

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 86-15

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 2, Concession IX, Township of Westmeath, as indicated on the attached Schedule "A" which forms a part of this By-law.
2. By-law No. 81-9, as amended, is hereby further amended as follows:
 - a) The lands identified as item one on Schedule "A" to this By-law shall henceforth be zoned Tourist Commercial, Special Exception Four (CT-4)
 - b) The lands identified as item two on Schedule "A" to this By-law shall henceforth be zoned Tourist Commercial, Special Exception Five (CT-5)
 - c) Schedule "A", Map 2, to By-law No. 81-9 is amended in accordance with the provisions of this By-law.
 - d) By-law No. 81-9, as amended, is hereby further amended by adding the following new subsections to section 10(3):

"(d) CT-4

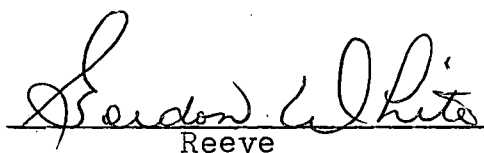
Notwithstanding any provision of sections 3(26), 10(1) or 10(2) to the contrary, the lands identified as Tourist Commercial, Special Exception Four (CT-4) shall be used for no other purpose than for raft viewing, including a walking bridge connected to the mainland, a marine facility and accessory washroom facilities.


(e) CT-5

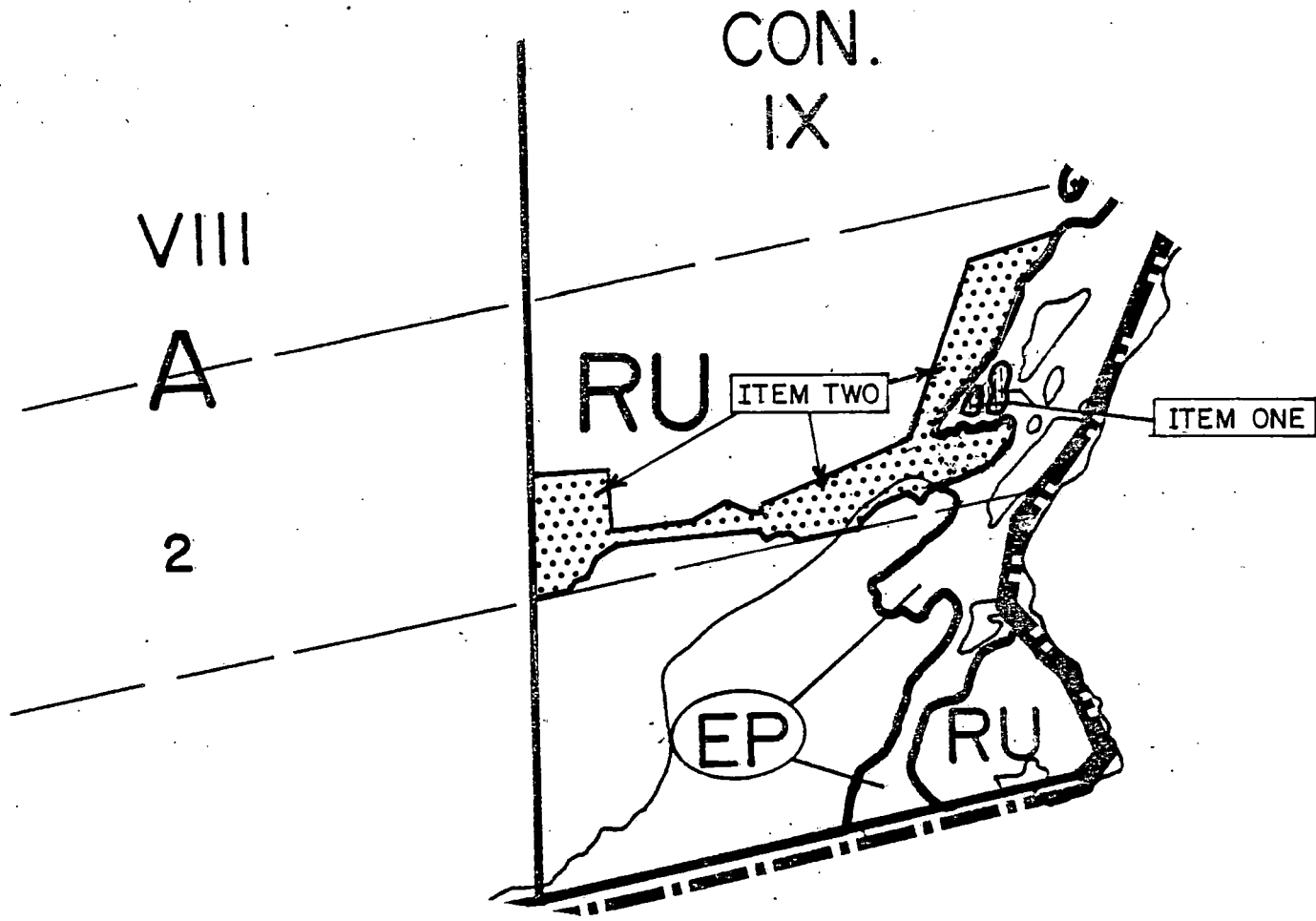
Notwithstanding any provision of sections 3(26), 10(1) (b) or 10(2) to the contrary, the lands identified as Tourist Commercial, Special Exception Five (CT-5) shall be used for no other purpose than for a marine facility, a park, a parking lot and a tourist camp, provided that no building or tourist campsite shall be located within 30 m of the high water mark."

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

ENACTED AND PASSED THIS 20th day of August , 1986


Reeve


Clerk



Area(s) Affected by this By-Law

ITEM ONE - Tourist Commercial
 - special exception Four (CT-4) 

ITEM TWO - Tourist Commercial
 - special exception Five (CT-5) 

Certificate of Authentication

This is Schedule 'A' to
 By-Law No. 86-15, passed this
20 day of August 1986.

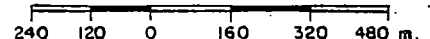
Gordon White
 Reeve

Pat Burns
 Clerk

Schedule 'A'
to By Law No. 86-15

Part Lot 2, Concession IX
 Township of Westmeath

Prepared: Scale: 1:16 000
 1986-06-26



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

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 *86-15* on the *20* day of *August*, 1986 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 *23* day of *September*, 1986, 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 *21* day of *August*, 1986.

Pat Burn

Mrs. Pat Burn,
Clerk-Treasurer,
Township of Westmeath,
Westmeath, Ontario.
KOJ 2L0

(613) 587-4464

EXPLANATORY NOTE

The purpose of this amending By-law is to permit the establishment of a number of relatively small-scale tourist commercial facilities related to white water rafting on lands located in part of Lot 2, Concession IX. The subject property has a total area of 32 ha (80 acres) with a frontage of about 400 m (1300 feet) on the Township road and a similar frontage on the Ottawa River. The property is predominantly tree covered and slopes toward the river in the vicinity of Lorne Rapids.

The applicants operate OWL Rafting and the site is located part way along their rafting route. It is intended to be used as a stopping off point for rafting participants to rest, have lunch and to camp overnight. An area directly on the shoreline and comprised of two islands would be joined to the mainland by a walking bridge so that raft viewing can occur adjacent to Lorne Rapids. Accessory parking would be located closer to the road.

The balance of the land will remain in the Rural (RU) zone category which allows a private park including such passive recreational uses as hiking, snowmobiling or cross country skiing trails.

Additional future development may occur on the site but this may have to await the approval of an appropriate Official Plan amendment and a further rezoning. Sections 8(5)(a) and 8(6) of the Official Plan allow "small-scale tourist establishments" and Trailer Camps within the "Rural" designation, the category which applies to the subject property.

In addition, the land is located partly within the "Scenic Areas" category identified on Schedule 'A'. In order to implement these policies and ensure that the natural attributes of the white water route are protected, parking areas and camp sites as well as most buildings and structures, will be prohibited within 30 m (about 100 feet) of the high water mark. The lands will also be designated as a site plan control area and the owners required to prepare a site plan and enter into a site plan control agreement which will be registered against the land prior to any development proceeding on the site.

PUBLIC INVOLVEMENT

Prior to the passing of this By-law, a public meeting was held in order to permit interested persons an opportunity 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: Mr. George Badke, the owner of the land, and Mr. Jack Rosein, solicitor for the purchaser of the land were at the meeting to support the proposed amendment. No-one was present to oppose the proposed amendment.