

FORM 1
PLANNING ACT 1983
NOTICE OF THE PASSING
OF A ZONING BY-LAW AMENDMENT BY
THE TOWNSHIP OF WESTMEATH

TAKE NOTICE that the Council of the Corporation of the Township of Westmeath passed By-law 83-12 on the 5th day of October, 1983 under Section 34 of The Planning Act, 1983.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Township of Westmeath no later than the 9th day of November, 1983, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

An explanation of the purpose and effect of the by-law, a description of the land to which the by-law applies, and a copy of the by-law are attached.

This notice replaces a notice dated October 7th, 1983 which was incorrect in that it allowed more time than the thirty five days for filing any notice of appeal.

Dated at the Township of Westmeath this 17th day of October, 1983.

Pat Burn

Mrs. Pat Burn
Clerk-Treasurer,
Township of Westmeath
R.R. #3,
Cobden, Ontario
K0J 1K0

(613) 646-7861

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TAKE NOTICE that the Council of the Corporation of the Township of Westmeath passed By-law 83-12 on the 5th day of October, 1983 under section 34 of the Planning Act, 1983.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Township of Westmeath no later than the 15th day of November, 1983, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

An explanation of the purpose and effect of the by-law, a description of the land to which the by-law applies, and a copy of the by-law are attached.

Dated at the Township of Westmeath this 7th day of October, 1983.

Pat Burn

Mrs. Pat Burn
Clerk-Treasurer,
Township of Westmeath
R. R. 3
Cobden, Ont.
K0J 1K0

(613) 646-7861

NANGOR POINT SUBDIVISION

ZONING BY-LAW

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TOWNSHIP OF WESTMEATH

BY-LAW 83-12

This is a By-Law pursuant to Section 34 of The Planning Act to regulate the use of land and the size, location and use of buildings within a Plan of Subdivision.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH HEREBY ENACTS AS FOLLOWS:

By-Law 81-9 is hereby repealed as it affects the subject lands in Pt Lot 8 Concession CLF, Township of Westmeath, as shown on Schedule "A".

SECTION 1 - TITLE

This By-Law may be cited as the "NANGOR POINT SUBDIVISION ZONING BY-LAW".

SECTION 2 - INTERPRETATION

2.1 Scope

This By-Law applies to an area of land, covered by a Draft Plan of Subdivision (47T82006), in Pt Lot 8, Concession C.L.F., Township of Westmeath, as shown on Schedule 'A' attached hereto.

2.2 Zones

For the purposes of this By-Law, the whole of the Plan of Subdivision is divided into the following zones:

<u>Zone</u>	<u>Symbol</u>
Seasonal Residential	RS
Private Open Space	POS
Environmental Protection Zone	EP

2.3 Schedule

Schedule 'A', attached hereto, together with the notations, symbols and other information included thereon are hereby included in and form part of this By-Law.

SECTION 3 - SEASONAL RESIDENTIAL ZONE (RS)

No person shall, within Lots 1 to 14 inclusive as shown on Schedule 'A' attached hereto, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

3.1 Permitted Uses

(a) Residential Uses:

an existing fully-detached dwelling house;
a seasonal dwelling house.

(b) Non-Residential Uses:

a marine facility;
a public use.

3.2 Zone Provisions

No person shall within any RS zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) Lot Area (minimum): - 2,000.00 sq. metres
- (b) Lot Frontages (minimum):
 - (i) island lots - nil
 - (ii) other lots - 30 metres
- (c) Water Frontages (minimum):
 - (i) lot with water frontage - 40.0 metres
 - (ii) other lots - nil
- (d) Dwelling Units per Lot (maximum): - 1 only
- (e) Building Area (maximum): - 33%
- (f) Building Setback, Front (minimum): - 12.0 metres
- (g) Building Setback, Waterfront (minimum): - 10.0 metres
- (h) Building Setback, Flank (minimum): - 12.0 metres
- (i) Building Setbacks, Rear (minimum):
 - (i) main building - 7.5 metres
 - (ii) accessory buildings - 1.0 metres
- (j) Building Setbacks, Side (minimum):
 - (i) main building - 6.0 metres
 - (ii) accessory buildings - 1.0 metres
- (k) Building Separation (minimum): - 1.0 metres

- (l) Building Heights (maximum):
 - (i) main building - 10.0 metres
 - (ii) accessory building - 5.0 metres
- (m) Dwelling Unit Area (minimum): - 55.0 square metres
- (n) Landscaping Area (minimum): - 30%
- (o) Parking Space (minimum):
 - (i) dwelling house - 1 for each dwelling house
- (p) Parking Space Location:
No part of any parking space shall be located closer than 6.0 metres to any street line.
- (q) General Provisions:
In accordance with the provisions of Section 7 hereof

SECTION 4 - PRIVATE OPEN SPACE (POS)

No person shall within Blocks 15 and 16 as shown on Schedule 'A' attached hereto use any land or erect alter or use any building or structure except in accordance with the following provisions.

4.1 Permitted Uses

Any use existing on the date of passing of this by-law.

SECTION 5 - ENVIRONMENTAL PROTECTION ZONE (EP)

No person shall within any EP zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following EP uses, namely:

5.1 Permitted Uses

- (a) Residential Uses:
prohibited.
- (b) Non-Residential Uses:
 - a conservation use;
 - a farm, but excluding a building;
 - a forestry use;
 - a marina;
 - a marine facility;
 - a park;
 - a swimming pool;
 - a tool shed;
 - a woodlot.

5.2 Zone Provisions

No person shall within any EP zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) Building Separation (minimum): - 1.0 metres
- (b) Building Height (maximum): - 5.0 metres
- (c) General Provisions:
In accordance with the provisions of Section 7 hereof.

SECTION 6 - ADMINISTRATION

6.1 Administration

This By-Law shall be administered by a person designated by the Council as the Zoning Administrator.

6.2 Building Permits

After the date of this By-Law, no building permit shall be issued where the proposed building, structure or use violates the provisions of this By-Law.

6.3 Application for Building Permits

Application for Building Permit shall be accompanied by the following:

6.3.1 Plans - drawn in duplicate (one copy of which shall be retained by the Zoning Administrator or Building Inspector) at a suitable scale showing:

6.3.1.1 the true shape and dimensions of the lot

6.3.1.2 the proposed location and dimensions of the building, structure or work in respect of which the permit is applied for.

6.3.1.3 the location of every building or structure currently approved, erected or under construction

6.3.1.4 such other information as the Zoning Administrator or Building Inspector considers necessary to determine where every proposed structure, building or work conform to the provisions of this By-Law.

6.3.2 Statement - A statement signed by the registered owner shall be required, setting forth in detail, the exact use proposed for each structure, building or lot.

6.4 Inspection

The Zoning Administrator or Building Inspector is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties under this By-Law.

6.5 Enforcement

Any person convicted of breach of any provision of this By-Law shall be guilty of an offence, and upon conviction therefore shall forfeit and pay a penalty not exceeding One Thousand Dollars (\$1,000.00) exclusive of costs for each offence, and every such penalty shall be recoverable under the Summary Convictions Act.

Under the provisions of this Section, the Municipality has the right to have an offending use removed and to assess costs against the Owner's taxes.

SECTION 7 - GENERAL PROVISIONS

7.1 Accessory Uses

Except as otherwise provided herein, the total lot coverage of all accessory buildings on the lot shall not exceed 5% of the lot area.

7.2 Building Restriction

No building located on lots 1 to 14 inclusive as shown on Schedule 'A' attached hereto shall have an opening below the elevation 110 metres Canadian Geodetic Datum; and no buildings designed for human habitation shall be constructed below the design elevation of 110 metres Canadian Geodetic Datum and no dwelling house or fill for a dwelling house below the 108.5 metre contour.

7.3 One Main Building Per Lot

Within any Zone only one main building per lot shall be permitted.

7.4 Lots Divided Into More Than One Zone

Where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-Law for the zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of determining zone provisions.

7.5 Mobile Home Restriction

This By-Law shall not be construed to permit a mobile home.

SECTION 8 - DEFINITIONS

In this By-Law, the following definitions shall apply:

8.1 CORPORATION

"Corporation" means the Corporation of the Township of Westmeath.

8.2 COUNCIL

"Council" means the Council of the Corporation of the Township of Westmeath.

8.3 COUNTY

"County" means the Corporation of the County of Renfrew.

8.4 ZONED AREA

"Zoned Area" means all the lands within the geographic limits of the Township of Westmeath.

8.5 ACCESSORY BUILDING (See: BUILDING)

SECTION 8 - DEFINITIONS (Cont'd)

8.6 ACCESSORY DWELLING HOUSE (See: DWELLING HOUSE)

8.7 ACCESSORY DWELLING UNIT (See: DWELLING UNIT)

8.8 ACCESSORY USE (See: USE)

8.9 ALTER

"Alter" when used in reference to a building, structure or part thereof, means:

- (a) to change any one or more of the external dimensions of such building or structure; or
- (b) to change the type of construction of the exterior walls or roof of such building or structure; or
- (c) to change the use of such building or structure; or
- (d) to change the number of uses or dwelling units contained therein.

"Alter" when used in reference to a lot, means:

- (e) to change the boundary of such lot with respect to a street or lane; or
- (f) to change any dimension or area, relating to such lot, which is covered herein by a zone provision; or
- (g) to change the use of such lot; or
- (h) to change the number of uses located thereon.

"Altered" and "alteration" shall have corresponding meanings.

8.10 BUILDING

"Building" means any structure, consisting of walls and a roof, which is used for shelter, accommodation or enclosures of persons, animals, equipment, goods or materials.

(a) ACCESSORY BUILDING:

"Accessory building" means a detached building which is incidental, subordinate and exclusively devoted to a main building or main use and located on the same lot therewith.

(b) MAIN BUILDING:

"Main building" means the building which contains the principal use of the lot on which such building is located.

8.11 BUILDING AREA

"Building area" means the portion of the lot area of a lot permitted to be covered by one or more building envelopes.

8.12 BUILDING BY-LAW

"Building by-law" means any by-law of the Corporation passed pursuant to Section 38 of The Planning Act (R.S.O. 1970) or The Building Code Act, 1974.

8.13 BUILDING HEIGHT

"Building height" means the vertical distance between the finished grade of the lot on which the building is situated and:

- (a) the highest point of the roof surface of a flat roof;
- (b) the deck roof of a mansard roof; or
- (c) the main height between eaves and ridge of a gable, gambrel or hip roof.

8.14 BUILDING PERMIT

"Building permit" means a permit required by the Building By-law.

8.15 BUILDING SEPARATION

"Building separation" means the least horizontal distance permitted between the nearest portions of any building envelope on a lot.

8.16 BUILDING SETBACK

"Building setback" means the least horizontal distance permitted between a lot line of a lot and the nearest portion of any building envelope or excavation on such lot.

(a) BUILDING SETBACK, FRONT:

"Front building setback" means the building setback on a lot measured from each front lot line of such lot.

(b) BUILDING SETBACK, FLANK:

"Flank building setback" means the building setback on a lot measured from each flank lot line of such lot.

(c) BUILDING SETBACK, REAR:

"Rear building setback" means the building setback on a lot measured from each rear lot line of such lot.

(d) BUILDING SETBACK, SIDE:

"Side building setback" means the building setback on a lot measured from each side lot line of such lot.

8.17 CHIEF BUILDING OFFICIAL

"Chief Building Official" means the officer or employee of the Corporation charged with the duty of enforcing the provisions of The Building Code Act, 1974 together with any Regulations made thereunder the the provisions of the Building By-law.

8.18 CONSERVATION USE

"Conservation use" means the maintenance of the natural environment for the purposes of preservation, observation and outdoor uses such as hiking, hunting, and fishing. This definition may include the erection and use of trail shelters and other similar structures ancillary to the foregoing uses but shall not include the use of a dwelling house, a mobile home, a tourist vehicle or a tourist trailer.

8.19 CONVERTED DWELLING HOUSE (See: DWELLING HOUSE)

8.20 CORNER LOT (See: LOT)

8.21 COUNTY ROAD (See: STREET)

8.22 DETACHED

"Detached", when used in reference to a building, means a building which is not dependent on any other building for structural support or enclosure.

8.23 DRIVEWAY

"Driveway" means an unobstructed passageway used to provide vehicular access to a lot from a street or lane.

8.24 DWELLING HOUSE

"Dwelling House" means a detached building occupied or capable of being occupied as the home or residence of one or more persons. This definition shall not include any part of any vehicle as defined herein.

(a) ACCESSORY DWELLING HOUSE:

"Accessory Dwelling House" means a fully-detached house which is accessory to a permitted Non-Residential use and is occupied either by the owner of such Non-Residential use or by a person employed in the operation of the Non-Residential use to which it is related.

(b) CONVERTED DWELLING HOUSE:

"Converted Dwelling House" means an existing dwelling house, the interior of which is converted to form not more than three dwelling units.

(c) FULLY-DETACHED DWELLING HOUSE:

"Fully-detached dwelling house" means a dwelling house containing only one dwelling unit.

8.24 DWELLING HOUSE (Cont'd)

(d) MODULAR DWELLING HOUSE:

"Modular dwelling house" means a prefabricated fully-detached dwelling house located on a permanent and finished foundation.

(e) SEASONAL DWELLING HOUSE:

"Seasonal dwelling house" means a dwelling house containing only one dwelling unit which is constructed and used as a secondary place of residence, for seasonal vacation and recreational purposes and not as the principal residence of the owner or occupant thereof.

8.25 DWELLING UNIT

"Dwelling unit" means a suite of 2 or more rooms, in which sanitary conveniences are provided and in which no more than one kitchen is provided, such suite having an independent entrance either directly from outside the building or through a common corridor or vestibule inside the building. This definition shall not include any part of any vehicle as defined herein.

(a) ACCESSORY DWELLING UNIT:

"Accessory dwelling unit" means a dwelling unit which is part of and accessory to a permitted Non-Residential building other than an automobile service station or a commercial garage. Such dwelling unit shall be occupied either by the owner of such Non-Residential building or by a person employed in the operation of the Non-Residential use to which it is related.

8.26 DWELLING UNIT AREA (See: FLOOR AREA)

8.27 ERECT

"Erect" means to build, construct, place, reconstruct or relocate and, without limiting the generality of the word, also includes:

- (a) any preliminary operation such as excavating, filling or draining;
- (b) altering any existing building or structure by an addition, enlargement, extension or other structural change; and
- (c) any work which requires a building permit.

"Erected" and "erection" shall have corresponding meanings.

8.28 ESTABLISHED BUILDING LINE

"Established building line" means the average setback, from the centreline of a street, of existing buildings on one side of a block within a built up area or within a continuous 300.0 metre strip of land within a rural area where 3 or more of the lots having street frontage upon the said side of the street have been built upon.

8.29 EXISTING

"Existing" means existing on the date of passing of this By-law.

8.30 EXISTING LOT (See: LOT)

8.31 FARM

"Farm" means land used for the tillage of soil or the growing of vegetables, fruits, grains, legumes, hays, tobacco or other crops. This definition may also apply to land used for an apiary, fish raising, live-stock raising, dairying or woodlots.

(a) SPECIALIZED FARM:

"Specialized farm" means land on which the predominant economic activity consists of raising chickens, turkeys or other fowl; the raising of fur bearing animals; the raising of swine, sheep, goats or cattle on feed lots; or the growing of mushrooms.

8.32 FLANK LOT LINE (See: LOT LINE)

8.33 FLANK YARD (See: YARD)

8.34 FLOOR AREA

"Floor area means the horizontal area of a storey, measured between the exterior faces of the exterior walls at the floor level of such storey.

(a) DWELLING UNIT AREA:

"Dwelling unit area" means the aggregate of the floor areas of all habitable rooms in a dwelling unit, excluding the thickness of any exterior walls and excluding any habitable room located in a basement or cellar.

(b) GROSS FLOOR AREA:

"Gross floor area" means the aggregate of all floor areas of a building or structure.

(c) NET FLOOR AREA:

"Net floor area" means that portion of the gross floor area of a building which is used by a Non-Residential use defined herein or specifically named elsewhere in this By-law, but excluding:

- (i) any part of such building used by another Non-Residential use which is defined herein or specifically named elsewhere in this By-law;
- (ii) any part of such building used as a dwelling unit;
- (iii) any part of such building used for the parking or storage of motor vehicles;
- (iv) any part of such building used for equipment to heat such building or a portion thereof; and

8.34 FLOOR AREA (Cont'd)

(c) NET FLOOR AREA (Cont'd)

(v) the thickness of any exterior walls of such building.

8.35 FRONTAGE (See: LOT FRONTAGE)

8.36 FRONT LOT LINE (See: LOT LINE)

8.37 FRONT YARD (See: YARD)

8.38 FULLY-DETACHED DWELLING HOUSE (See: DWELLING HOUSE)

8.39 GARAGE, PRIVATE

"Private garage" means an accessory building or portion of a dwelling house which is fully enclosed and used for the sheltering of permitted vehicles. This definition shall not include a carport or other open shelter.

8.40 GROSS FLOOR AREA (See: FLOOR AREA)

8.41 IMPROVED STREET (See: STREET)

8.42 INTERIOR LOT (See: LOT)

8.43 LANDSCAPING AREA

"Landscaping area" means that portion of the lot area of a lot required for the growth and maintenance of grass, flowers, bushes, trees and other landscaping. This definition may include any planting strip, surfaced walk, surfaced patio, play facility, or similar area but shall not include any driveway or ramp (whether surfaced or not) nor any curb, retaining wall, parking area, loading space nor any open space beneath or within a building or structure.

8.44 LOT

"Lot" means a parcel of land which is capable of being legally conveyed in accordance with the provisions of Section 29 of The Planning Act (R.S.O. 1970).

(a) CORNER LOT:

"Corner lot" means a lot situated at the intersection of 2 street lines which contain an angle of not more than 135 degrees. Where such street lines are curved, the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the side lot lines. In the latter case, the corner of the lot shall be deemed to be that portion on the street line nearest to the point of intersection of the said tangents.

8.44 LOT (Cont'd)

(b) EXISTING LOT:

"Existing lot" means a lot which, on the date of passing of this By-law, was held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office or Land Titles Office.

(c) INTERIOR LOT:

"Interior lot" means a lot, other than a corner lot or a through lot, which has street access but has no water access.

(d) STANDARD WATERFRONT LOT:

"Standard waterfront lot" means a lot which has water access on one shoreline only.

(e) THROUGH LOT:

"Through lot" means a lot, other than a corner lot, which has street access on 2 or more street lines but has no water access.

(f) THROUGH WATERFRONT LOT:

"Through waterfront lot" means a lot which has access on more than one shoreline.

8.45 LOT AREA

"Lot area" means the total horizontal area within the lot lines of a lot.

8.46 LOT FRONTAGE

"Lot frontage" means, in the case of a corner lot, an interior lot, a standard waterfront lot or a through lot, the horizontal distance between the 2 lot lines, which intersect the front lot line of the lot, such distance being measured along a line a distance equal to the minimum front building setback required herein for the specified use in the zone where such lot is located. In the case of a through waterfront lot, "lot frontage" means the straight line horizontal distance between the 2 most widely separated points on the front lot line.

8.47 LOT LINE

"Lot line" means any boundary of a lot or the vertical projection thereof,

(a) FRONT LOT LINE:

"Front lot line" means, in the case of an interior lot or standard waterfront lot, the line dividing the lot from the street or private road.

8.47 LOT LINE (Cont'd)

(a) FRONT LOT LINE: (Cont'd)

In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line except where the lot lines abutting a street are the same length, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line. In the case of a through lot, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line. In the case of a through waterfront lot, the longest shoreline shall be deemed to be the front lot line.

(b) FLANK LOT LINE:

"Flank lot line" means any lot line, other than a front lot line, which is also a street line.

(c) REAR LOT LINE:

"Rear lot line" means any lot line which is not a front lot line, a flank lot line or a side lot line.

(d) SIDE LOT LINE:

"Side lot line" means a lot line which intersects a front lot line or a flank line provided that, if any side lot line or portion thereof is the rear lot line on an abutting lot, such lot line or portion thereof shall be deemed to be a rear lot line.

8.48 MAIN BUILDING (See: BUILDING)

8.49 MAIN USE (See: USE)

8.50 MARINA

"Marina" means an establishment or premises, containing docking facilities and located on a waterbody, where boats or boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where facilities for the sale of marine fuels and lubricants may be provided.

8.51 MOBILE HOME

"Mobile home" means any dwelling that is designated to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons. This definition shall not include any tourist vehicle nor any trailer as defined herein.

8.52 NET FLOOR AREA (See: FLOOR AREA)

8.53 NON-COMPLYING

"Non-complying" when used in reference to a building or structure, means a building or structure which is a permitted use but which does not comply with one or more of the zone provisions of the zone in which such building is located, as of the date of passing of this By-law.

8.54 NON-CONFORMING.

"Non-conforming", when used in reference to a use, building or structure, means a use, building or structure which on the date of passing of this By-law, is not a permitted use in the zone where such use, building or structure is located.

8.55 PARK

"Park" means an area, consisting largely of open space, which may include a recreational area, playground, play-field or similar use, but shall not include a mobile home park or a tourist camp.

(a) PUBLIC PARK:

"Public park" means a park owned or operated by the Corporation, the County, any local board of the Corporation or the County, or any Authority, Board, Commission or Ministry established under any statute of Ontario or Canada.

(b) PRIVATE PARK:

"Private park" means a park other than a public park.

8.56 PARKING AREA

"Parking area" means an area or structure provided for the parking of motor vehicles and includes any related driveways and parking spaces, but shall not include any part of a street or lane. This definition may include a carport or private garage.

8.57 PARKING LOT

"Parking lot" means any parking area other than a parking area which is accessory to a permitted use and located on the same lot therewith.

8.58 PARKING SPACE

"Parking space" means a portion of a parking area, exclusive of any driveways, which may be used for the temporary parking or storing of a motor vehicle.

8.59 PERMITTED

"Permitted" means permitted by this By-law.

8.60 PERMITTED USES

"Permitted uses" means a use which is permitted in the zone where such use is located.

8.61 PERSON

"Person" means any human being, association, firm, partnership, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

8.62 PLANTING STRIP

"Planting strip" means an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 metres high, or a berm, or a fence, immediately adjacent to the lot line or portion thereof along with such planting strip is required herein. The remainder of such planting strip shall be used for no purpose other than planting trees, shrubs, flowers, grass or similar vegetation.

8.63 PRIVATE GARAGE (See: GARAGE, PRIVATE)

8.64 PRIVATE ROAD

"Private road" means a right-of-way that provides access from a street to a lot which does not abut a Street. This definition shall not include a Street as defined herein.

8.65 PRIVATE TOURIST CAMP (See: TOURIST CAMP)

8.66 PROVINCIAL HIGHWAY (See: STREET)

8.67 PUBLIC PARK (See: PARK)

8.68 PUBLIC TOURIST CAMP (See: TOURIST CAMP)

8.69 PUBLIC USE

"Public use" means a building, structure or lot used for public services by the Corporation, the County, any local board of the Corporation or the County, any Authority, Board, Commission or Ministry established under any statute of Ontario or Canada, any telephone company, any public utility corporation, or any railway company authorized under The Railway Act.

8.70 REAR LOT LINE (See: LOT LINE)

8.71 REAR YARD (See: YARD)

8.72 SEASONAL DWELLING HOUSE (See: DWELLING HOUSE)

8.73 SHORELINE

"Shoreline" means any lot line or portion thereof which abuts a waterbody.

8.74 SIDE LOT LINE (See: LOT LINE)

8.75 SIDE YARD (See: YARD)

8.76 SIGHT TRIANGLE

"Sight triangle" means the triangular space on a lot formed by 2 intersecting street lines and a line drawn from a point in one street line across such lot to a point of intersection of the street lines (measured along the street lines).

Where the 2 street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

8.77 SIGN

"Sign" means a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institute, organization or business.

8.78 SPECIALIZED FARM (See: FARM)

8.79 STANDARD WATERFRONT LOT (See: LOT)

8.80 STOREY

"Storey" means that portion of a building or structure between any floor level of such building or structure and the floor, ceiling or roof next above such floor level.

(a) FIRST STOREY:

"First storey" means the storey with its floor closest to finished grade and having its ceiling at least 1.5 metres above finished grade.

(b) ONE-HALF STOREY:

"One-half storey" means that portion of a building situated wholly or partly within the roof and in which there is a vertical dimension of at least 2.0 metres (measured from finished floor to finished ceiling) over a floor area equal to at least 50% of the floor area of the storey next below.

(c) ATTIC:

"Attic" means that portion of a building situated wholly or partly within the roof but which is not a one-half storey.

(d) BASEMENT:

"Basement" means any storey below the first storey which is more than 50% below finished grade (measured from finished floor to finished ceiling).

(e) CELLAR:

"Cellar" means any storey below the first storey which is more than 50% below finished grade (measured from finished floor to finished ceiling).

8.81 STREET

"Street" means a public thoroughfare under the jurisdiction of either the Corporation, the County, or the Province of Ontario. This definition shall not include a lane, a private road or an original shore road allowance.

"Street allowance" shall have a corresponding meaning.

8.81 STREET (Cont'd)

(a) IMPROVED STREET:

"Improved Street" means a street designated as a "PROVINCIAL HIGHWAY", a "COUNTY ROAD" or an "IMPROVED STREET" on Schedule "A" hereto.

(b) PROVINCIAL HIGHWAY:

"Provincial Highway" means a street designated as a "PROVINCIAL HIGHWAY" on Schedule "A" hereto.

(c) COUNTY ROAD:

"County Road" means a street designated as a "COUNTY ROAD" on Schedule "A" hereto.

8.82 STREET ACCESS

"Street access" means, when referring to a lot, that such lot has a lot line or portion thereof which is also a street line.

8.83 STREET LINE

"Street line" means the limit of a street allowance and is the dividing line between a lot and a street.

8.84 STREET SETBACK

"Street setback" means the least horizontal distance required between the centreline of a street allowance and the nearest part of any building envelope or excavation on a lot (measured at right angles to such centreline).

8.85 STRUCTURE

"Structure" means anything constructed or erected, the use of which requires location on or in the ground, or attached to something having location on or in the ground.

8.86 THROUGH LOT (See: LOT)

8.87 TRAILER

"Trailer" means any vehicle designed to be towed by a motor vehicle.

(a) TOURIST TRAILER:

"Tourist trailer" means a trailer capable of being used for the temporary living, sleeping or eating accommodations of persons (notwithstanding that its running gear is or may be removed). This definition shall not include a mobile home as defined herein.

8.88 USE

"Use", when used as a noun, means the purpose for which a lot, building or structure, or any combination thereof, is designed, arranged, occupied or maintained.

"Uses" shall have a corresponding meaning.

"Use" (when used as a verb), "Used" and "to use" shall have corresponding meanings.

(a) ACCESSORY USE:

"Accessory use" means a use which is incidental, subordinate and exclusively devoted to a main building or main use and located on the same lot therewith.

(b) MAIN USE:

"Main use" means the principal use of a lot.

8.89 VEHICLE

"Vehicle" means an automobile, a boat, a commercial motor vehicle, a farm implement, a mobile home, a motorcycle, a tourist vehicle or a trailer.

8.90 WATER ACCESS

"Water access" means that any lot having a lot line or portion thereof which is also a shoreline, shall be deemed to have water access.

8.91 WATERBODY

"Waterbody" means any bay, lake, natural watercourse or canal, other than a drainage ditch or irrigation channel.

8.92 WATER FRONTAGE

"Water frontage" means a straight line horizontal distance between the two most widely separated points on any one shoreline of a standard waterfront lot or a through waterfront lot.

8.93 WATER SETBACK

"Water setback" means the least horizontal distance required between the shoreline of a waterbody and the nearest part of any building envelope or excavation on a lot.

8.94 YARD

"Yard" means a space, appurtenant to a building, structure or excavation, located on the same lot as the building, structure or excavation, and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted.

8.94 YARD (Cont'd)

(a) FRONT YARD:

"Front yard" means a yard located between the front lot line and the nearest part of any excavation or main building on the lot and extending across the full width of the lot.

(b) FLANK YARD:

"Flank yard" means a yard located between a flank lot line and the nearest part of any excavation or main building on the lot and extending for the full length of such flank lot line but excluding any front yard.

(c) REAR YARD:

"Rear yard" means a yard located between a rear lot line and the nearest part of any excavation or main building on the lot and extending for the full length of such rear lot line but excluding any front yard or flank yard.

(d) SIDE YARD:

"Side yard" means a yard located between a side lot line and the nearest part of any excavation or main building on the lot and extending for the full length of such side lot line but excluding any front yard, flank yard or rear yard.

8.95 ZONE

"Zone" means a designated area of land use shown on Schedule "A" hereto and includes any special zone used in this By-law.

8.96 ZONE PROVISION

"Zone provision" means any provision of this By-law which is listed under the heading "ZONE PROVISIONS" and includes anything contained in Section 3 hereof which is applicable to the zone or use.

8.97 ZONING ADMINISTRATION

"Zoning Administration" means the officer or employee or the Corporation charged with the duty of enforcing the provisions of this By-law.

SECTION 9 - VALIDITY AND EFFECTIVE DATE

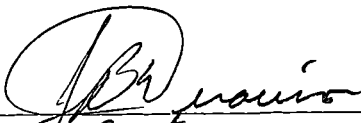
9.1 Validity

If any section, clause or provision of this By-law, including anything contained in Schedule "A" attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.


9.2 Effective Date

This By-Law shall come into force and effect as of the date of passing hereof by Council. Given and passed under the corporate seal of the Corporation of the Township of Westmeath.

Read a FIRST time this	5	day of	October	1983
Read a SECOND time this	5	day of	October	1983
Read a THIRD time this	5	day of	October	1983




Reeve Deputy



Clerk

I, Pat Burn Clerk of the Corporation of the Township of Westmeath, do hereby certify that the foregoing is a true copy of By-Law No. 83-12 passed by the Council of the said Corporation on the 5th day of October 1983



Clerk-Treasurer
Township of Westmeath

OTTAWA

RIVER

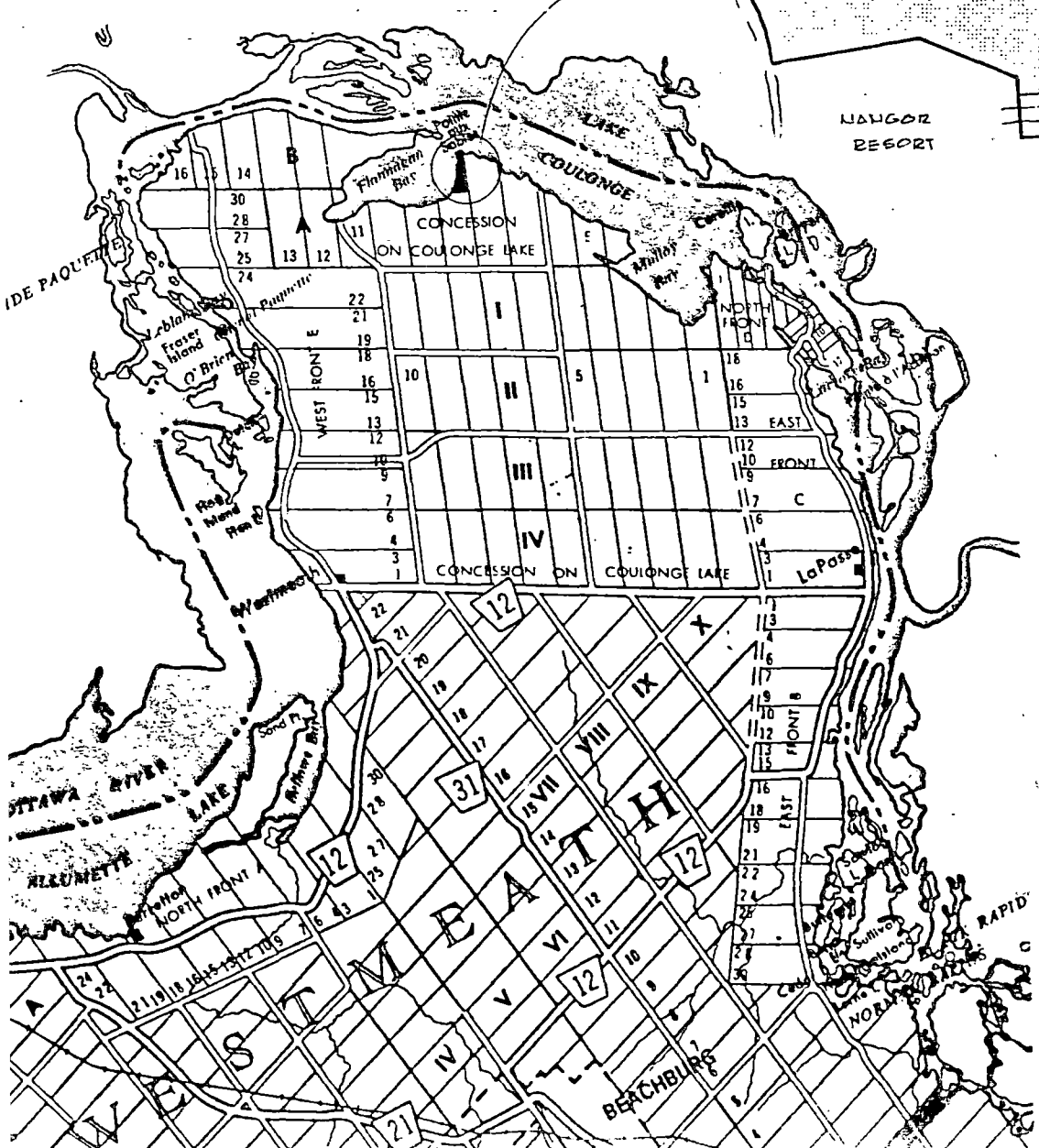
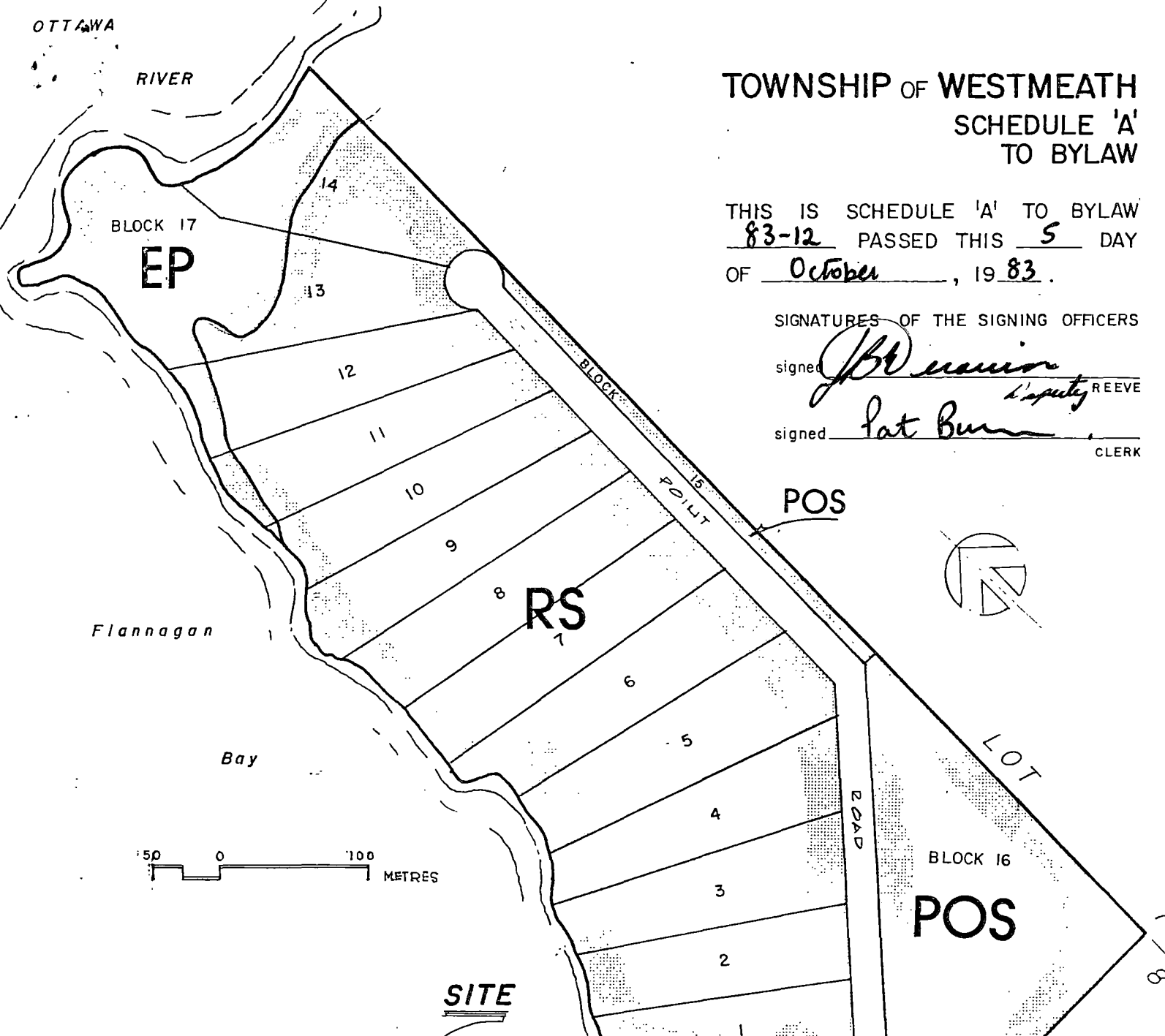
TOWNSHIP OF WESTMEATH SCHEDULE 'A' TO BYLAW

THIS IS SCHEDULE 'A' TO BYLAW
83-12 PASSED THIS 5 DAY
OF October, 1983.

SIGNATURES OF THE SIGNING OFFICERS

signed [Signature] REEVE

signed [Signature] CLERK



greer
galloway
&
associates
ltd