



Ontario

Ministry of
Municipal Affairs
and Housing

Plans
Administration
Division

56 Wellesley Street West
8th Floor
Toronto, Ontario
M7A 2K4

81-34

December 30, 1981

Mr. D.A. Hill
Clerk-Treasurer
Township of Westmeath
R.R. #3
Cobden, Ontario
KOJ 1KO

Subject: Amendment No. 2 to the Official Plan
of the Westmeath Planning Area
File No. 47-OP-0096-2

Dear Mr. Hill:

We wish to inform you that on December 24, 1981
the above noted plan was approved.

The original and six duplicate original copies have
the approval endorsed thereon. Two of the duplicate
original copies have been retained for the minister's
records. The original, the remaining duplicate
original(s) and the "working copies" are returned
herewith.

You should prepare six certified true copies of
this plan, as approved, in accordance with the
procedures set out in the Manual entitled "Procedures
for the Adoption, Submission and Lodging of Official
Plans and Amendments Pursuant to the Requirements of
The Planning Act". You then should lodge five of
those copies with this ministry, and the remaining
copy in your own office.

A duplicate original copy, which has the approval
endorsed thereon, should be lodged by you in each
registry office within the planning area where it
will be available.

Yours truly,

V. Fabilli
V. Fabilli, Planner
Community Planning Review Branch

Encl.
c.c. CPAB
County Planner
1185(81-9)

Working Copy

AMENDMENT NO. 2 TO THE OFFICIAL PLAN
OF THE WESTMEATH PLANNING AREA

47-OP-0096-2

24

MUNICIPAL PLANNING CONSULTANTS
DIVISION OF MPC LIMITED
TOWN PLANNERS PROFESSIONAL ENGINEERS

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. 2 to the Official Plan of the Westmeath Planning Area.

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING:

AMENDMENT NO. 2 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. in accordance with Sections 13 and 17 of The Planning Act, R.S.O. 1980, on the day of, 1981.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

.....
Reeve

..... (SEAL)
Clerk

I hereby CERTIFY that this is the ORIGINAL/a DUPLICATE ORIGINAL of Amendment No. 2 to the Official Plan of the Westmeath Planning Area as adopted by By-law No. of the Corporation of the Township of Westmeath on the day of, 1981.

.....
Clerk

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER _____

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. 2 to the Official Plan of the Westmeath Planning Area, being the attached text 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. 2 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 day of, A.D., 1981.

.....
Reeve

.....(SEAL)
Clerk

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

.....
Clerk

AMENDMENT NO. 2 TO
THE OFFICIAL PLAN
OF THE
WESTMEATH PLANNING AREA

The following text constitutes Amendment No. 2 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 constitutes Amendment No. 2 to the Official Plan of the Westmeath Planning Area.

2. PURPOSE

The purpose of this Amendment is to revise the policies for development on private roads to allow new seasonal development on new private roads without further amendment.

3. LOCATION

This Amendment applies to all shoreline areas that are designated RURAL on Schedule "A" to the Official Plan.

4. BASIS OF THE AMENDMENT

Prior to the approval of the Official Plan, the issue of development on private roads was discussed with officials of the Ministry of Housing. These discussions occurred after the period of public review of the Plan. As a result of these discussions, Section 5(9) was drafted and approved by the Minister of Housing when the Plan was approved.

Subsequent to this approval, Council enacted and circulated the Zoning By-law to implement the policies of the Official Plan. As a result of this circulation, coupled with subsequent decisions of the County Land Division Committee, Council became aware of the full impact of Section 5(9) of the Official Plan and deemed it urgently necessary to review this policy.

(1) Section 5(9) of the Official Plan prohibits all new development and severances for seasonal uses along private roads, except for: existing lots of record; and, new lots only along existing roads in certain locations and only where no extension to the private road would be required. To obtain a minor extension to an existing private road to permit a new lot, an Official Plan Amendment is required. Council is of the opinion that this policy has already, in the short life of the Plan, proved to be too restrictive. To fully appreciate Council's position, it should be noted that:

- the Township, located in Renfrew County, has recently experienced very slow growth which is expected to continue;
- the Official Plan only permits such development to occur in Rural areas, thereby protecting the Agricultural areas;
- the areas designated Rural are mostly along the shorelines;

- the existing public road network does not provide sufficient access to the shoreline areas;
- the Township's greatest asset, due to location, and capability and economic growth, is recreational development.

Therefore, to limit all future seasonal development to existing lots and existing private roads would, and has started to, severely curtail the small amount of development potential that does exist. In addition, due to the limited amount of development that is expected to occur, coupled with the existing policy of Section 14(9) which requires a review of the policies of the Official Plan once 50 seasonal lots are created, Council does not foresee any negative impact occurring as a result of deleting the restrictions imposed by Section 5(9)(a).

- (2) Section 5(9)(b) outlines a development policy for island severances. Council agrees with this policy but deems it more appropriate to include this policy with the general consent policies of Section 4(2)(a).
- (3) Section 5(9)(c) will no longer be required with the deletion of clause (a) and the relocation of clause (b), since it is provided for under Section 4(2)(a)(i).
- (4) Section 5(9)(d) limits the conversion of seasonal dwellings to permanent uses to lots that front on an open public road that is maintained year round. Council suggests that this policy should be more appropriately located under the conversion policies, Section 5(6).

5. DETAILS OF THE AMENDMENT

- (1) That Section 5 of the Official Plan of the Westmeath Planning Area is hereby amended by deleting Subsection (9) in its entirety.
- (2) That Section 4(2)(a)(iii) of the Official Plan of the Westmeath Planning Area is hereby amended by the addition of the following paragraph after the final paragraph thereof:

"Seasonal development by severance may be permitted on islands provided that satisfactory water access, together with parking and boat launching facilities, are provided on the mainland."

- (3) That Section 5(6)(b)(ii) of the Official Plan of the Westmeath Planning Area is hereby amended by the addition of the following paragraph:

"The conversion of seasonal dwellings to permanent uses shall only be permitted when the lot on which the dwelling is situated fronts on an open public road which is maintained year round,"

6. 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.

7. 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.

APPENDIX 1

PUBLIC INVOLVEMENT

A public meeting to discuss Amendment #2 to the Official Plan, was held in the township hall on Thursday October 29, 1981.

All members of council, a representative of the media, two sub-division developers, and several ratepayers were in attendance.

The reeve, Mr. Gordon White, opened the meeting at 8 p.m. and welcomed those present.

After a brief review, by the planning consultant, of the proceedings to date, the meeting was thrown open for discussion.

Various concerns were expressed including the following, the continuation of sub-division development, definition of existing private roads, conversion of cottages to year round residences, and probable date of approval of the amendment.

Unanimous support of the amendment was shown by those present and the meeting was closed at 9:15 by the reeve who thanked the participants for their interest

AMENDMENT NO. 2 TO THE OFFICIAL PLAN
OF THE WESTMEATH PLANNING AREA

MUNICIPAL PLANNING CONSULTANTS
DIVISION OF MPC LIMITED
TOWN PLANNERS PROFESSIONAL ENGINEERS

APPROVAL OF AMENDMENT

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MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING:

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THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

.....
Reeve

.....(SEAL)
Clerk

I hereby CERTIFY that this is the ORIGINAL/a DUPLICATE ORIGINAL of Amendment No. 2 to the Official Plan of the Westmeath Planning Area as adopted by By-law No. of the Corporation of the Township of Westmeath on the day of, 1981.

.....
Clerk

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER

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1. Amendment No. 2 to the Official Plan of the Westmeath Planning Area, being the attached text 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. 2 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 day of, A.D., 1981.

.....
Reeve

.....(SEAL)
Clerk

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

.....
Clerk

AMENDMENT NO. 2 TO

THE OFFICIAL PLAN

OF THE

WESTMEATH PLANNING AREA

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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 constitutes Amendment No. 2 to the Official Plan of the Westmeath Planning Area.

2. PURPOSE

The purpose of this Amendment is to revise the policies for development on private roads to allow new seasonal development on new private roads without further amendment.

3. LOCATION

This Amendment applies to all shoreline areas that are designated RURAL on Schedule "A" to the Official Plan.

4. BASIS OF THE AMENDMENT

Prior to the approval of the Official Plan, the issue of development on private roads was discussed with officials of the Ministry of Housing. These discussions occurred after the period of public review of the Plan. As a result of these discussions, Section 5(9) was drafted and approved by the Minister of Housing when the Plan was approved.

Subsequent to this approval, Council enacted and circulated the Zoning By-law to implement the policies of the Official Plan. As a result of this circulation, coupled with subsequent decisions of the County Land Division Committee, Council became aware of the full impact of Section 5(9) of the Official Plan and deemed it urgently necessary to review this policy.

(1) Section 5(9) of the Official Plan prohibits all new development and severances for seasonal uses along private roads, except for: existing lots of record; and, new lots only along existing roads in certain locations and only where no extension to the private road would be required. To obtain a minor extension to an existing private road to permit a new lot, an Official Plan Amendment is required. Council is of the opinion that this policy has already, in the short life of the Plan, proved to be too restrictive. To fully appreciate Council's position, it should be noted that:

- the Township, located in Renfrew County, has recently experienced very slow growth which is expected to continue;
- the Official Plan only permits such development to occur in Rural areas, thereby protecting the Agricultural areas;
- the areas designated Rural are mostly along the shorelines;

- the existing public road network does not provide sufficient access to the shoreline areas;
- the Township's greatest asset, due to location, and capability and economic growth, is recreational development.

Therefore, to limit all future seasonal development to existing lots and existing private roads would, and has started to, severely curtail the small amount of development potential that does exist. In addition, due to the limited amount of development that is expected to occur, coupled with the existing policy of Section 14(9) which requires a review of the policies of the Official Plan once 50 seasonal lots are created, Council does not foresee any negative impact occurring as a result of deleting the restrictions imposed by Section 5(9)(a).

- (2) Section 5(9)(b) outlines a development policy for island severances, Council agrees with this policy but deems it more appropriate to include this policy with the general consent policies of Section 4(2)(a).
- (3) Section 5(9)(c) will no longer be required with the deletion of clause (a) and the relocation of clause (b), since it is provided for under Section 4(2)(a)(i).
- (4) Section 5(9)(d) limits the conversion of seasonal dwellings to permanent uses to lots that front on an open public road that is maintained year round. Council suggests that this policy should be more appropriately located under the conversion policies, Section 5(6).

5. DETAILS OF THE AMENDMENT

- (1) That Section 5 of the Official Plan of the Westmeath Planning Area is hereby amended by deleting Subsection (9) in its entirety.
- (2) That Section 4(2)(a)(iii) of the Official Plan of the Westmeath Planning Area is hereby amended by the addition of the following paragraph after the final paragraph thereof:

"Seasonal development by severance may be permitted on islands provided that satisfactory water access, together with parking and boat launching facilities, are provided on the mainland."

- (3) That Section 5(6)(b)(ii) of the Official Plan of the Westmeath Planning Area is hereby amended by the addition of the following paragraph:

"The conversion of seasonal dwellings to permanent uses shall only be permitted when the lot on which the dwelling is situated fronts on an open public road which is maintained year round."

6. 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.

7. 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.

APPENDIX 1

PUBLIC INVOLVEMENT

A public meeting to discuss Amendment #2 to the Official Plan, was held in the township hall on Thursday October 29, 1981.

All members of council, a representative of the media, two subdivision developers, and several ratepayers were in attendance.

The reeve, Mr. Gordon White, opened the meeting at 8 p.m. and welcomed those present.

After a brief review, by the planning consultant, of the proceedings to date, the meeting was thrown open for discussion.

Various concerns were expressed including the following, the continuation of sub-division development, definition of existing private roads, conversion of cottages to year round residences, and probable date of approval of the amendment.

Unanimous support of the amendment was shown by those present and the meeting was closed at 9:15 by the reeve who thanked the participants for their interest

o/d

AMENDMENT NO. 2 TO THE OFFICIAL PLAN
OF THE WESTMEATH PLANNING AREA

47 - OP - 0096 - 2

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MUNICIPAL PLANNING CONSULTANTS
DIVISION OF MPC LIMITED
TOWN PLANNERS PROFESSIONAL ENGINEERS

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. 2 to the Official Plan of the Westmeath Planning Area.

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING:

E. C. FLEMING
Acting Executive Director
Plans Administration Division

December 24/81

AMENDMENT NO. 2 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. *81-34*... in accordance with Sections 13 and 17 of The Planning Act, R.S.O. 1980, on the *29th* day of *October*....., 1981.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

London White
.....
Reeve

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

I hereby CERTIFY that this is the ORIGINAL/a DUPLICATE ORIGINAL of Amendment No. 2 to the Official Plan of the Westmeath Planning Area as adopted by By-law No. *81-34*... of the Corporation of the Township of Westmeath on the *29th* day of *October*....., 1981.

D. A. Hill
.....
Clerk

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 81-34

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. 2 to the Official Plan of the Westmeath Planning Area, being the attached text 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. 2 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 29th..... day of October....., A.D., 1981.

London White
.....
Reeve

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

Certified that the above is a true copy of By-law No. 81-34..... as enacted and passed by the Council of the Corporation of the Township of Westmeath on the 29th..... day of October....., 1981.

D.A. Hill
.....
Clerk

AMENDMENT NO. 2 TO

THE OFFICIAL PLAN

OF THE

WESTMEATH PLANNING AREA

The following text constitutes Amendment No. 2 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 constitutes Amendment No. 2 to the Official Plan of the Westmeath Planning Area.

2. PURPOSE

The purpose of this Amendment is to revise the policies for development on private roads to allow new seasonal development on new private roads without further amendment.

3. LOCATION

This Amendment applies to all shoreline areas that are designated RURAL on Schedule "A" to the Official Plan.

4. BASIS OF THE AMENDMENT

Prior to the approval of the Official Plan, the issue of development on private roads was discussed with officials of the Ministry of Housing. These discussions occurred after the period of public review of the Plan. As a result of these discussions, Section 5(9) was drafted and approved by the Minister of Housing when the Plan was approved.

Subsequent to this approval, Council enacted and circulated the Zoning By-law to implement the policies of the Official Plan. As a result of this circulation, coupled with subsequent decisions of the County Land Division Committee, Council became aware of the full impact of Section 5(9) of the Official Plan and deemed it urgently necessary to review this policy.

(1) Section 5(9) of the Official Plan prohibits all new development and severances for seasonal uses along private roads, except for: existing lots of record; and, new lots only along existing roads in certain locations and only where no extension to the private road would be required. To obtain a minor extension to an existing private road to permit a new lot, an Official Plan Amendment is required. Council is of the opinion that this policy has already, in the short life of the Plan, proved to be too restrictive. To fully appreciate Council's position, it should be noted that:

- the Township, located in Renfrew County, has recently experienced very slow growth which is expected to continue;
- the Official Plan only permits such development to occur in Rural areas, thereby protecting the Agricultural areas;
- the areas designated Rural are mostly along the shorelines;

- the existing public road network does not provide sufficient access to the shoreline areas;
- the Township's greatest asset, due to location, and capability and economic growth, is recreational development.

Therefore, to limit all future seasonal development to existing lots and existing private roads would, and has started to, severely curtail the small amount of development potential that does exist. In addition, due to the limited amount of development that is expected to occur, coupled with the existing policy of Section 14(9) which requires a review of the policies of the Official Plan once 50 seasonal lots are created, Council does not foresee any negative impact occurring as a result of deleting the restrictions imposed by Section 5(9)(a).

- (2) Section 5(9)(b) outlines a development policy for island severances. Council agrees with this policy but deems it more appropriate to include this policy with the general consent policies of Section 4(2)(a).
- (3) Section 5(9)(c) will no longer be required with the deletion of clause (a) and the relocation of clause (b), since it is provided for under Section 4(2)(a)(i).
- (4) Section 5(9)(d) limits the conversion of seasonal dwellings to permanent uses to lots that front on an open public road that is maintained year round. Council suggests that this policy should be more appropriately located under the conversion policies, Section 5(6).

5. DETAILS OF THE AMENDMENT

- (1) That Section 5 of the Official Plan of the Westmeath Planning Area is hereby amended by deleting Subsection (9) in its entirety.
- (2) That Section 4(2)(a)(iii) of the Official Plan of the Westmeath Planning Area is hereby amended by the addition of the following paragraph after the final paragraph thereof:

"Seasonal development by severance may be permitted on islands provided that satisfactory water access, together with parking and boat launching facilities, are provided on the mainland,"

- (3) That Section 5(6)(b)(ii) of the Official Plan of the Westmeath Planning Area is hereby amended by the addition of the following paragraph:

"The conversion of seasonal dwellings to permanent uses shall only be permitted when the lot on which the dwelling is situated fronts on an open public road which is maintained year round,"

6. 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.

7. 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.

APPENDIX 1

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A public meeting to discuss Amendment #2 to the Official Plan, was held in the township hall on Thursday October 29, 1981.

All members of council, a representative of the media, two sub-division developers, and several ratepayers were in attendance.

The reeve, Mr. Gordon White, opened the meeting at 8 p.m. and welcomed those present.

After a brief review, by the planning consultant, of the proceedings to date, the meeting was thrown open for discussion.

Various concerns were expressed including the following, the continuation of sub-division development, definition of existing private roads, conversion of cottages to year round residences, and probable date of approval of the amendment.

Unanimous support of the amendment was shown by those present and the meeting was closed at 9:15 by the reeve who thanked the participants for their interest

Working Copy

AMENDMENT NO. 2 TO THE OFFICIAL PLAN
OF THE WESTMEATH PLANNING AREA

47 - OP - 0096 - 2 17

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MUNICIPAL PLANNING CONSULTANTS
DIVISION OF MPC LIMITED
TOWN PLANNERS PROFESSIONAL ENGINEERS

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Reeve

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2. PURPOSE

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3. LOCATION

This Amendment applies to all shoreline areas that are designated RURAL on Schedule "A" to the Official Plan.

4. BASIS OF THE AMENDMENT

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certified Working Copy

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OF THE WESTMEATH PLANNING AREA

47-OP-0096-2

-18

MUNICIPAL PLANNING CONSULTANTS
DIVISION OF MPC LIMITED
TOWN PLANNERS PROFESSIONAL ENGINEERS

CERTIFICATION THAT DOCUMENT IS A TRUE COPY

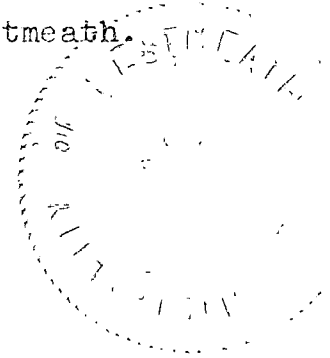
I hereby certify that the enclosed document is a true copy of Amendment No. 2 to the Official Plan for the Westmeath Planning Area as approved by the Minister of Municipal Affairs and Housing on the 24th day of December 1981.

D. A. Hill

D. A. HILL

Clerk

Township of Westmeath.



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. 2 to the Official Plan of the Westmeath Planning Area.

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING:

AMENDMENT NO. 2 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. in accordance with Sections 13 and 17 of The Planning Act, R.S.O. 1980, on the day of, 1981.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

.....
Reeve

..... (SEAL)
Clerk

I hereby CERTIFY that this is the ORIGINAL/a DUPLICATE ORIGINAL of Amendment No. 2 to the Official Plan of the Westmeath Planning Area as adopted by By-law No. of the Corporation of the Township of Westmeath on the day of, 1981.

.....
Clerk

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER

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. 2 to the Official Plan of the Westmeath Planning Area, being the attached text 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. 2 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 day of, A.D., 1981.

.....
.....
Reeve

.....(SEAL)
.....
Clerk

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

.....
.....
Clerk

AMENDMENT NO. 2 TO
THE OFFICIAL PLAN
OF THE
WESTMEATH PLANNING AREA

The following text constitutes Amendment No. 2 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 constitutes Amendment No. 2 to the Official Plan of the Westmeath Planning Area.

2. PURPOSE

The purpose of this Amendment is to revise the policies for development on private roads to allow new seasonal development on new private roads without further amendment.

3. LOCATION

This Amendment applies to all shoreline areas that are designated RURAL on Schedule "A" to the Official Plan.

4. BASIS OF THE AMENDMENT

Prior to the approval of the Official Plan, the issue of development on private roads was discussed with officials of the Ministry of Housing. These discussions occurred after the period of public review of the Plan. As a result of these discussions, Section 5(9) was drafted and approved by the Minister of Housing when the Plan was approved.

Subsequent to this approval, Council enacted and circulated the Zoning By-law to implement the policies of the Official Plan. As a result of this circulation, coupled with subsequent decisions of the County Land Division Committee, Council became aware of the full impact of Section 5(9) of the Official Plan and deemed it urgently necessary to review this policy.

(1) Section 5(9) of the Official Plan prohibits all new development and severances for seasonal uses along private roads, except for: existing lots of record; and, new lots only along existing roads in certain locations and only where no extension to the private road would be required. To obtain a minor extension to an existing private road to permit a new lot, an Official Plan Amendment is required. Council is of the opinion that this policy has already, in the short life of the Plan, proved to be too restrictive. To fully appreciate Council's position, it should be noted that:

- the Township, located in Renfrew County, has recently experienced very slow growth which is expected to continue;
- the Official Plan only permits such development to occur in Rural areas, thereby protecting the Agricultural areas;
- the areas designated Rural are mostly along the shorelines;

- the existing public road network does not provide sufficient access to the shoreline areas;
- the Township's greatest asset, due to location, and capability and economic growth, is recreational development.

Therefore, to limit all future seasonal development to existing lots and existing private roads would, and has started to, severely curtail the small amount of development potential that does exist. In addition, due to the limited amount of development that is expected to occur, coupled with the existing policy of Section 14(9) which requires a review of the policies of the Official Plan once 50 seasonal lots are created, Council does not foresee any negative impact occurring as a result of deleting the restrictions imposed by Section 5(9)(a).

- (2) Section 5(9)(b) outlines a development policy for island severances. Council agrees with this policy but deems it more appropriate to include this policy with the general consent policies of Section 4(2)(a).
- (3) Section 5(9)(c) will no longer be required with the deletion of clause (a) and the relocation of clause (b), since it is provided for under Section 4(2)(a)(i).
- (4) Section 5(9)(d) limits the conversion of seasonal dwellings to permanent uses to lots that front on an open public road that is maintained year round. Council suggests that this policy should be more appropriately located under the conversion policies, Section 5(6).

5. DETAILS OF THE AMENDMENT

- (1) That Section 5 of the Official Plan of the Westmeath Planning Area is hereby amended by deleting Subsection (9) in its entirety.
- (2) That Section 4(2)(a)(iii) of the Official Plan of the Westmeath Planning Area is hereby amended by the addition of the following paragraph after the final paragraph thereof:

"Seasonal development by severance may be permitted on islands provided that satisfactory water access, together with parking and boat launching facilities, are provided on the mainland."

- (3) That Section 5(6)(b)(ii) of the Official Plan of the Westmeath Planning Area is hereby amended by the addition of the following paragraph:

"The conversion of seasonal dwellings to permanent uses shall only be permitted when the lot on which the dwelling is situated fronts on an open public road which is maintained year round."

6. 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.

7. 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.

APPENDIX 1

PUBLIC INVOLVEMENT

A public meeting to discuss Amendment #2 to the Official Plan, was held in the township hall on Thursday October 29, 1981.

All members of council, a representative of the media, two sub-division developers, and several ratepayers were in attendance.

The reeve, Mr. Gordon White, opened the meeting at 8 p.m. and welcomed those present.

After a brief review, by the planning consultant, of the proceedings to date, the meeting was thrown open for discussion.

Various concerns were expressed including the following, the continuation of sub-division development, definition of existing private roads, conversion of cottages to year round residences, and probable date of approval of the amendment.

Unanimous support of the amendment was shown by those present and the meeting was closed at 9:15 by the reeve who thanked the participants for their interest

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OF THE WESTMEATH PLANNING AREA

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Reeve

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4. BASIS OF THE AMENDMENT

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