

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

By-Law Number 87-20

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 Number 81-9.


Now therefore the Council of the Corporation of the Township of Westmeath ENACTS as follows:

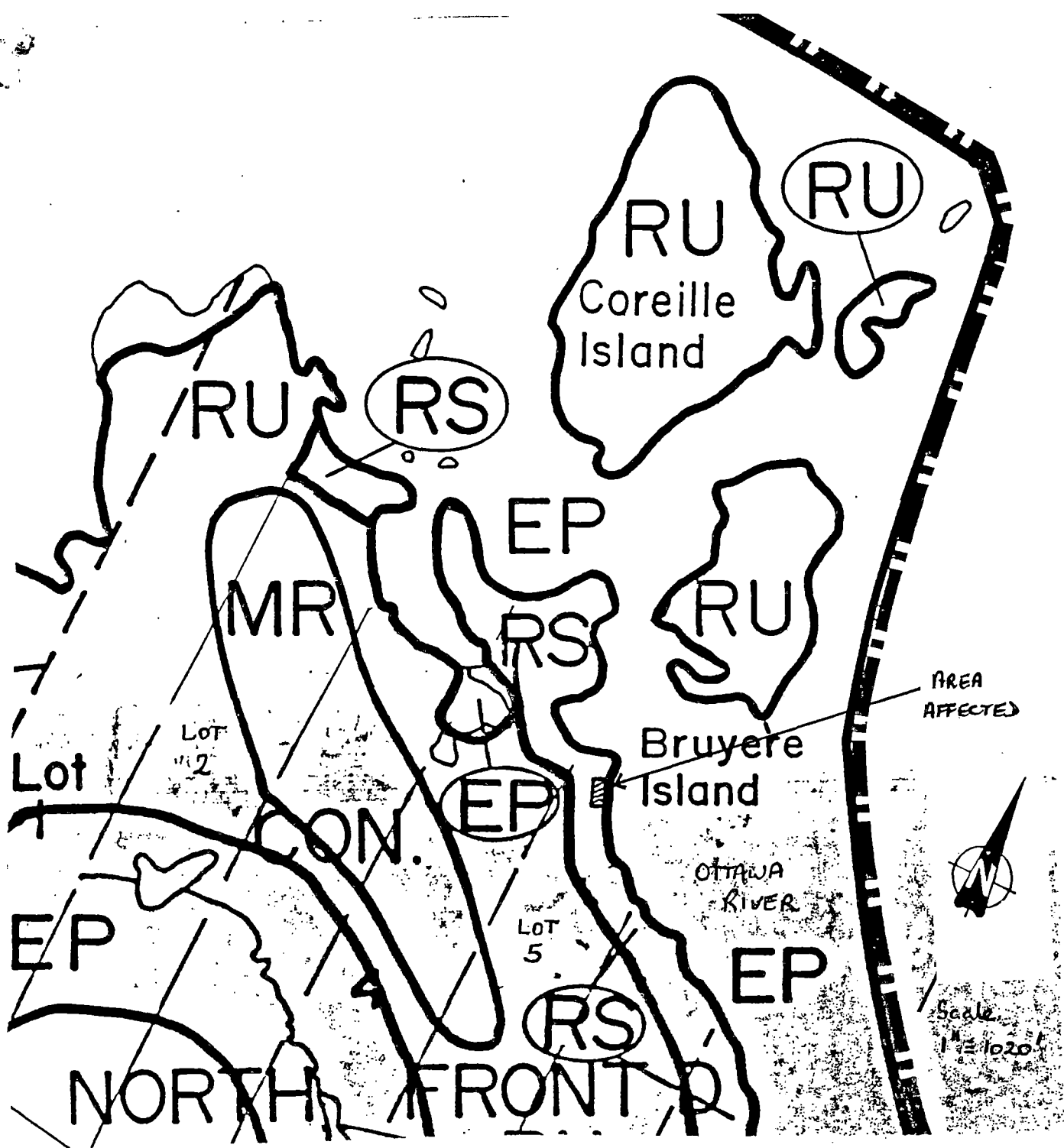
- 1) The area affected by this By-law is composed of Part of Lot 5 Concession NFD Township of Westmeath, as indicated on the attached Schedule "A" which forms part of this By-Law.
- 2) By-law Number 81-9 is hereby amended as follows:
  - a) The lands identified on Schedule "A" to this By-law, and more precisely described as Concession NFD Part of Lot 5, parcels 6 and 7, shall henceforth be zoned Seasonal Residential Special Exception One (RS-1)
  - b) Schedule "A" Map 2 to By-law No. 81-9 is amended in accordance with the provisions of this By-law.
  - c) By-law No. 81-9, as amended, is further amended by adding the following new subsection to Section 7:
    - (3) Special RS Zones.
      - (a) RS-1 - Reduced lot area & frontage.  
Notwithstanding any provisions of Section 7(2)(a) and (c) to the contrary, on the lands identified as Seasonal Residential, Special Exception One (RS-1), the minimum lot area shall be 925 square metres and the minimum lot frontage shall be 21 metres.

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

PASSED and ENACTED this 23rd day of September 1987

  
Reeve

  
Clerk



Area(s) Affected by this By-Law

SEASONAL RESIDENTIAL  
 -SPECIAL EXCEPTION ONE (RS-1) \_\_\_\_\_

Certificate of Authentication

THIS IS SCHEDULE 'A' to BY-LAW  
 PASSED THIS DAY OF

*[Signature]*  
 REEVE

*[Signature]*  
 CLERK

**Schedule 'A'  
 to By Law No**

PT LOT 5, CON NFD

TOWNSHIP OF WESTMEATH

SCALE: 1 cm = 128 m

#### EXPLANATORY NOTE

The subject property consists of 2 lots in the Seasonal Residential Zone in Lot 5, Concession NFD. Both lots are undersized, according to the Comprehensive Zoning By-law, but both are legally non-complying uses, as cottages existed on the lots at the time of the passing of the By-law in 1981.

The owner of one lot wishes to convey a small (46 square metres) parcel of land to the neighbour to improve the view from the neighbour's property. The total area of the two lots will remain the same and no future buildings are intended. Because a severance will create, technically, two new lots it is necessary for the applicant to obtain a zoning amendment.

The purpose of this By-law is to amend the RS zone requirements for these two lots in order to permit the lots to be undersized and thereby to allow the severance to proceed.

#### 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 representation 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 results:

Mr. & Mrs. K. Prittie, the applicants were present at the meeting to support the application. No-one else attended to support or oppose the proposed amendment.

GORDON WHITE, Reeve  
R.R. 1, Beachburg, Ont.  
K0J 1C0  
613 - 582-3508

CORPORATION OF  
*The Township of Westmeath*  
*A Perfect Blend, Agriculture, Tourism, Industry*  
OFFICE OF THE CLERK-TREASURER  
613 - 587-4464

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

Affidavit

By-Law # 87-20

No objections to this By-Law have been  
received at the Clerk's office.

Pat Burn.

Clerk-Treasurer

October 28<sup>th</sup> 1987.

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 87-20 on the 23rd day of September 1987 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 27th day of October 1987, 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 24th day of September, 1987.

*Pat Burn*

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