

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

By-Law no. 87-22

A By-law to adopt amendment number 8 to the Official Plan

WHEREAS the Council of the Corporation of the Township of Westmeath in accordance with Sections 17 and 21 of the Planning Act R.S.O. 1983 has authority to amend it's Official Plan.

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

- 1) Amendment Number 8 to the Official Plan of the Township of Westmeath, consisting of the attached text, is hereby adopted.
- 2) The Clerk is hereby authorised and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 8
- 3) This by-law shall come into force and take effect on the day of the final passing thereof.

PASSED and ENACTED this 21st day of October 1987


Reeve


Clerk

Certified that the above is a true copy of By-Law No. 87-22 as enacted and passed by the Council of the Township of Westmeath on October 21st, 1987.

Signed 
Clerk

AMENDMENT #8 TO
THE OFFICIAL PLAN OF THE
TOWNSHIP OF WESTMEATH

August, 1987

47-OP-0096-008

Prepared by

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JLR 83-7967

SECTION 1 - TITLE AND COMPONENTS

This Amendment, consisting of the following text, shall be known as Amendment #8 to the Official Plan of the Township of Westmeath.

SECTION 2 - PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add policies to the Official Plan concerning consents for bush lots and requirements for road access to such properties.

SECTION 3 - BASIS OF THE AMENDMENT

The current Official Plan policy for consents requires most new lots to directly abut and have access to an open public road.

In some instances, applications have been made to sever large bush lots in parts of the Township which are not served by such roads. Council has reviewed this policy and decided that a general change to the policy would be appropriate provided detailed criteria are established outlining the circumstances under which this type of consent should be considered.

As a result of this policy some large bush lots may be created but their use will be limited to various types of resource extraction. The Zoning By-law will continue to prohibit development such as residential uses.

In order to qualify, the lots will have to be large and the applicant will have to demonstrate the suitability of the land for the use proposed and the suitability of the access for the proposed use.

SECTION 4 - DETAILS OF THE AMENDMENT

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

1. Section 4(2)(a)(iii), Road Access and Improvements, is amended by adding the word "Generally", at the beginning of the first paragraph.
2. Section 4(2)(a)(iii), Road Access and Improvements, is further amended by adding the following new paragraph at the end:

"Consents for bush lots to be used for forestry, maple syrup production, hunting or similar uses, but excluding residential uses, may be considered in locations which do not abut an improved street provided the following criteria can be met:

- the proposed bush lot must be predominantly tree covered, have a minimum lot area of 20 ha and abut an existing public road allowance;
- the abutting public road allowance must be physically capable of allowing passage by the type of vehicle necessary for the proposed use;
- all remnant parcels not also complying with these policies for bush lots shall comply with all of the relevant policies of this Official Plan.

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

A Public meeting to consider Amendment # 8 to the Official Plan of the Township of Westmeath was held at the Municipal Offices October 21st at 7:00PM.

No-one was present either in support of, or in opposition to the proposed amendment.

A letter of support from the Ministry of Natural Resources was read at the meeting, and is attached to this appendix.

Certification of Compliance with public
Involvement and Notice Requirements

I, Pat Burn, Clerk-Treasurer hereby certify that the requirements for the giving of notice, and the holding of at least one public meeting as set out in Subsection 17(2) of the Planning Act 1983 and the giving of notice as set out in Subsection 17(8) of the Planning Act, 1983 have been complied with.



Clerk-Treasurer



October 5, 1987

Mrs. Pat Burn
Clerk -Treasurer
Township of Westmeath
K0J 2L0

SUBJECT: Proposed Amendment No. 8 to the
Township of Westmeath Official Plan

We have reviewed the above noted proposal for an official plan amendment and determined that we support it's approval.

The purpose of this amendment is to add policies to section 4(2)(a) of the Official Plan (Land Division Policies) permitting consents for bush lots subject to certain size, use and road access requirements.

Thank you for circulating this proposed amendment to our office for review.

Yours truly,

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S. L. D'Eon/sr

