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THE CORPORATION OF THE TOWNSHIP OF WESTMEATH FEB 21 1989

By-Law Number 89-06PLANS ADMINISTRATION
MINISTRY OF MUNICIPAL AFFAIRS

A By-Law to adopt Amendment No. 10 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 # 10 to the Official Plan of the Township of Westmeath, consisting of the following text and attached Schedule 'A' 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 # 10.
3. This By-Law shall come into force and take effect on the day of the final passing thereof.

PASSED and ENACTED this 8th day of February 1989.

Lawson White

Reeve

Pat Burn

Clerk

Certified that the above is a true copy of By-Law No. 89-06
as enacted and passed this 8th day of February 1989

Pat Burn

Pat Burn, Clerk

AMENDMENT #10 TO
THE OFFICIAL PLAN OF THE
TOWNSHIP OF WESTMEATH

November, 1988

47-OP-0096-010

Prepared by

J.L. RICHARDS & ASSOCIATES LIMITED
Consulting Engineers and Planners
864 Lady Ellen Place
Ottawa, Ontario
K1Z 5M2

JLR 83-7967

OFFICIAL PLAN
OF THE
TOWNSHIP OF WESTMEATH

AMENDMENT #10

This amendment was adopted by the Corporation of the Township of Westmeath by By-Law No. 89-06 in accordance with Section 17 of the Planning Act, 1983, on the 8th day of February, 19~~88~~89.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

Stephen White

Reeve

Pat Bunn

Clerk

I hereby certify that this is a true copy of Amendment #10 to the Official Plan of the Township of Westmeath as adopted by By-law No. 89-06 of the Corporation of the Township of Westmeath on the 8th day of February, 19~~88~~89.

Pat Bunn

Clerk

SECTION 1 - TITLE AND COMPONENTS

This Amendment, consisting of the following text and attached Schedule 'A', shall be known as Amendment #10 to the Official Plan of the Township of Westmeath.

SECTION 2 - PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to add a policy allowing a consent for a large agricultural parcel of land without it technically having frontage on an improved street.

SECTION 3 - BASIS OF THE AMENDMENT

The subject property has an area of 88 ha (218 acres) and is located in Lot 7, Concession II, W.M.L. The lot's frontage abuts the Canadian Pacific Railway property for most of its length which, in turn, abuts the Highway #17 road allowance. Because of the intervening CPR land, the property cannot meet the Official Plan policy requiring new lots to abut and have access to an improved public road as set out in section 4(2)(a)(iii).

The proposed new lots will each have an area of 44 ha (109 acres). The proposed lot to be severed (north side) has an existing barn and will obtain access to Highway #17 by an existing short (about 45 m) easement over the intervening CPR land. The proposed land to be retained has an existing dwelling, detached garage and several other buildings and does have frontage on an existing Township road located in the south corner.

The land is designated Agriculture in the Official Plan and it is intended that both properties continue to be used for agricultural purposes.

The purpose of the Official Plan policy concerning access is to avoid having development which cannot be supplied with road dependent services, especially emergency vehicle access. In the situation at hand, little actual change will result. The access points exist. Two viable agricultural units will be created from one. Additional development will not be permitted due to the Agricultural designation.

As a result of these unique circumstances, the Official Plan policy is being amended for this property. A parallel Zoning By-law Amendment will also be passed in order to allow an accessory dwelling on the new farm unit.

SECTION 4 - DETAILS OF THE AMENDMENT

1. Section 4(2)(a)(iii) of the Official Plan of the Township of Westmeath is amended by adding the following new subsection:

"(A) Road Access Exceptions

1. Notwithstanding the policy contained in the first sentence of paragraph one of subsection 4(2)(a)(iii), the existing easement over the CPR land shall be deemed to be sufficient access to the north half of Lot 7, Concession II, W.M.L, to permit it to be severed from the south half of Lot 7."
2. Schedule 'A', Map 1, to the Official Plan of the Township of Westmeath is amended by adding the following notation as shown on Schedule 'A' to this amendment:

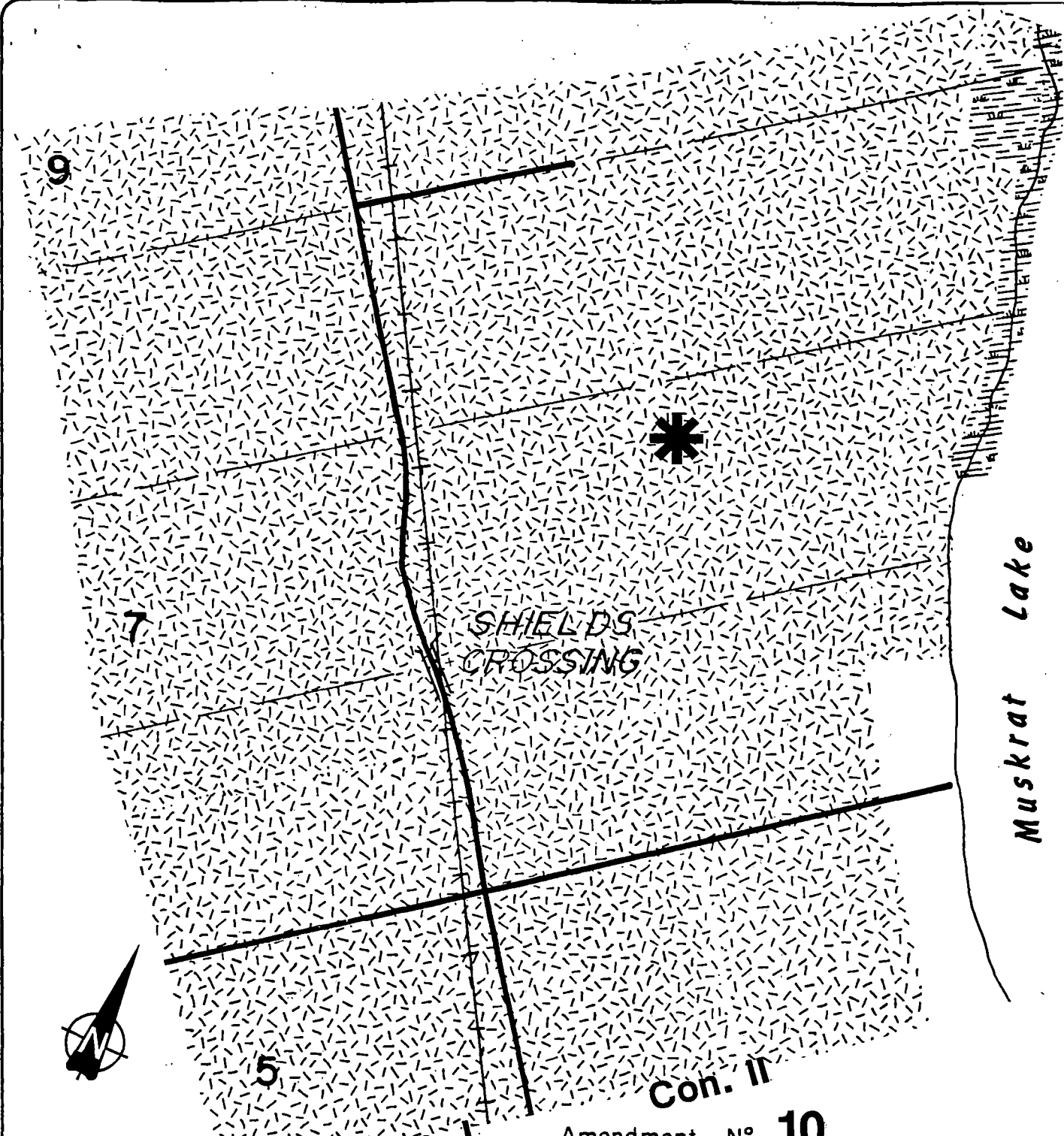
"See subsection 4(2)(a)(iii)(A)(i)"

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.



Legend:

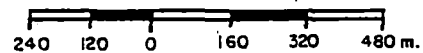
See Subsection 4(2)(a)(iii)(A)(1)



Amendment N^o **10**
to the
OFFICIAL PLAN
of the
TOWNSHIP OF WESTMEATH

Prepared: Scale: 1:16000

88/11/11



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

APPENDIX 1

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 amendment. The meeting was advertised in accordance with the provisions of the Planning Act and the Regulations with the following result.

Jean Berry, the applicant, was present at the meeting to support the amendment. Letters from the Ministry of Agriculture & Food and the Ministry of Natural Resources were read. Neither Ministry has any objection to the amendment.

No one else was present at the meeting.

Pat Burn
Clerk-Treasurer.

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

Certification of Compliance with Public involvement
and Notice requirements.

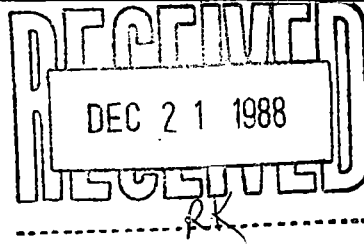
I, Pat Burn, Clerk-Treasurer, hereby certify that the requirements for the giving of notice, and the holding of at least one public meeting as set out in Subsection 17(2) of the Planning Act 1983, and the giving of notice as set out in Subsection 17(8) of the Planning Act, 1983 have been complied with.

Pat Burn.
Clerk Treasurer.



Ministry of
Agriculture
and Food

Ministère de
l'Agriculture et
de l'Alimentation



Telephone: 613/258-8306

Foodland Preservation Branch
Box 2004
Kemptville, Ontario K0G 1J0

December 19, 1988

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

Dear Mrs. Burn:

RE: Draft Official Plan Amendment #10
and Zoning ByLaw Amendment
Part Lot 7, Concession II, WML

Staff of the Ministry of Agriculture and Food have completed a review of the proposal noted above.

The development proposal has been considered in terms of the goals and objectives of this Ministry and according to the criteria and policies contained in the Foodland Guidelines which support those goals and objectives.

Based on present knowledge and this review we have no objection to this proposal.

If you should have any questions or wish to discuss this matter further, please contact this office.

Yours truly,

Gary McTavish,
Land Use Specialist.

GM:nr

cc: Janet L. Anderson
District Manager, Toronto



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Un bon goût de chez nous





Ministry of Transportation
Ministère des Transports

Transportation Corridor
Management Office
Room 226, Central Building
1201 Wilson Avenue
Downsview, Ontario
M3M 1J8

Telephone No. 235-3829

File No. OP-10

January 25, 1989

Town of Westmeath
Westmeath, Ontario
K0J 2L0

Attention: Ms. Pat Burn

Dear Madam:

Re: Proposed Amendment to the Official Plan
for the Twp. of Westmeath
Lot 7, Concession 2
Township of Westmeath
Residential
Highway No. 17, District 9, Ottawa

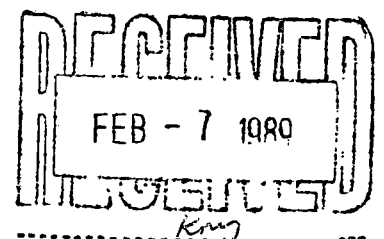
Although this Ministry has no objection to the proposed amendment, we will require that all access to the subject lands be restricted to the existing entrance with no additional direct access to Highway No. 17.

This Ministry will require any new residential buildings be setback a minimum distance of 14m (45 feet) from our highway property line. The owner should be made aware by the municipality that building/land use and sign permits are required from this Ministry prior to any construction being undertaken. Permits must be obtained from our district office located at 530 Tremblay Road, Ottawa, Ontario, K1G 0E4 (745-6841).

Yours truly,

Heather Doyle
Senior Planner (East)
Land Development Review

HD:jm
cc: District No. 9
Eastern Region



JAN 16 1989

NOTICE

TOWNSHIP OF WESTMEATH

Public meeting concerning a proposed Official Plan amendment and a Zoning By-Law amendment.

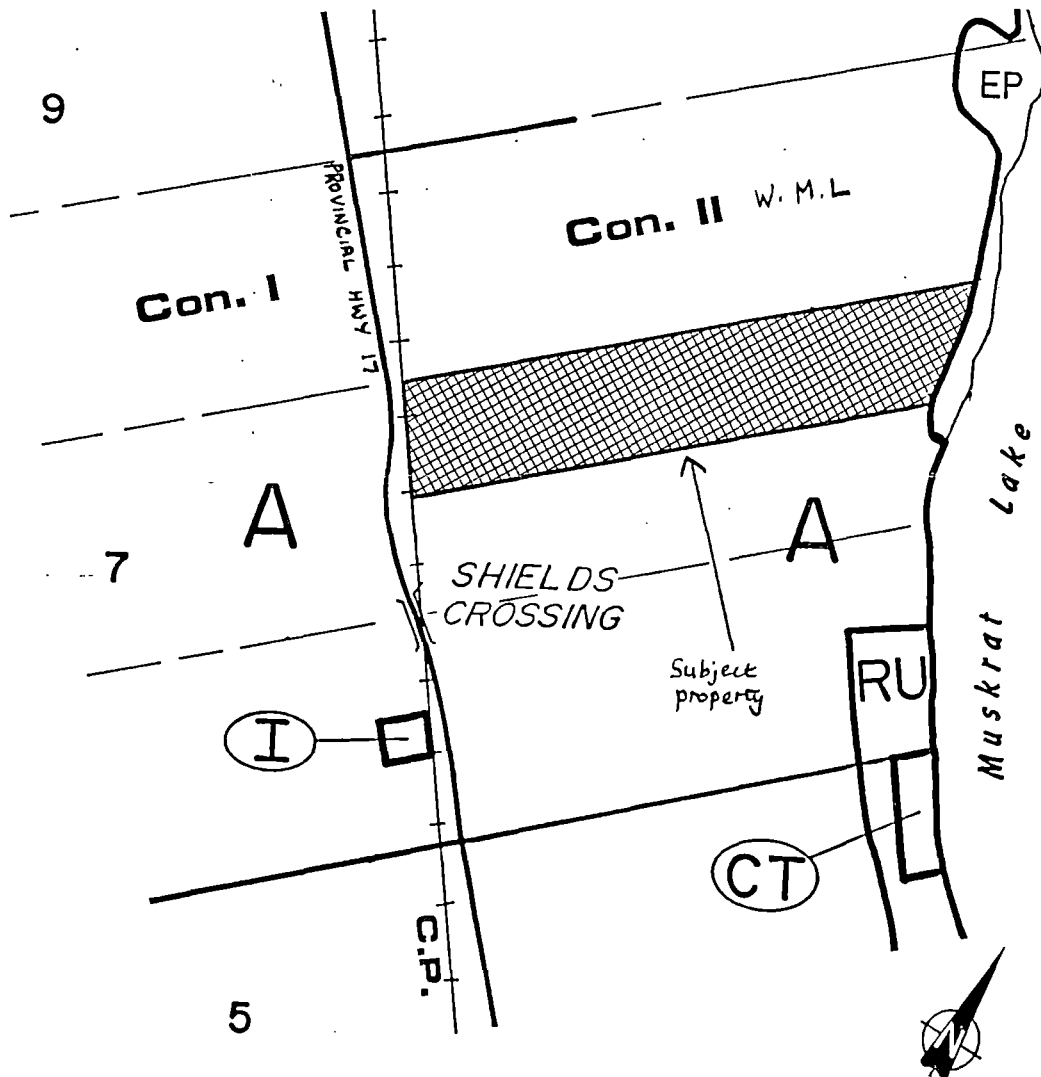
TAKE NOTICE that the Council of the Corporation of the Township of Westmeath will hold a public meeting on January 25th, 1989 at 1:00PM in the Municipal Offices in Westmeath to consider a proposed Official Plan Amendment pursuant to Section 17 of the Planning Act.

AND TAKE NOTICE that Council will also consider at the same meeting a proposed Zoning By-Law amendment pursuant to Section 34 of the Planning Act.

The purpose of these amendments is to permit a severance of a large agricultural property in Lot 7 Concession II, WML, and to permit an accessory dwelling and other structures to be located on it. Technically the land is separated from an Improved Street (Highway # 17) by the C.P.R. lands. The Official Plan has to be amended to specifically permit this severance because of the unique circumstances involved.

The Zoning By-Law is being amended to create a Special Exception Agriculture Zone to make it clear that these provisions only apply to this particular property.

The land is designated Agriculture in the Official Plan and in the Zoning By-Law and will remain so, and it is intended that the property will continue to be used for agricultural purposes.



Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-Law amendment. Additional information relating to the proposed amendments is available for inspection at the Municipal Offices in Westmeath during regular office hours.

Dated at the Township of Westmeath this 15th day of December 1988.

Pat Burn
Clerk-Treasurer



Date JAN 13/89

We have no objections to this proposal as it has no apparent effects on the programs of this Ministry.

Sign [Signature]
Approval Authority

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

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

Affidavit

By-Law # 89-07

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

Pat Burn.

Clerk-Treasurer

March 16th 1989.

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 89-07 on the 8th day of February 1989, 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 15th day of March 1989, 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 9th day of February, 1989.



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