

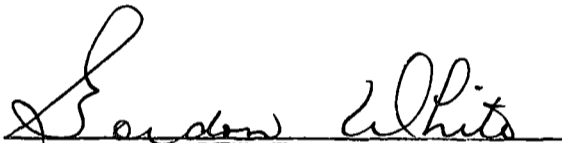
THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NO. 86-09

The Council of the Corporation of the Township of Westmeath, in accordance with the provisions of Section 17 of the Planning Act (1983), hereby enacts as follows:

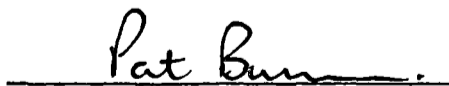
1. Amendment # 5 to the Official Plan of the Township of Westmeath, consisting of the attached text and Schedule "A", is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment # 5.
3. This By-Law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED THIS 5th day of June, 1986.


REEVE


CLERK

Certified that the above is a true copy of By-law No. 86-09 as enacted and passed this 5th day of June, 1986


Clerk

OFFICIAL PLAN
OF THE
TOWNSHIP OF WESTMEATH

AMENDMENT #5

This amendment was adopted by the Corporation of the Township of Westmeath by By-Law No. 86-09 in accordance with Section 17 of the Planning Act, S.O. 1983, on the 5^m day of June, 1986.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

Stanton White

Reeve

Pat Burns

Clerk

I hereby certify that this is a true of Amendment #5 to the Official Plan of the Township of Westmeath as adopted by By-law No. 86-09 of the Corporation of the Township of Westmeath on the 5^m day of June, 1986.

Pat Burns

Clerk

SECTION 1 - TITLE AND COMPONENTS

This Amendment, consisting of the following text and attached Schedule, shall be known as Amendment #5 to the Official Plan of the Township of Westmeath.

SECTION 2 - PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to add policies dealing with site plan control to the Official Plan and to identify certain roads as being subject to road widening dedications as a condition of site plan approval.

SECTION 3 - BASIS OF THE AMENDMENT

Site plan control is a method for Council to use in regulating the location of buildings, structures and facilities on a parcel of land in a way which would not be possible or practical through Zoning regulations. While the Zoning By-law remains as the principal means of regulating the day to day use of land in the municipality, in certain situations, more detailed and careful regulation is necessary. Some types of situations where site plan control would be helpful include locations where potentially conflicting uses on adjacent sites require an intervening buffer to help minimize those conflicts, properties where the proposed activities are more intensive and which generate significant amounts of traffic, uses which involve the open storage of goods and/or materials, multiple uses on one site and uses in locations where aesthetic considerations require the detailed regulation of land uses.

In order to use site plan control, Section 40(2) of the Planning Act requires Council to show or describe those areas which will be subject to site plan control in its Official Plan. Additional information pursuant to Section 40(9) is required if Council wishes to obtain road widenings as a condition of site plan approval.

Because of increasing interest in the establishment of tourist commercial uses in the Township, Council feels that it is very important to establish clear policies for the control of site development in order to ensure that existing uses are protected as much as reasonably possible and to ensure that all resulting development is well designed, aesthetically appealing and has as little impact as possible on neighbouring land.

Sections 2(2), 5(6)(b)(i), 6(3)(b), 8(5)(c) and 8(6)(d) of the Official Plan contain specific policies relating to impact of development, buffering, etc. The policies added to the Official Plan by this amendment establish the conditions under which site plan control will be used to help Council implement those policies.

SECTION 4 - DETAILS OF THE AMENDMENT

The Official Plan of the Township of Westmeath is hereby amended as follows:

1. Subsection 1(1) is amended by deleting the first sentence in its entirety and replacing it with the following:

"The following text, together with the attached Schedule "A", Land Use Plan, and Schedule "B", Road Widenings, constitute the Official Plan of the Township of Westmeath."

2. Subsection 3(2)(c) is amended by adding the following new paragraph:

"It is intended that road widenings be obtained through the site plan control process in the locations identified on Schedule "B". The maximum dedication which will be required for a road widening as a condition of site plan approval will be limited to 5 metres on each side of the road, or the amount necessary to provide the proposed right-of-way width, whichever is less. This policy shall apply to those road allowances identified on Schedule "B" to this Official Plan."

3. Section 5 is amended by adding the following new subsection:

"(9) Site Plan Control

- (a) It is the intention of Council to use site plan control in order to minimize incompatibility between land uses, to ensure the safe and attractive locating of buildings, structures and facilities on development sites, to ensure that those facilities are built and maintained as approved by Council and to obtain road widenings as a condition of development as set out in section 3(2)(c) of this plan.
- (b) Commercial and Industrial uses including trailer camps, where permitted in the Hamlet, Rural and Tourist Commercial designations are proposed site plan control areas.
- (c) Council intends to pass a By-law pursuant to Section 40 of the Planning Act, designating the appropriate lands as site plan control areas."

4. Subsection 14(7) is deleted in its entirety and replaced by the following new subsection:

"14(7) Site Plan Control

As a condition of approval for the development of any land designated as a proposed site plan control area, the Township may require the owner to enter into an agreement with the Township pursuant to Section 40 of the Planning Act."

5. The Official Plan is amended by adding the attached new Schedule entitled "Schedule B: Road Widenings".

SECTION 5 - IMPLEMENTATION

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

SECTION 6 - INTERPRETATION

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

APPENDIX 1

PUBLIC INVOLVEMENT

Prior to passing the By-law which adopted this Official Plan amendment, Council held a public meeting in accordance with the provisions of the Planning Act and the Regulations with the following result:

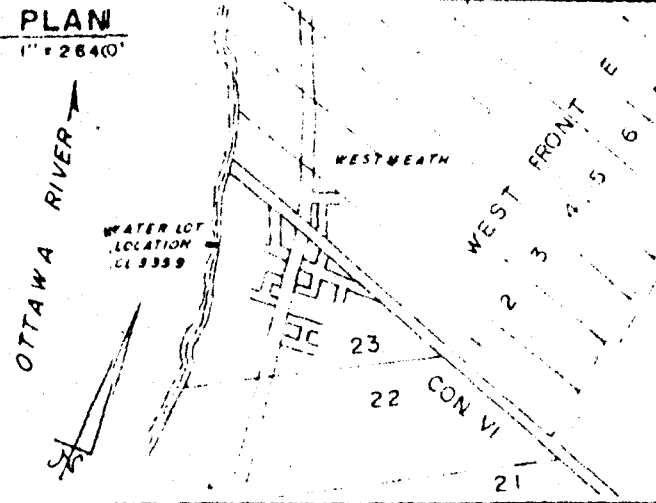
The Public meeting was held at 7:00PM June 4th, 1986 at the Municipal Building in Westmeath to consider the proposed amendment. Approximately 40 people attended the meeting. Several questions regarding the purpose and effect of the amendment were answered by the Township's Planning Consultant Mr. Peter Hannah of J. L. Richards and Associates.

No one spoke either in favour of, or in opposition to the Amendment.

1894

FILE 182644

KEY PLAN
SCALE 1" = 2640'



PLAN 49R-6265
RECEIVED AND DEPOSITED
DATE 30 Nov 1982
MR. Gallagher Dep.
REGISTRAR FOR THE REGISTRY
DIVISION OF RENFREW 49

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

DATE Nov. 18, 1982

A. C. Bourne
ROBERT G. CODE, SURVEYOR GENERAL,
MINISTRY OF NATURAL RESOURCES

PLAN & FIELD NOTES
OF PART OF
WATER LOT LOCATION CL 3359
IN OTTAWA-RIVER IN FRONT OF PART OF
LOT 23, CONCESSION VI
TOWNSHIP OF WESTMEATH
COUNTY OF RENFREW

A. C. BOURNE O.L.S.
- 1976 -
SCALE 1 INCH = 100 FEET

PUBLIC WORKS
No. 1967

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN
AND FIELD NOTES ARE CORRECT AND ARE
PREPARED FROM AN ACTUAL SURVEY
PERFORMED UNDER MY PERSONAL SUPERVISION
AND THAT I WAS IN MY OWN PROPER
PERSON PRESENT ON THE GROUND DURING
THE PROGRESS OF SUCH SURVEY

FEBRUARY 11, 1977
DATE

A. C. Bourne
A. C. BOURNE
ONTARIO LAND SURVEYOR

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING
ACT

APPLICANT

CROWN CANADA

SCALE

1 INCH = 100 FEET

AREA

0.09 Acre ±

DATE

FEBRUARY 11, 1977

DRAWN BY

T. HERMITTE

LEGEND

DENOTES

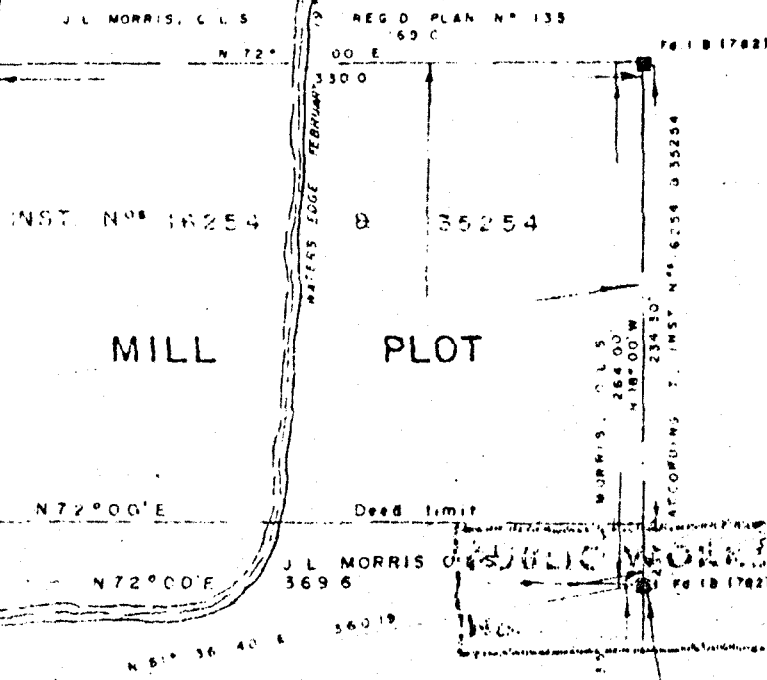
- 5/8 STANDARD IRON BAR, 1" square x 4' long
- 1/8 IRON BAR 5/8" square x 2.5' long
- 1/4 ROUND IRON BAR 5/8" dia. x 2.5' long
- PL PLANTED
- FD FOUND
- WT WITNESS (BAR)
- 17R2 A. C. BOURNE, O.L.S.
- FENCE

BEARINGS ARE ASTRONOMIC, DERIVED FROM
THE BEARING N 18° 00' W. OF THE
EASTERLY LIMIT OF THE MILL PLOT, AS
SHOWN ON REGISTERED PLAN NO. 135.

THE SURVEY REPRESENTED BY THIS
PLAN AND FIELD NOTES WAS
COMPLETED ON 26th DAY OF FEBRUARY,
1976

SCHEDULE "B"

LIMIT OF LAND DESCRIBED
IN INST. NO. 16254 & 35254



RIVER

PART I
CL 3359
(SEE ENLARGEMENT)

LIMIT OF LAND
DESCRIBED IN
INST. NO. 12993

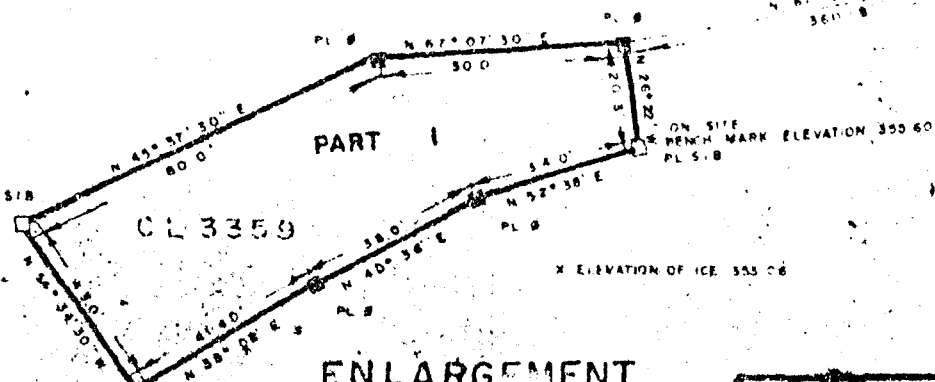
OTTAWA

N 2° 00' E 297.0
MURRIS, C.L.S.
REGD. PLAN NO. 135

LOT 1, WEST FRONT "E"
06' ROAD ALLOWANCE BETWEEN CONCESSIONS
CONCESSION

RESIDENT FILE
49794-22 E
5373 09

WEST EASTERN CORNER
LOT 23, CON. VI



ENLARGEMENT
SCALE 1 INCH = 40 FEET

ELEVATIONS RELATED TO BENCH MARK SUPPLIED BY COUNTY ENGINEERING SECTION
NOTE: BENCH MARK ELEVATION 402.66 SITUATED AT NORTH EAST CORNER OF
PUMP ISLAND AT KENNY'S STORE CORNER OF MAIN AND GORE STREETS WESTMEATH
CLOSEST GEODETIC BENCH MARK AT BEAUCHIRO 6 MILES AWAY.

PUBLIC WORKS