

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NO. 86-11

A By-Law to enable the Municipality to exercise Site Plan Control.

WHEREAS authority is granted to the Council of the Township of Westmeath under Section 40 of the Planning Act to pass a By-Law designating as a site plan control area, the whole or any part of an area which is shown or described in an Official Plan as a proposed site plan control area;

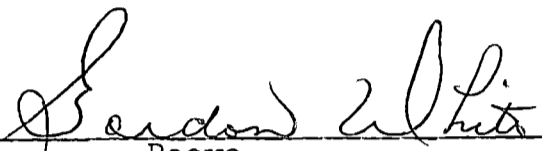
NOW THEREFORE, the Council of the Corporation of the Township of Westmeath enacts as follows:

1. In this By-Law,
 - (a) "Council" shall mean the Council of the Corporation of the Township of Westmeath
 - (b) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size of usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in Clause (a) of paragraph 95 of Section 210 of the Municipal Act or of sites for the location of three or more mobile homes as defined in Clause (a) of paragraph 1 of Section 45 of the Planning Act, 1983;
 - (c) "Municipality" means the Corporation of the Township of Westmeath;
 - (d) "Owner" means an owner of land whose interest in the land is defined and whose name is specified in an instrument in the proper Registry or Land Titles Office and includes a corporate owner or a partnership.
2. The lands which are affected by this By-Law and which are hereby designated as a site plan control area are those lands identified by the following zone classifications in the Township of Westmeath Zoning By-Law No. 81-9, as amended:


General Commercial	(C)
Rural Commercial	(CR)
Tourist Commercial	(CT)
General Industrial	(MG)
3. No person shall undertake any development in an area designated under Section 2 unless Council has approved plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith. The Owner shall submit 3 copies of the said plans to Council.
4. Notwithstanding the provisions of Section 3 hereof, Council may also avail itself of any or all of the powers authorized by virtue of Section 40 of the Planning Act with regard to plans, drawings, information, agreements or other matters.
5. The provisions of Sections 2 and 3 shall not apply to any temporary building or structure used during construction of a permanent building or structure and located in accordance with the provisions of the Zoning By-Law.
6. Any deviation from any dimension shown on the plans provided pursuant to this By-Law to a maximum of one metre, shall be permitted provided such deviation does not result in a violation of any provision of any By-Law of the Municipality.

7. In the event of conflict between the provisions of this By-Law and any other By-law of the Municipality, the most restrictive provision shall prevail.
8. This By-Law comes into effect on the date of adoption by Council.

ENACTED AND PASSED THIS 6th day of August, 1986.



Reeve



Clerk