

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 85-03

A BY-LAW TO AMEND BY-LAW NUMBER 81-9

WHEREAS By-law No. 81-9 regulates the use of lands and the erection, location and use of buildings and structures within the Township of Westmeath;

AND WHEREAS Council deems it appropriate to further amend By-law No. 81-9;

NOW THEREFORE the Council of the Corporation of the Township of Westmeath amends by-law No. 81-9 as follows;

1. The area affected by this By-law is composed of Part of Lot 10, Concession I W.M.L., Township of Westmeath, as indicated on the attached Schedule "A" which forms a part of this By-law.
2. By-law No. 81-9 is hereby amended as follows:
 - a) The lands identified as item one on Schedule "A" to this By-law shall henceforth be zoned Agricultural (A).
 - b) The lands identified as item two on Schedule "A" to this By-law shall be zoned Agricultural, Special Exception One (A-1).
 - c) Schedule "A", Map 1, to By-law No. 81-9 is amended in accordance with the provisions of this By-law.
3. By-law No. 81-9 is hereby further amended by adding the following new subsection to section 16:

(3) SPECIAL A ZONES


(a) A-1:

Notwithstanding any provision of Section 16(2) hereof to the contrary, on the lands zoned as Agricultural, Special Exception One (A-1), the minimum Lot Area shall be .9 hectares."

This By-law shall become effective on the date of passing hereof.

READ a first and second time this 20th day of February, 1985.

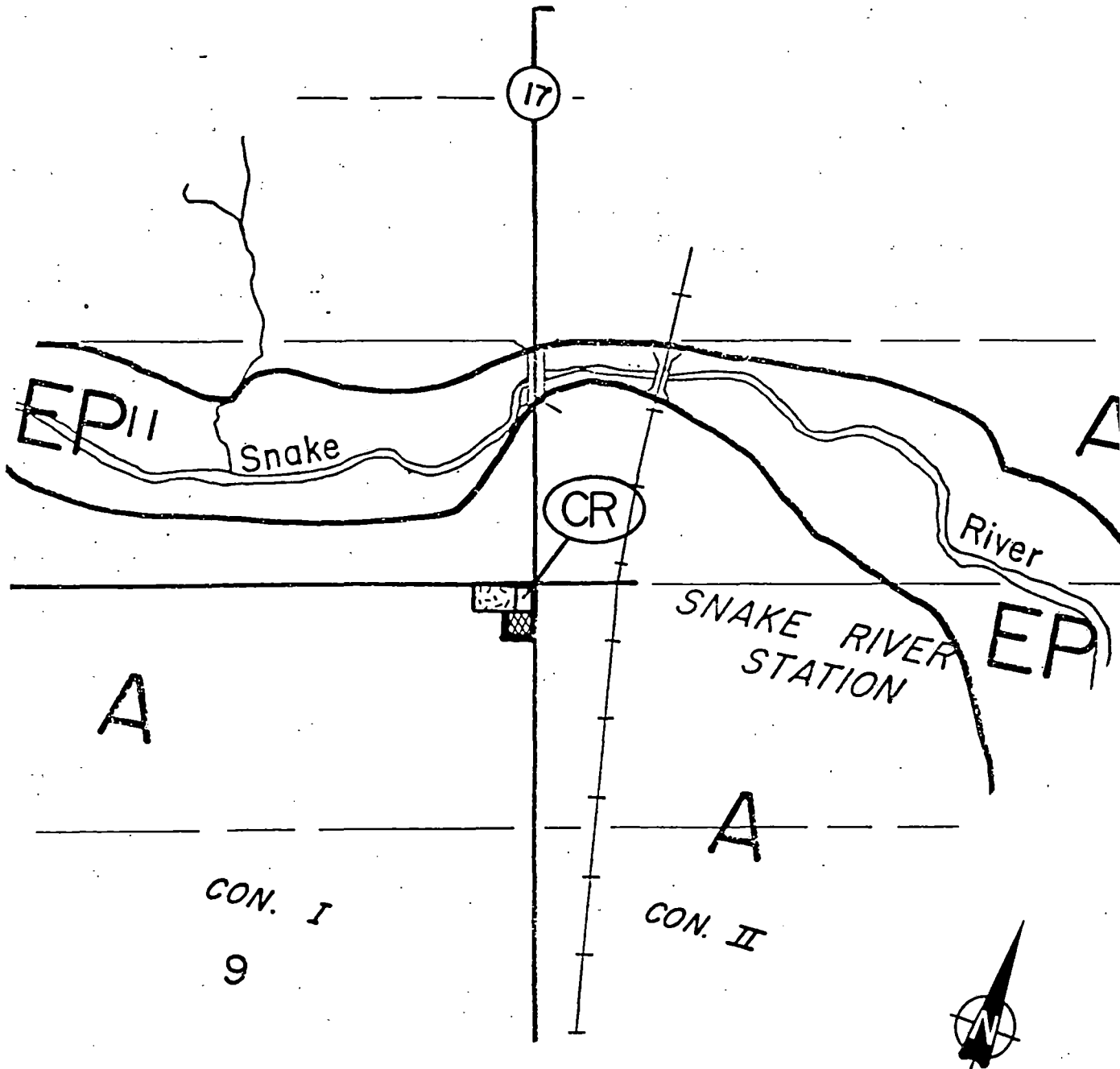
READ a third time and finally passed this 20th day of February, 1985.



Reeve



Clerk



Area(s) Affected by this By-Law

ITEM ONE

Agricultural (A)

ITEM TWO

Agricultural - Special Exception One (A-1)

Certificate of Authentication

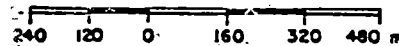
This is Schedule 'A' to By-Law No 85-03, passed this 20th day of FEBRUARY 1985.

James White Reeve *Pat Burns* Clerk

Schedule 'A' to By Law No 85-03

Part of Lot 10, Concession I W.M.L. Township of Westmeath

Prepared: 1984-11-15 Scale: 1:16 000



J.L. Richards & Associates Limited
Consulting Engineers & Planners

GORDON WHITE, Reeve
R.R. 1, Beachburg, Ont.
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613 - 582-3508

CORPORATION OF
The Township of Westmeath
A Perfect Blend, Agriculture, Tourism, Industry

PAT BURN, Clerk-Treasurer
Westmeath, Ontario
K0J 2L0
613 - 587-4464

OFFICE OF THE CLERK-TREASURER
613 - 587-4464

Affidavit
By-law 85-03

No objections to this by-law have been received at the
Clerk's office

Pat Burn

Clerk-Treasurer

March 26th 1985

FORM 1

PLANNING ACT, 1983

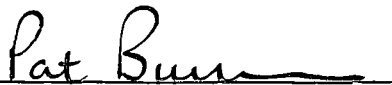
NOTICE OF THE PASSING
OF A ZONING BY-LAW AMENDMENT BY
THE TOWNSHIP OF WESTMEATH

TAKE NOTICE that the Council of the Corporation of the Township of Westmeath passed By-law 85-03 on the 20th day of February, 1985 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 26th day of March 1985, 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 and a copy of the by-law are attached.

Dated at the Township of Westmeath this 21st day of February, 1985.


Pat Burn,
Clerk-Treasurer
Township of Westmeath,
Westmeath, Ontario
K0J 2L0

EXPLANATORY NOTE

Application (#B219/84) was recently made for consent to sever a parcel of land having an area of .213 hectares (about 1/2 acre) from an overall lot of 1.123 hectares (almost 3 acres). A commercial building is located on the portion to be severed which has been used as a gas station and a restaurant.

An existing single family dwelling is located on the proposed remnant parcel of .910 hectares (2.25 acres). The dwelling has been accessory to the commercial use up to the present. If the consent is approved, the business will be sold and the dwelling retained.

No new dwellings are proposed at the present time.

This By-law has two purposes:

1. The comprehensive Zoning By-law of the Township of Westmeath zones the land as Rural Commercial (CR) and Agricultural (A). However, the CR zone is considerably wider and somewhat deeper than the land actually used for commercial purposes. This By-law will reduce the size of the CR zone to correspond to the boundaries of the proposed new lot of .213 hectares, rezoning a portion of the remaining land as Agricultural (A).
2. The provisions of the comprehensive Zoning By-law for the Agricultural Zone normally require a minimum lot area of 20.0 hectares (about 50 acres) for a fully detached dwelling house. However, subsection 16(2)(v) permits a smaller, severed lot to be used for residential purposes if it is approved by the Land Division Committee and if the remnant parcel conforms to the provisions of the Agricultural zone. Because the subject severance application deals with an existing small lot, the remnant parcel could not meet the requirements of the Zoning By-law. It is therefore necessary to zone the remnant .91 hectare lot in a special exception category which recognizes this lot size. Otherwise, an illegal, non-conforming use would be created.

PUBLIC INVOLVEMENT

Prior to the passing of this By-law, a public meeting was held in order to permit interested persons to make representations in support of or in opposition to this By-law. The meeting was advertised in accordance with the provisions of the Planning Act and the Regulations, with the following result:

No person spoke either in support of, or in opposition to the proposed amendment.