  
.....  
Clerk

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 81-30

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1. Amendment No. 1 to the Official Plan of the Westmeath Planning Area, being the attached text and Schedule "A", is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment No. 1 to the Official Plan of the Westmeath Planning Area.
3. This By-law shall come into force and take effect on the day of final passing hereof.

Enacted and passed this ...21st..... day of ...September....., A.D., 1981.

*London White*  
.....  
Reeve

*D.A. Hill*  
..... (SEAL)  
Clerk

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*D.A. Hill*  
.....  
Clerk

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The following text and Schedule "A" constitute Amendment No. 1 to the Official Plan of the Westmeath Planning Area.

Also attached hereto, but not constituting part of the Amendment is Appendix 1 which outlines the Public Involvement associated with this Amendment.

1. TITLE

This text and attached Schedule "A" constitute Amendment No. 1 to the Official Plan of the Westmeath Planning Area.

2. PURPOSE

The purpose of this Amendment is to permit the development and expansion of tourist commercial related facilities in part of Lot 26, Concession East Front B.

3. LOCATION

This Amendment applies to lands located in part of Lot 26, Concession East Front B as shown on Schedule "A" attached hereto.

4. EXISTING LAND USE

The lands that are directly affected by this Amendment are vacant, with the smaller parcel previously being used as a mobile home lot. On this side of the road, the lands to the north and south are vacant, or agricultural in nature with the present tourist operation being located immediately adjacent on the north side. Most of the surrounding lands are owned or leased by persons who support the application for amendment.

To the east, along the shores of the Ottawa River, the lands are occupied by seasonal residences and tourist related operations as discussed in Section 5 below.

5. BASIS OF THE AMENDMENT

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Appendix 4 of the background studies for the preparation of the Official Plan, reviewed the agricultural capability of soils in the Township for the purpose of determining which lands should be designated AGRICULTURE. Map 2 indicates that the subject lands are described as being Class 4 which exists in a strip along the road frontage through this area. Although these lands were included within the AGRICULTURE category in the general mapping of the Township, the following specific information concerning the subject lands illustrates why Council now considers it appropriate to revise the map.

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6. DETAILS OF THE AMENDMENT

Schedule "A" of the Official Plan of the Westmeath Planning Area is hereby amended by changing to "RURAL" the designation of the lands shown as "CHANGE TO RURAL" on Schedule "A" hereto.

7. IMPLEMENTATION

The provisions of the Official Plan, as amended from time to time, regarding the implementation of the Plan, shall apply in regard to this Amendment.

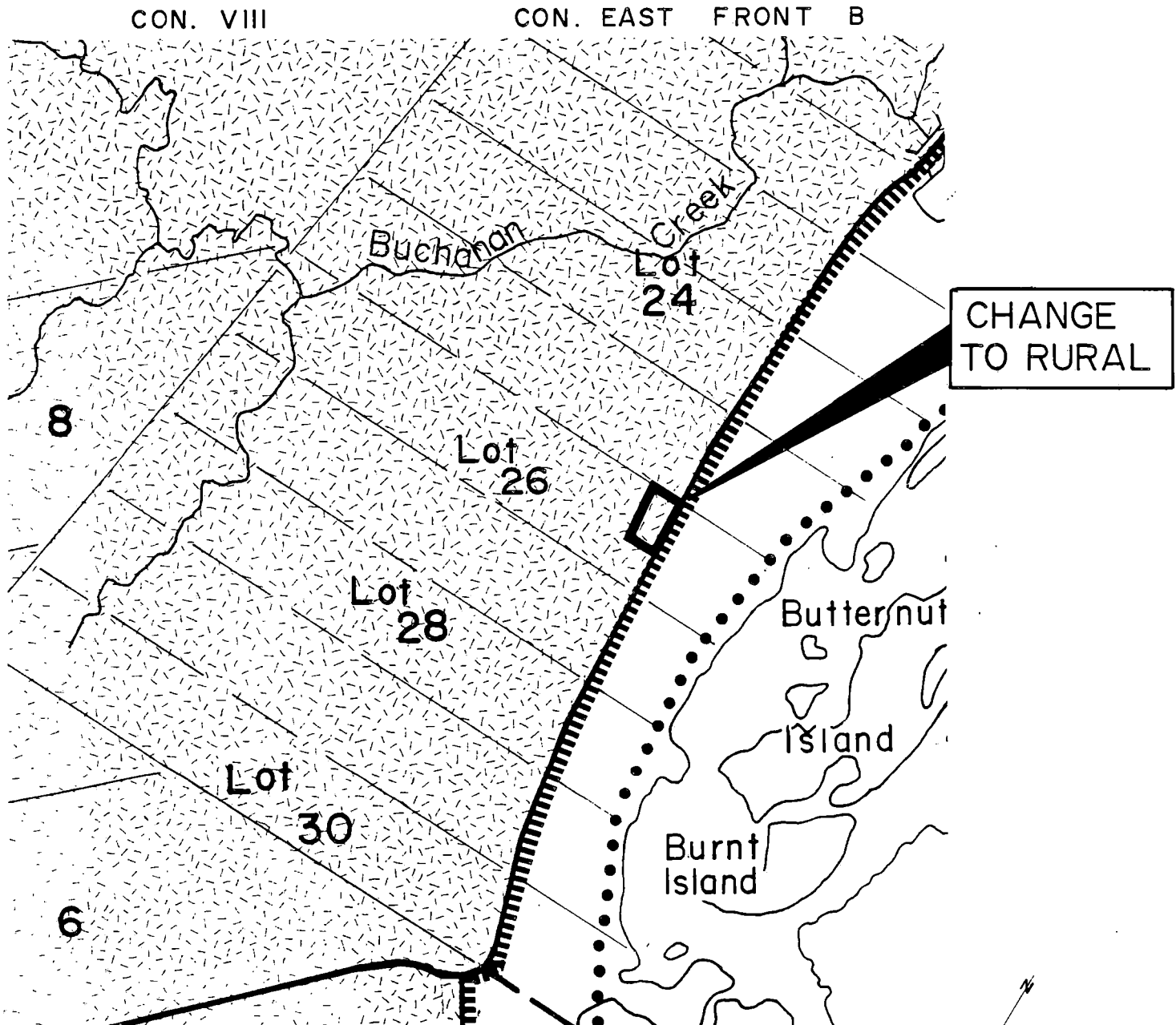
8. INTERPRETATION

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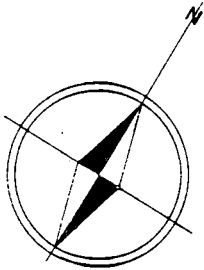


# SCHEDULE "A"

## Amendment No. 1 OFFICIAL PLAN WESTMEATH PLANNING AREA



NOTE: THIS PLAN FORMS PART OF AMENDMENT NO. 1 TO THE OFFICIAL PLAN OF THE WESTMEATH PLANNING AREA & MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.



SCALE 1:16,000

APPENDIX 1

PUBLIC INVOLVEMENT

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The meeting was opened at 8:00 p.m. as advertised with about 30 persons in attendance. The purpose and effect of the Amendment was explained and questions or comments requested.

A general discussion took place and support was shown with no objections being raised. At 9:15 p.m., there being no further questions, the Reeve thanked those in attendance for their interest and adjourned the meeting.

AMENDMENT NO. 1 TO THE OFFICIAL PLAN  
OF THE WESTMEATH PLANNING AREA

**47 - OP - 0096 - 1**

-25

MUNICIPAL PLANNING CONSULTANTS  
DIVISION OF MPC LIMITED  
TOWN PLANNERS PROFESSIONAL ENGINEERS  
TORONTO KINGSTON OTTAWA

APPROVAL OF AMENDMENT

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MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING:

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THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

*Gordon White* .....  
Reeve

*D. A. Hill* ..... (SEAL)  
Clerk

I hereby CERTIFY that this is the ORIGINAL/a DUPLICATE ORIGINAL of Amendment No. 1 to the Official Plan of the Westmeath Planning Area as adopted by By-law No. ...<sup>81-30</sup>... of the Corporation of the Township of Westmeath on the ...<sup>21st</sup>... day of ...September..., 1981.

*D. A. Hill* .....  
Clerk

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Enacted and passed this ...21st..... day of ...September....., A.D., 1981.

*London White*  
.....  
Reeve

*D.A. Hill*  
..... (SEAL)  
Clerk

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*D.A. Hill*  
.....  
Clerk

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2. PURPOSE

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3. LOCATION

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4. EXISTING LAND USE

The lands that are directly affected by this Amendment are vacant, with the smaller parcel previously being used as a mobile home lot. On this side of the road, the lands to the north and south are vacant, or agricultural in nature with the present tourist operation being located immediately adjacent on the north side. Most of the surrounding lands are owned or leased by persons who support the application for amendment.

To the east, along the shores of the Ottawa River, the lands are occupied by seasonal residences and tourist related operations as discussed in Section 5 below.

5. BASIS OF THE AMENDMENT

The subject lands consist of two adjacent parcels of land, a 0.2 hectare (0.5 acre) parcel and a 0.5 hectare (1.2 acre) parcel, held under separate ownerships. These lands are currently designated as AGRICULTURE on Schedule "A", Map 2 of the Official Plan; with the road fronting these lands serving as the dividing line between the AGRICULTURE and RURAL designations.

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6. DETAILS OF THE AMENDMENT

Schedule "A" of the Official Plan of the Westmeath Planning Area is hereby amended by changing to "RURAL" the designation of the lands shown as "CHANGE TO RURAL" on Schedule "A" hereto.

7. IMPLEMENTATION

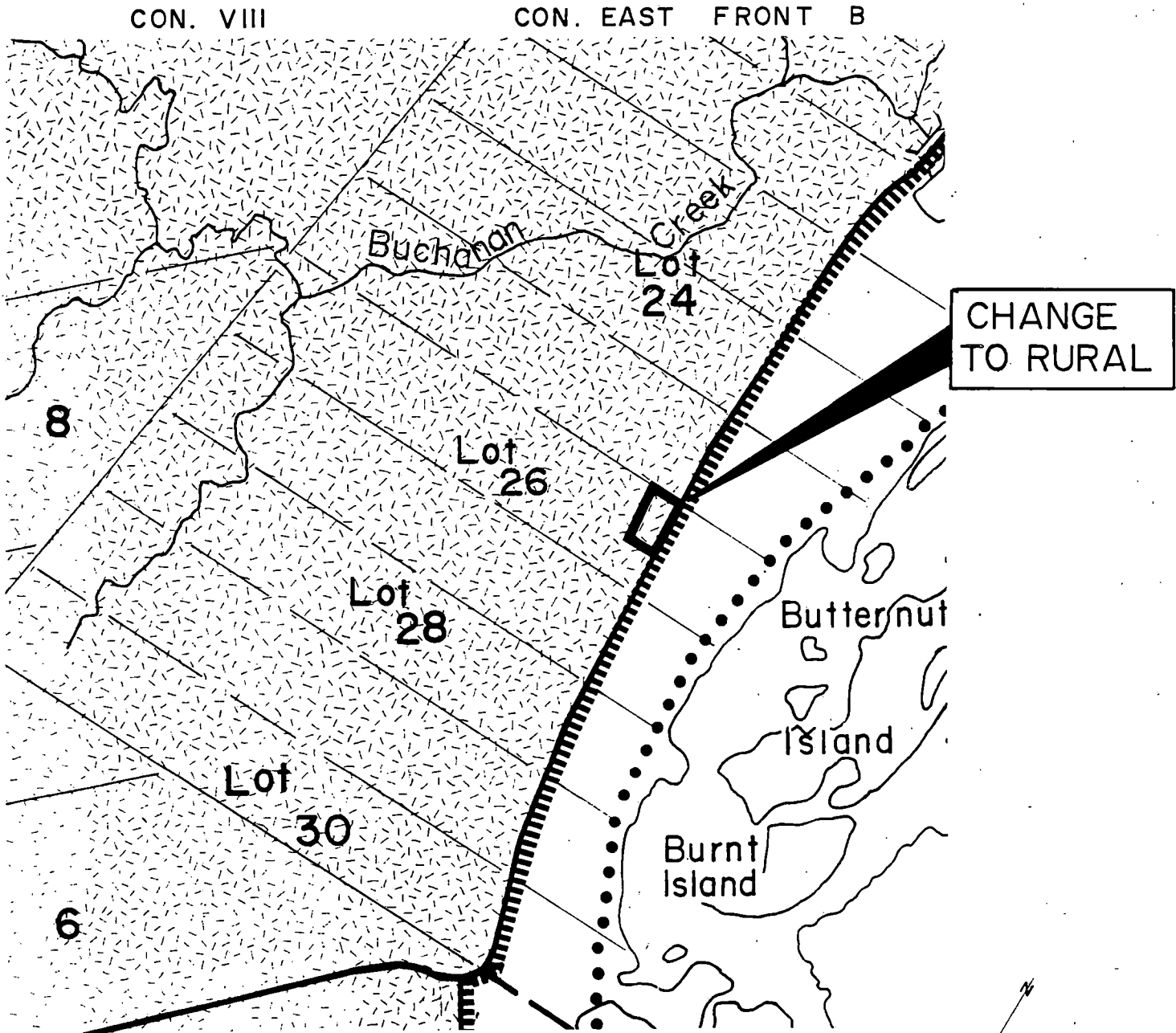
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8. INTERPRETATION

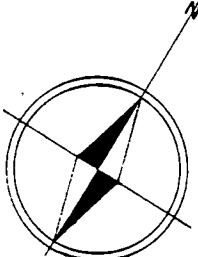
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# SCHEDULE "A"

## Amendment No. 1 OFFICIAL PLAN WESTMEATH PLANNING AREA



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SCALE 1:16,000

APPENDIX 1

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A general discussion took place and support was shown with no objections being raised. At 9:15 p.m., there being no further questions, the Reeve thanked those in attendance for their interest and adjourned the meeting.

S. File

AMENDMENT NO. 1 TO THE OFFICIAL PLAN  
OF THE WESTMEATH PLANNING AREA

DRAFT: July, 1981

MUNICIPAL PLANNING CONSULTANTS  
DIVISION OF MPC LIMITED  
TOWN PLANNERS PROFESSIONAL ENGINEERS  
TORONTO KINGSTON OTTAWA

APPROVAL OF AMENDMENT

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MINISTRY OF HOUSING:

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This Official Plan Amendment was adopted by the Council of the Corporation of the Township of Westmeath by By-law No. *81-30*.... in accordance with Sections 13 and 17 of The Planning Act, R.S.O. 1970, as amended, on the *21st*..... day of *September*....., 19*81*.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

.....*Stephen White*.....  
Reeve

.....*D. A. Hill*..... (SEAL)  
Clerk

I hereby CERTIFY that this is the ORIGINAL ~~DUPLICATE ORIGINAL~~ of Amendment No. 1 to the Official Plan of the Westmeath Planning Area as adopted by By-law No. *81-30*...., of the Corporation of the Township of Westmeath on the .....*21st*..... day of *September*....., 19*81*.

.....*D. A. Hill*.....  
Clerk

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BY-LAW NUMBER 81-30

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Enacted and passed this 21st..... day of September....., A.D., 1981.

.....London L. Lute.....  
Reeve

.....D. A. Hill.....(SEAL)  
Clerk

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6. DETAILS OF THE AMENDMENT

Schedule "A" of the Official Plan of the Westmeath Planning Area is hereby amended by changing to "RURAL" the designation of the lands shown as "CHANGE TO RURAL" on Schedule "A" hereto.

7. IMPLEMENTATION

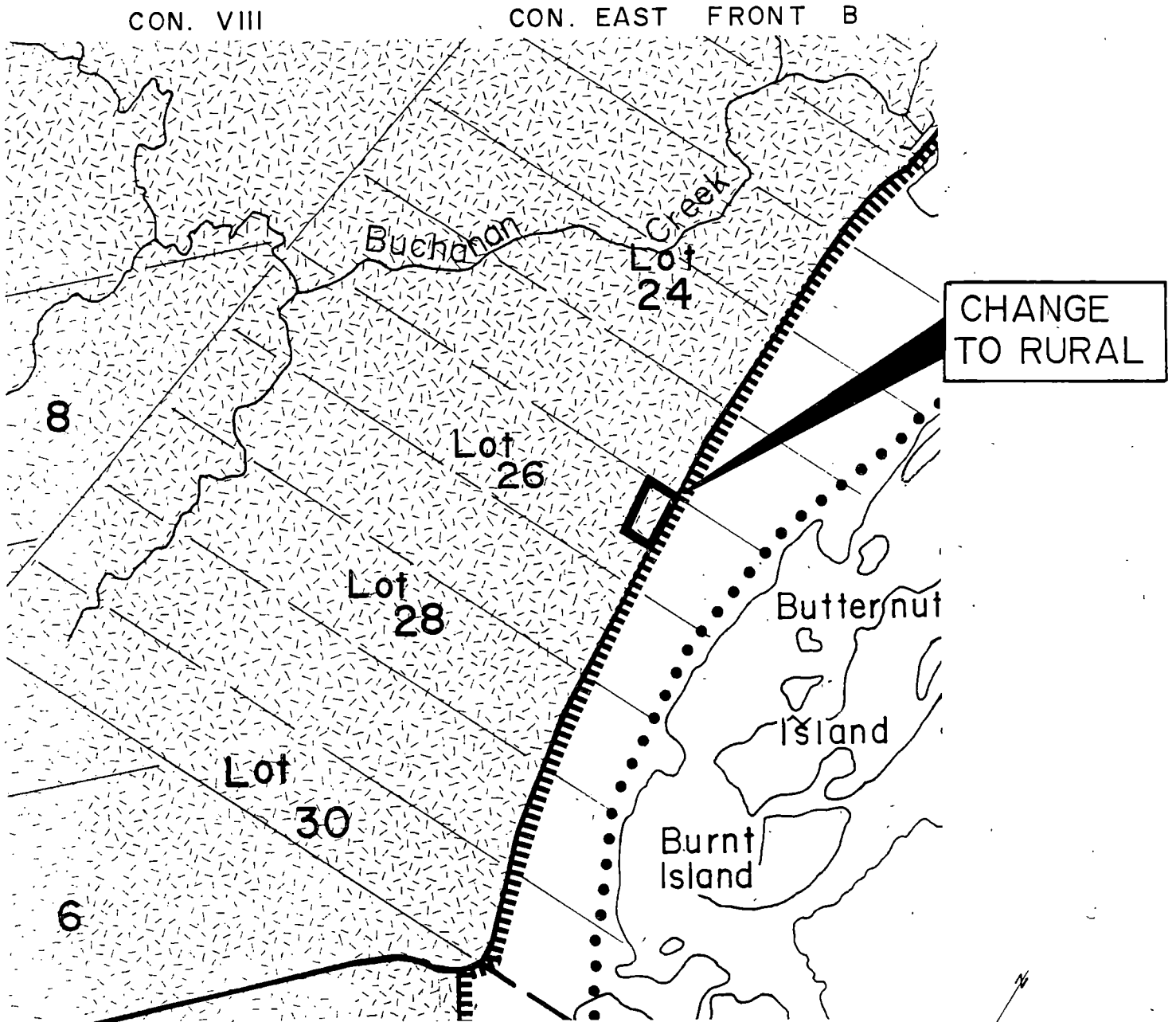
The provisions of the Official Plan, as amended from time to time, regarding the implementation of the Plan, shall apply in regard to this Amendment.

8. INTERPRETATION

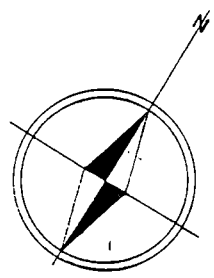
The provisions of the Official Plan, as amended from time to time, regarding the interpretation of the Plan, shall apply in regard to this Amendment.

SCHEMULE "A"

Amendment No. 1  
OFFICIAL PLAN  
WESTMEATH  
PLANNING AREA



NOTE: THIS PLAN FORMS PART OF AMENDMENT NO. 1 TO THE OFFICIAL PLAN OF THE WESTMEATH PLANNING AREA & MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.



SCALE 1:16,000