

82-05
(Not signed)

RESOLUTION OF OBJECTIONS
TOWNSHIP OF WESTMEATH
(A BY-LAW TO AMEND BY-LAW 81-9)

PN: 5543-1
DRAFTED: July, 1981
REVISED: August, 1981
January, 1982

MUNICIPAL PLANNING CONSULTANTS
DIVISION OF MPC LIMITED
TOWN PLANNERS PROFESSIONAL ENGINEERS

NOTICE OF APPLICATION to the Ontario Municipal Board by the Corporation of the Township of Westmeath for approval of a By-law to regulate land use passed pursuant to Section 39 of The Planning Act.

TAKE NOTICE that the Council of the Corporation of the Township of Westmeath intends to apply to the Ontario Municipal Board pursuant to the provisions of Section 39 of The Planning Act for approval of By-law No. 82-5 passed on the 18th day of January , 1982. A copy of the By-law is furnished herewith. A note giving an explanation of the purpose and effect of the By-law and stating the lands affected thereby is also furnished herewith.

ANY PERSON INTERESTED MAY, within twenty-one (21) days after the date of this Notice, send by registered mail or deliver to the Clerk of the Township of Westmeath notice of his objection to approval of the said By-law, or any part thereof giving details of all or the portion of the By-law to which you object and detailed reasons therefor, and shall indicate that, if a hearing is held, the objector or an agent will attend at the hearing to support the objection.

ANY PERSON wishing to support the application for approval of the By-law may, within twenty-one (21) days after the date of this Notice, send by registered mail or deliver to the Clerk of the Township of Westmeath notice of his support of approval of the said By-law, together with a request for notice of any hearing that may be held giving also the name and address to which such notice should be given.

THE ONTARIO MUNICIPAL BOARD may approve of the said By-law, but before ~~doing so~~ it may appoint a time and place when any objections to the By-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection or notice of support and who have left with or delivered to the Clerk undersigned, the address to which notice of hearing is to be sent, and similarly, to any person who filed a request for a change in the provisions of the By-law.

THE LAST DATE FOR FILING OBJECTIONS WILL BE March 2 , 1982.

DATED at the Township of Westmeath this 8th day of February , 1982.

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

EXPLANATORY NOTE

BY-LAW NUMBER 82-5

TOWNSHIP OF WESTMEATH

The following is a summary and explanation of By-law Number 82-5 which amends By-law Number 81-9, a comprehensive Restricted Area (Zoning) By-law affecting land in the Township of Westmeath.

The purpose of this By-law is to resolve a number of objections that were received to By-law Number 81-9. Please note that By-law Number 81-9 is the By-law for the entire Township that was printed and circulated to all landowners during March and April, 1981.

The effect of this By-law is to amend By-law Number 81-9 by making certain revisions to the text and to certain parts of Schedule "A", Maps 1 and 2. The following relates to the items in this By-law:

- Item 1: amends the present provision for Street Access to include accessory uses, seasonal dwelling houses (cottages) and lots within CT zones.
- Item 2: amends the Rural Zone (RU) to add a seasonal dwelling house (cottage) as a permitted use.
- Item 3: amends the Rural Zone (RU) to add a marine facility as a permitted use.
- Items 4 to 8: amend certain provisions of the Rural Zone (RU) so that they will also apply to seasonal dwelling house (cottages). Please note that existing lots are exempted from having to comply with items 4 and 5.
- Item 9: amends clause (v) so it will now apply to new lots created for permanent or seasonal use.
- Item 10: amends Maps 1 and 2 of Schedule "A" as shown on Maps 1 and 2 of Schedule "A" to this By-law. On Map 1, two areas that are for permanent houses are changed from RS to RR zones. On Map 2, five existing pits are being recognized by the new MX zones; an existing Improved Street is being added; the location of the MG zone in LaPasse is being corrected; and, the location of existing and approved tourist commercial operations is being recognized by the new CT zones.

If you submitted an objection to By-law Number 81-9, it is requested that careful attention be given to this amending By-law. Should this By-law satisfactorily resolve your objection, it is requested that written notice be given to the Clerk of the Township of Westmeath withdrawing such objection.

The above is an explanation of the purpose and effect of this Amendment to the Zoning By-law. For accurate reference, this Amendment and the original By-law Number 81-9 should be consulted by contacting Mr. D.A. Hill, Clerk, Township of Westmeath.

THE CORPORATION OF THE
TOWNSHIP OF WESTMEATH
BY-LAW NUMBER 82-5

A By-law to amend By-law Number 81-9

WHEREAS the Municipal Council of the Corporation of the Township of Westmeath deems it advisable to amend By-law Number 81-9.

NOW THEREFORE the Municipal Council of the Corporation of the Township of Westmeath ENACTS as follows:

1. That Section 3(2) of By-law 81-9 is hereby amended by deleting Clause (a) thereof and replacing it with the following clause:

"(a) STREET ACCESS:

No person shall erect any building or structure in any portion of the Zoned Area unless the lot upon which such building or structure is to be erected abuts an Improved Street as defined herein. This provision shall not apply to:

- (i) a lot on a registered plan of subdivision registered subsequent to the date of passing of this By-law;
- (ii) a through waterfront lot;
- (iii) a lot for an accessory use;
- (iv) a lot for a seasonal dwelling house or a lot within an RS or CT zone provided such lot has frontage on a Street or has frontage on a private road which abuts a Street."

2. That Section 17(1) of By-law 81-9 is hereby amended by deleting Clause (a) thereof and replacing it with the following clause:

"(a) RESIDENTIAL USES:

an accessory dwelling house;
an accessory mobile home;
a fully detached dwelling house;
a seasonal dwelling house."

3. That Section 17(1)(b) of By-law 81-9 is hereby amended by adding the following immediately after the words, "a livestock building;":

"a marine facility;"

4. That Section 17(2)(a) of By-law 81-9 is hereby amended by deleting Clause (ii) thereof and replacing it with the following clause:

"(ii) fully-detached dwelling house
or seasonal dwelling house - 20.0 hectares"

5. That Section 17(2)(b) of By-law 81-9 is hereby amended by deleting Clause (ii) thereof and replacing it with the following clause:

"(ii) fully-detached dwelling house
or seasonal dwelling house - 150.0 metres"

6. That Section 17(2)(c) of By-law 81-9 is hereby amended by deleting Clause (ii) thereof and replacing it with the following clause:

"(ii) other lots - 1 fully-detached
dwelling house, or 1
seasonal dwelling house,
or 1 accessory dwelling
house only."

7. That Section 17(2)(d) of By-law 81-9 is hereby amended by deleting Clause (ii) thereof and replacing it with the following clause:

"(ii) fully detached dwelling house
or seasonal dwelling house - the lesser of:
30% or 300.0 square
metres"

8. That Section 17(2) of By-law 81-9 is hereby amended by deleting Clause (k) thereof and replacing it with the following clause:

"(k) DWELLING UNIT AREAS (minima):
(i) fully-detached dwelling house - 85.0 square metres
(ii) seasonal dwelling house - 55.0 square metres"

9. That Section 17(2) of By-law 81-9 is hereby amended by deleting Clause (v) thereof and replacing it with the following clause:

"(v) CONSENT GIVEN BY LAND DIVISION COMMITTEE FOR RESIDENTIAL LOT:

Notwithstanding Sections 17(2)(a)(ii) and 17(2)(b)(ii) hereof, where a consent is given by the Land Division Committee to create a Residential lot, such lot may be used for a fully-detached dwelling house or a seasonal dwelling house provided such lot complies with the following requirements:

- (i) LOT AREA (minimum): - 2,000 square metres
- (ii) LOT FRONTAGES (minima):
 - (a) island lots - nil
 - (b) other lots - 30.0 metres
- (iii) WATER FRONTAGES (minima):
 - (a) lot with water frontage - 40.0 metres
 - (b) other lots - nil"

- 10. That Schedule "A", Maps 1 and 2, of By-law 81-9 is hereby amended in accordance with the changes shown on Schedule "A", Maps 1 and 2, hereto.
- 11. That Schedule "A", Maps 1 and 2, hereto is hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.
- 12. This By-law shall become effective on the date hereof subject to receiving the approval of the Ontario Municipal Board.

THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 18th DAY OF **January** A.D., 1982.

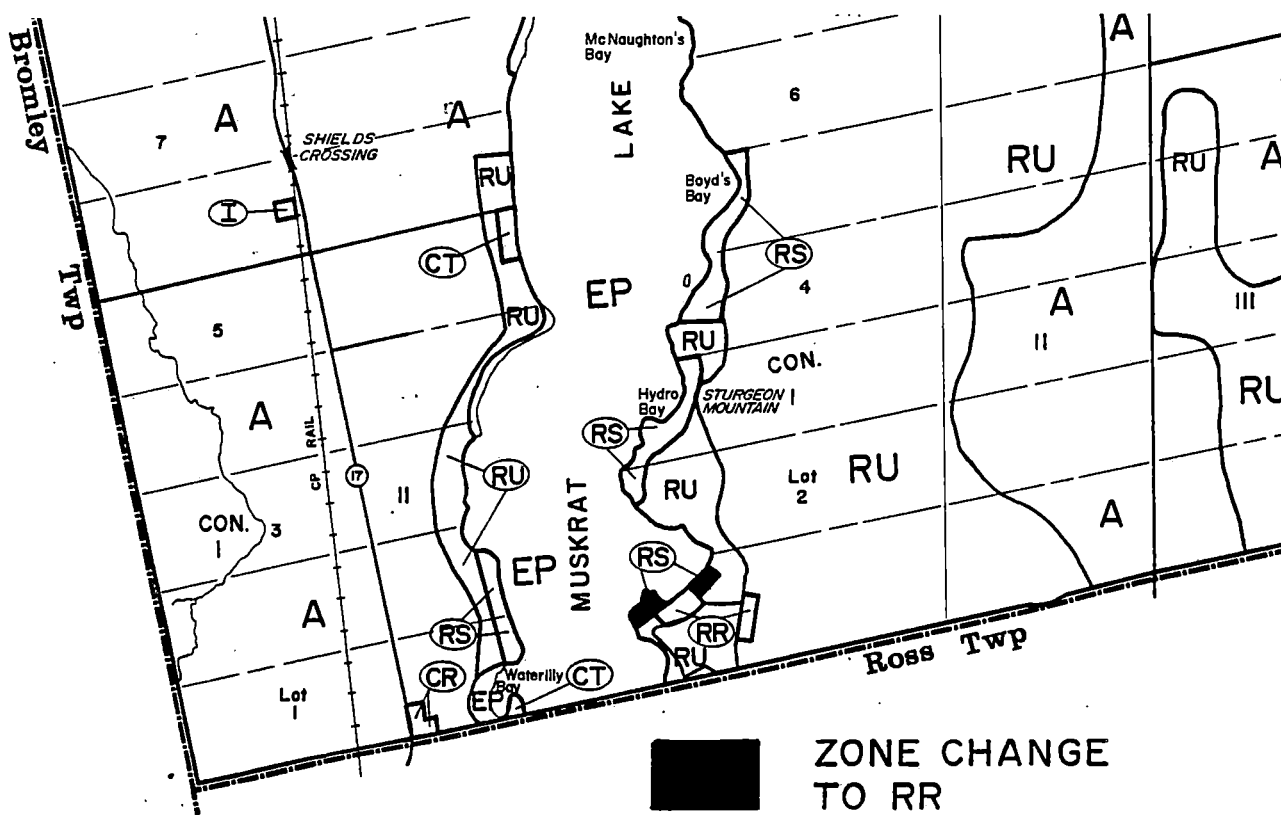
Gordon White
Reeve

(SEAL) D. A. Hill
Clerk

MAP 1 SCHEDULE "A"

TO BY-LAW NO. 82-5
TOWNSHIP OF WESTMEATH

BASE	FEATURES
	TOWNSHIP BOUNDARY
	PROVINCIAL HIGHWAY
	COUNTY ROAD
	IMPROVED STREET
	OTHER ROADS
	WATERCOURSE



THIS IS MAP 1 OF SCHEDULE "A"
TO BY-LAW NO. 82-5
PASSED THE 18th DAY OF
JANUARY, 1982

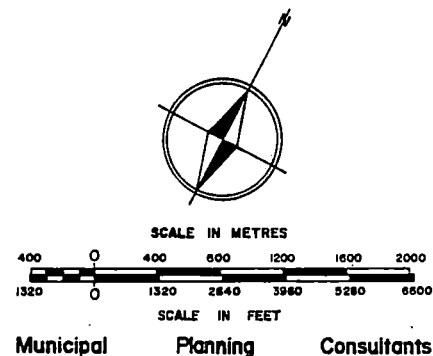
GORDON WHITE
REEVE
D. A. HILL
CLERK

REVISED: AUG. 81
DRAFTED: JULY, 81
DWG. NO. 5543/1

LEGEND

ZONE BOUNDARY

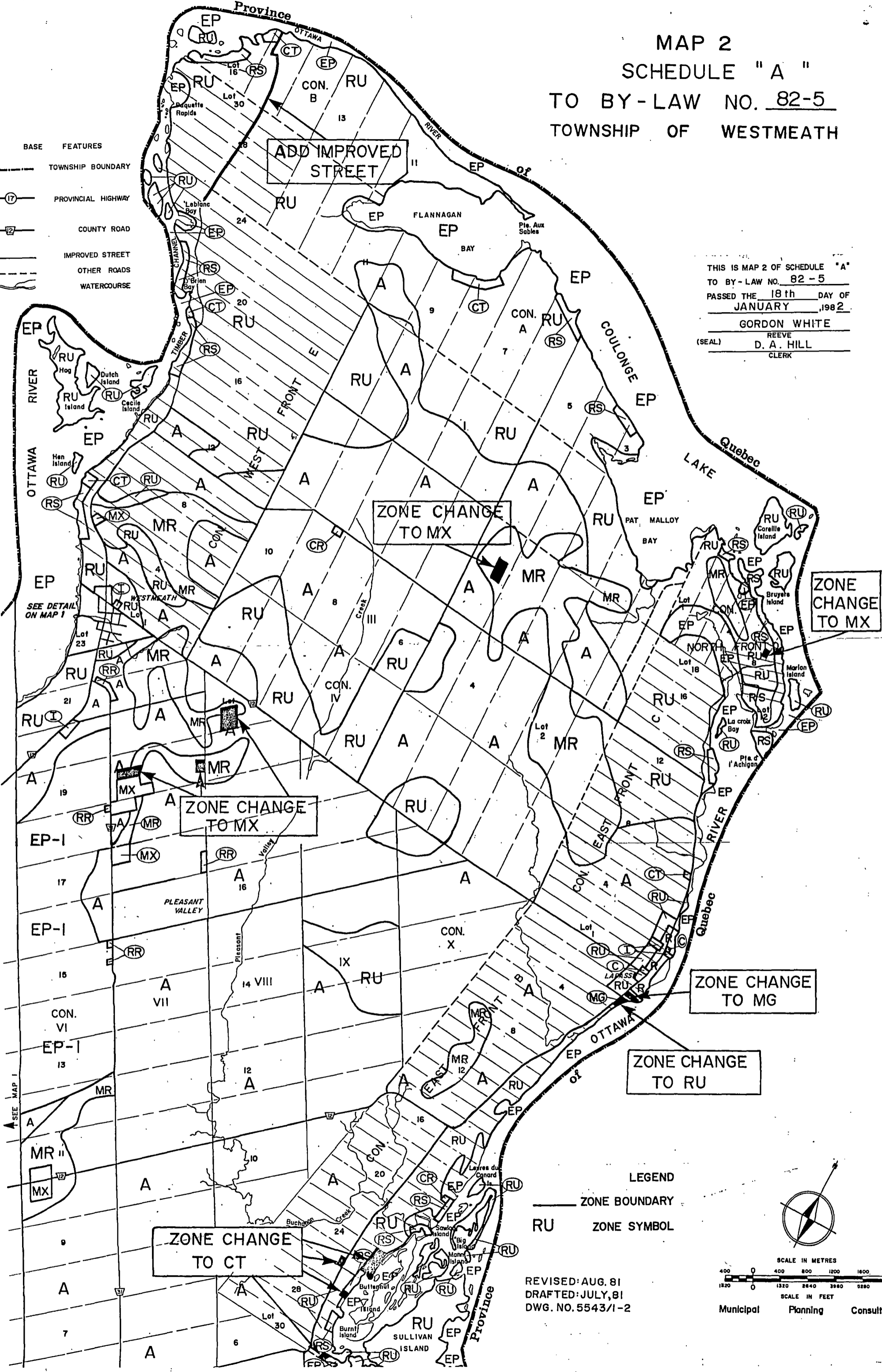
RU ZONE SYMBOL



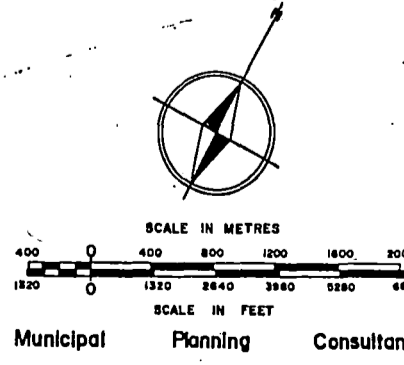
MAP 2
 SCHEDULE "A"
 TO BY-LAW NO. 82-5
 TOWNSHIP OF WESTMEATH

- BASE FEATURES
- TOWNSHIP BOUNDARY
 - 17 --- PROVINCIAL HIGHWAY
 - 12 --- COUNTY ROAD
 - IMPROVED STREET
 - OTHER ROADS
 - WATERCOURSE

THIS IS MAP 2 OF SCHEDULE "A"
 TO BY-LAW NO. 82-5
 PASSED THE 18th DAY OF
 JANUARY, 1982
 GORDON WHITE
 REEVE
 (SEAL) D. A. HILL
 CLERK



LEGEND
 --- ZONE BOUNDARY
 RU ZONE SYMBOL



REVISED: AUG. 81
 DRAFTED: JULY, 81
 DWG. NO. 5543/1-2