

THE CORPORATION OF THE TOWNSHIP OF WESTMEATHBY-LAW NO. 89-11

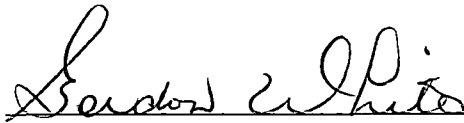
A By-Law to adopt Amendment Number 12 to the Official Plan.

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 # 12 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 authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment # 12.
- 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 March, 1989

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Clerk

Certified that the above is a true copy of By-Law No. 89-11 as enacted and passed this 8th day of March, 1989.

  
\_\_\_\_\_  
Pat Burn, Clerk

---

ORIGINAL

DO NOT CIRCULATE

---

AMENDMENT NO. 12

TO THE  
OFFICIAL PLAN FOR THE  
TOWNSHIP OF WESTMEATH


This Amendment to the Township of Westmeath Official Plan which was adopted by the Council of the Corporation of the Township of Westmeath is hereby modified under Section 17 of the Planning Act as follows:

1. Section 4 - Details of the Amendment, Item 2, is modified with the addition of the following new clause at the end of Subsection (b)(i):

"Appropriate buffering shall be established through the site plan agreement, in consultation with the Ministry of Natural Resources and the Ministry of the Environment, to minimize conflict with future aggregate operations in the area."

As thus modified, this amendment is hereby approved pursuant to Sections 17 and 21 of the Planning Act, 1983.

Date: 1989.07.17

  
\_\_\_\_\_  
Diana Jardine  
Director  
Plans Administration Branch  
Central and Southwest

47-OP-0096-012

AMENDMENT #12 TO  
THE OFFICIAL PLAN OF THE  
TOWNSHIP OF WESTMEATH

January, 1989

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 #12

This amendment was adopted by the Corporation of the Township of Westmeath by By-Law No. 89-11 in accordance with Sections 17 and 21 of the Planning Act, 1983, on the 8 day of MARCH, 1989.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

Bendon White

Reeve

Pat Bunn

Clerk

I hereby certify that this is a true of Amendment #12 to the Official Plan of the Township of Westmeath as adopted by By-law No. 89-11 of the Corporation of the Township of Westmeath on the 8 day of March, 1989.

Pat Bunn

Clerk

(4)

SECTION 1 - TITLE AND COMPONENTS

This Amendment, consisting of the following text and attached Schedule 'A', shall be known as Amendment #12 to the Official Plan of the Township of Westmeath.

SECTION 2 - PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to permit a senior citizen's apartment complex on a site in the Rural designation.

SECTION 3 - BASIS OF THE AMENDMENT

The subject property has an area of about 3ha (7.5 acres) and a frontage of 257 m (845 ft.) on County Road #21 just outside of the Village of Beachburg.

The land is currently designated Mineral Aggregate Extraction due to the presence of granular material. The Ministry of Natural Resources has indicated in a letter dated October 27, 1988, however, that it does not oppose this amendment due to the poorer quality material found on this site.

The Rural designation normally limits residential development to single family dwellings primarily because of environmental concerns. The proposed building will contain 41 one bedroom and 11 two bedroom units. Ministry of the Environment and Health Unit requirements will be satisfied through the various approval processes prior to the issuance of a building permit, resolving any potential environmental concerns. Water will be supplied from private wells.

Since frontage and access will be on County Road #21, County approval will also be required.

The applicants have investigated the need for this facility and undertook a questionnaire survey in the area. The survey indicated a need for the facility and no particular requirement to be located within the Village of Beachburg. The Corporation of the Village of Beachburg supports the proposal as stated in a letter of January 10, 1989, a copy of which is attached as an appendix. The subject property is large enough to accommodate the building and supporting services as well as garden plots, and open space. Convenient access by County Road will permit residents to reach health, shopping and other facilities in Pembroke and in Beachburg. Additional supporting information is contained in Dr. Galipeau's letter of January 26, 1989, which is attached as an appendix to this amendment.

SECTION 4 - DETAILS OF THE AMENDMENT

1. Schedule 'A', Map 1, to the Official Plan of the Township of Westmeath is amended by redesignating the land identified on Schedule 'A' to this amendment as "Rural" and by adding the following notation, as shown on Schedule 'A' to this amendment:

"See Subsection 8(4)(b)(1)"

2. Section 8(4) of the Official Plan of te Township of Westmeath, RURAL RESIDENTIAL, is amended by adding the following new subsection:

"(b) SPECIAL EXCEPTIONS:

(1) Lot 6, Concession IV E.M.L.

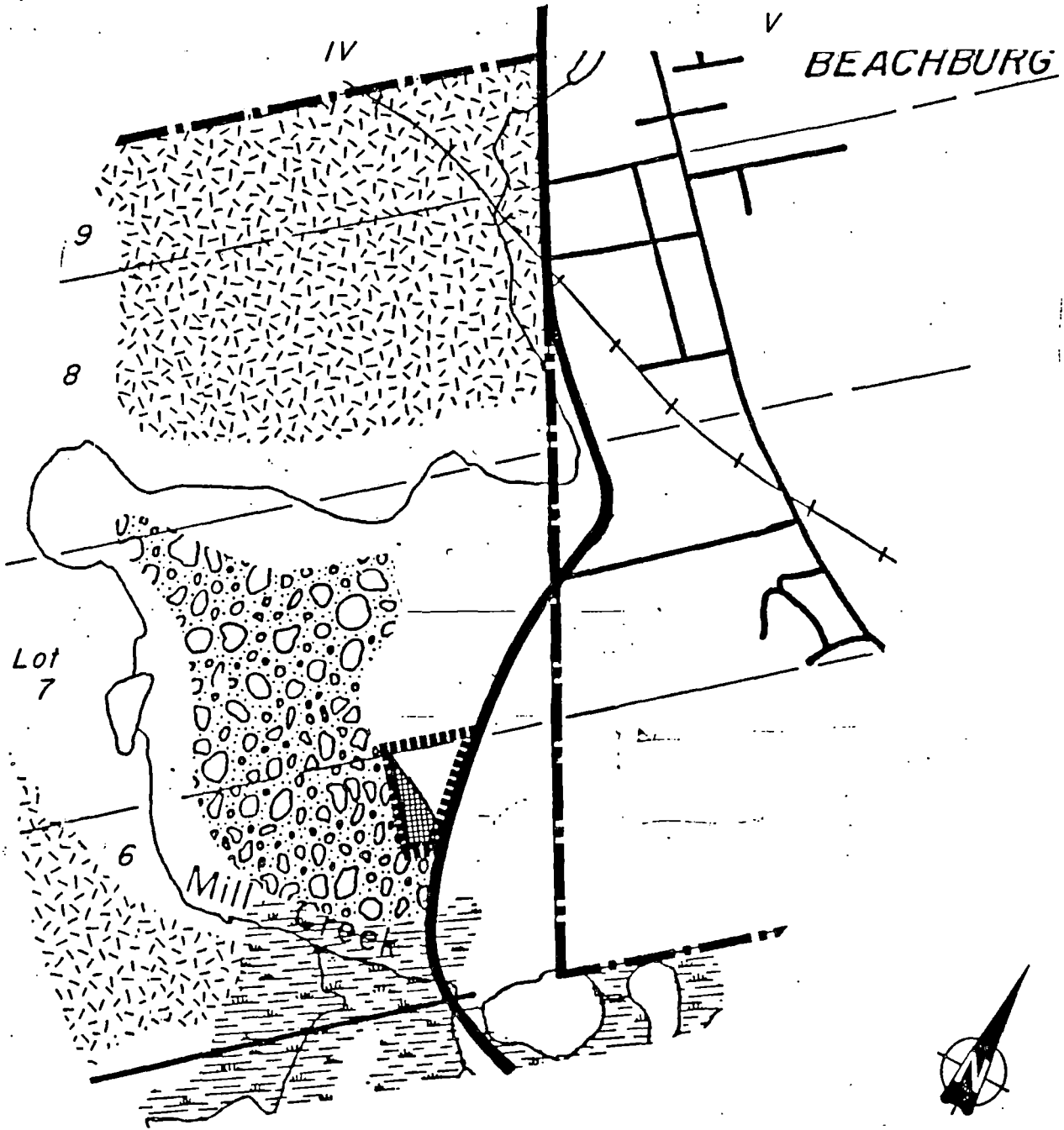
Notwithstanding the policies of Section 8(4) to the contrary, on the lands identified with the notation "See Subsection 8(4)(b)(i)", a senior citizens apartment building and related accessory uses will be permitted. The land affected is designated a proposed site plan control area."

#### SECTION 5 - IMPLEMENTATION

This amendment will be implemented by placing the land in a special exception zone which limits the size of the proposed facility. The other 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:**

Rural

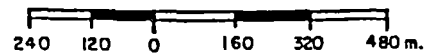


SEE SUBSECTION 8(4)(b)(i)

Amendment No 12  
 to the  
 OFFICIAL PLAN  
 of the  
 TOWNSHIP OF WESTMEATH

Prepared: Scale: 1:16000

1989/02/07



J.L. Richards & Associates Limited

Consulting Engineers & Planners



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

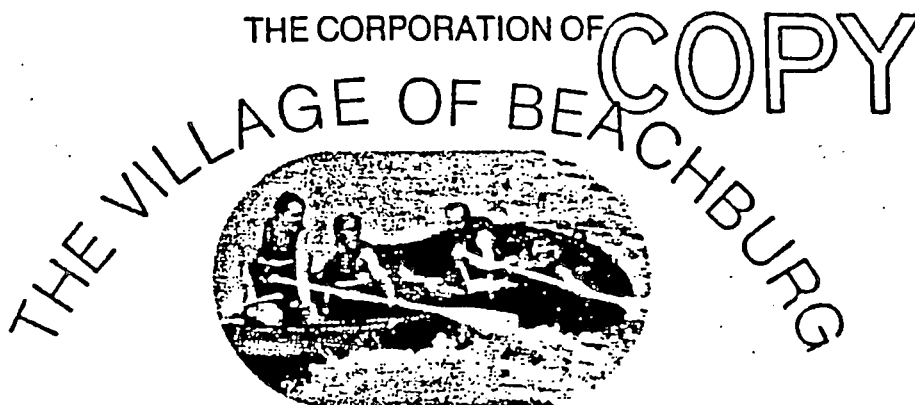
CORPORATION OF  
*The Township of Westmeath*  
*A Perfect Blend, Agriculture, Tourism, Industry*  
OFFICE OF THE CLERK-TREASURER  
613 - 587-4464

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

Certificate of Compliance with Public involvement  
and Notice requirements.

I, Pat Burn, Clerk-Treasurer, hereby certify that the requirements for giving 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.



WHITE WATER COUNTRY

PROVINCE OF ONTARIO  
P.O. BOX 100 K0J 1C0

CLERK/TREASURER  
PHYLLIS McLEESE A.M.C.T.  
(613) 582-3625

COUNCILLORS

JACOB DEWAL  
(613) 582-3668  
FINANCE

GRANT SOMERVILLE  
(613) 582-3376  
WATER

January 10, 1989

REEVE  
ART JAMIESON  
(613) 582-3850

COUNCILLORS

LARRY BUCHANAN  
(613) 582-3846  
ROADS

RON LOWE  
(613) 582-3676  
HYDRO

To whom it may concern:

On behalf of the Village of Beachburg, may I emphatically convey the good wishes of this Council to Dr. Galipeau and his associates regarding their most ambitious plan to provide a continuum health-care facility in this vibrant community.

We are delighted that people of his calibre have had the fine vision and foresight to recognize the vacuum and growing need for services and accomodations of this nature, for the elderly. We are more than delighted that Dr. Galipeau has chosen our local area to construct and develop this multi-million dollar endeavour.

The initial proposed 50 to 80 units, referred to as Phase I, will not only ease a growing demand for this type of service, but also provide employemnt for a goodly number of people in this area.

This Council would like to go on record by stating " we will do everything in our power to help, foster and nurture this project from its planning stage to its fruition". We feel that an invested commitmen of this magnitude truly reflects the confidence and dedication Dr. Galipeau and his associates have in this community and, we will reciprocate their overwhelming endorsement with our fullest co-operation

If, as surveys show, educational, recreational and medical facilities are the three major factors that attract residential buyers and builders in any area, then, this project will add one more powerful pillar to our growing community.

We wish this project well and stand firm on our committed support.

Sincerely,

Art Jamieson, Reeve

Dr. J. F. Galipeau

BEACHBURG MEDICAL CENTRE  
P.O. BOX 130  
BEACHBURG, ONTARIO  
K0J 1C0  
—  
613-582-3685

January 26, 1989

Mr. Peter Hannah  
c/o Westmeath Township Council  
Westmeath Township Office  
Westmeath, Ontario  
K0J 2L0

Dear Mr. Hannah:

As per our phone conversation on Jan. 12, 1989, I am forwarding to you the main reasons why the site Lot 6, Concession IV was chosen as the most adequate site for the development of Little Lakes Estates over the next 10 years.

Over the last few years (although the need has definitely been there for much longer), it has become evident that the village of Beachburg and surrounding townships are in need of a senior citizen's apartment and intermediate care facility. (i.e. Level I Care).

The need for such a facility became evident to me personally, when I was unable to discharge patients from the hospital because their condition warranted extra care that they would not receive in their own home, but they did no longer require hospitalization. They were not able to enter one of the nursing homes in the area, as the waiting lists for these are at least 2 years long. After hearing promises for the last 5 years from all levels of government regarding this situation, (promises which have not yet been fulfilled), it was felt that individuals had to take the situation in hand.

Furthermore, the residents of Beachburg and the surrounding district have long expressed that they would much prefer to remain in their local community if special care was necessary. If one realizes how traumatic it is for these people to have to leave their own homes, it is easily understandable that leaving home and leaving their community only adds to the trauma.

A group of citizens, realizing that the people concerned are mainly of agricultural background, decided to develop a complex which would provide open spaces, individuality and independence combined with appropriate care as defined by the tenants (per admission criteria).

Mr. Peter Hannah

(2)

January 26, 1989

A realtor was approached in the Fall of 1988 and was presented with the requirements for a site of approximately 25 acres, with a topography acceptable to easily accomodate 2 floors of the building being externally accessible. Preferably, the site would already have a wooded area where pathways and sitting areas could be easily built and accessible for senior citizens. Not only would the wooded area provide a natural wind break for the building, but also add esthetic character to the estates. The site should also be easily accessible for installation purposes such as hydro, telephone and water. The site should also lend itself to appropriate drainage and a proper sewage system.

In the Fall of 1988, Lot 6, Concession 4 was the only site that satisfied most of our criteria.

Before applying for re-zoning, we contacted the Ministry of Natural Resources for their approval as to our planned development. Their response was favourable. A copy of their reply is enclosed.

We also approached Westmeath Township Council (Dec. 13/88) and Beachburg Council (Dec. 21/88) Both councils were most favourable to this development. A letter from Beachburg Council is enclosed.

The North Renfrew Telephone Co. has indicated that new lines will have to be brought out to the site, but they are willing to do so.

The Ontario Hydro do not foresee any problems.

As for water for the site, the possibility of obtaining water from Beachburg was briefly explored and it was decided to dig our own well. We understand that Beachburg receives its' water from a well situated at the east end of the Village, and that the general area where we have the intent of developing our project has an adequate water supply. We would have to filter/purify, etc. the water whether we obtained it from Beachburg or at the proposed site.

As to physical accessibility to the core of Beachburg, it was noted in a survey done in the Fall of 1988, that senior citizens did not mind living outside of the Beachburg 'main street' if transportation was available to them on a regular basis for trips to health care facilities, banks, grocery shopping, shopping in general, church services, etc.

January 26, 1989

Since our facility will offer a tuck shop, hairdressing shop, and a flower shop and since the developers also have the intention of providing transportation to not only Beachburg, but also to Pembroke on a regular basis, we feel that the issue of transportation has been adequately dealt with.

Access to County Rd. 21 is already available and the proper channels have been taken to render it official and acceptable.

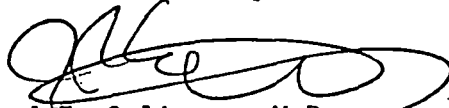
The philosophy of our project is to provide a serene and home-like environment to the senior citizens of the Beachburg community and the surrounding district. We feel that the site chosen fulfills that goal by providing:

- 1) The opportunity for seniors to continue living in, or close to their own locale.
- 2) Wide open spaces associated with country living.
- 3) Available wooded area that is easily developed for walking trails and sitting areas.
- 4) Flat areas suitable for garden plots and flower beds.
- 5) External accessibility to two levels of the proposed building with only minimal changes necessary.
- 6) Accessibility to town with available transportation.
- 7) Privacy.
- 8) A proper water supply and area suitable for an appropriate sewage system because of the particular location of the site and the grade of the land.

By fulfilling these needs, we feel that we are able to offer our future residents the proper environment for the best quality of living available in their latter years of life.

We do hope that the person reviewing this request for an official plan amendment will realize the special needs of the people of the area and will respond positively to our appeal, as has the Ministry of Natural Resources, the Council of Beachburg and the Council of Westmeath Township.

Yours sincerely,



J.F. Galipeau, M.D.

JFG:fp

Enclosures

cc: Mr. Gordon White  
Westmeath Township Council

### APPENDIX 3

#### 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.

Mr. Ron Groskleg, representing the developers of the proposed project was present at the meeting to support the amendment. Mr. Adrian Vereyken and Mr. Mike Vereyken, neighbouring property owners were also present and expressed their support. Letters from the Ministry of Natural Resources, The Renfrew County Health Unit and the Ministry of the Environment were read, indicating that none of these ministries had any objections or concerns with the proposed development.

ARNRRIOR 623-2991  
BARRY'S BAY 756-2744  
EGANVILLE 628-2726

DEEP RIVER 584-4008  
RENFREW 432-5853



HEAD OFFICE  
732-3629  
1217 PEMBROKE ST. E.  
P.O. BOX 940  
PEMBROKE, ONTARIO  
K8A 7M5

HEALTH UNIT February 24th, 1989

Mrs. Pat Burn,  
Clerk-Treasurer,  
Corporation of the  
Township of Westmeath  
WESTMEATH, ONTARIO.  
K0J 2L0

Re: Amendment #12 to the  
Official Plan of the  
Township of Westmeath  
Located on Pt Lot 5, Con.IV-EML  
Township of Westmeath

Dear Mrs. Burn:

This will acknowledge receipt of your letter dated January 18th, 1989 and your subsequent letter and enclosed information under date February 17th, 1989. The Health Unit has no objection to this proposal in principle.

We note however, that the area is presently zoned as Mineral Aggregate Extraction. This office believes that any 'immediately adjacent' properties not also changed from Mineral Aggregate Extractor may present a potential non-compatible use, in that the subject land is to be used for residential purposes,

No difficulty is anticipated in the provision of a water supply, sewage disposal or physical compliance with the building.

This office wishes to indicate its support of the proposal.

Yours truly,

J. M. WATT  
DIRECTOR - PART VII  
ENVIRONMENTAL PROTECTION ACT

JMW:lh  
c.c.- W. C. Stevens, Regional Planning Co-ordinator,

Mr. Tom Smart, Senior Planner, Ministry of Municipal Affairs,



Ministry  
of the  
Environment

Ministère  
de  
l'Environnement

Southeastern  
Region

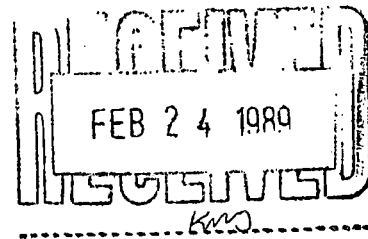
Région du  
Sud-Est

1000 MacKay Street  
Pembroke Ontario  
K8B 1A3  
613/732-3643

1000, rue MacKay  
Pembroke (Ontario)  
K8B 1A3  
613/732-3643

February 21, 1989

Mrs. Pat Burns  
Clerk Treasurer  
The Township of Westmeath  
Westmeath, Ontario K0J 2L0



RE: File: JLR 83-7967 (J.L. Richards and Associates Ltd)  
Official Plan Amendment #12  
Township of Westmeath

Dear Mrs Burns,

The above mentioned Official Plan Amendment has been reviewed by staff from this office and no objections were raised. This Ministry is therefore prepared to offer favorable consideration to this application.

Yours Truly,

Roxane Villeneuve  
Environmental Officer  
Abatement Section

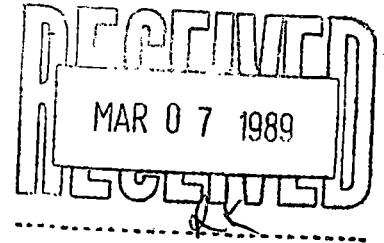
cc W.C. Stevens





Box 220, Riverside Drive  
Pembroke, Ontario  
K8A 6X4

(613) 732-3661



March 3, 1989

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

Dear Mrs. Burn:

SUBJECT: Proposed Official Plan and Zoning  
By-law Amendment, Part Lot 6  
Concession IV E.M.L.  
Township of Westmeath

We have reviewed the above noted official plan and zoning by-law amendments and offer the following comments for Council's consideration.

Firstly, it appears that there is an error in the first paragraph of Section 3 of proposed Amendment No. 12.

According to the plan of survey submitted during our initial review of this proposal (attached), the land to which this amendment applies has an area of approximately 7.6 acres and a frontage along County Road No. 21 of 338 m (1109'), not 24 acres with a frontage of 257 m (845') as currently indicated.

Notwithstanding this, the Ministry of Natural Resources has no objection to the proposed amendments due to the small area of low quality aggregate material to be removed from the Mineral Resource designation (approximately 3 acres). In addition, substantial frontage along County Road No. 21 (approximately 160 m) continues to be designated Mineral Resource and provides for future access to aggregate reserves in the back lot area behind the subject property.

Finally, as mentioned in our letter of October 27, 1988, due to the proposed multiple unit residential use of the subject property, we request that prior to final approval of the official plan and zoning by-law permitting this use, a covenant be registered on title to the subject lands advising that the surrounding lands are designated and zoned Mineral Resource and may be subject to future aggregate extraction.

Mrs. Pat Burn  
Page 2

Thank you for circulating the proposed amendments for our review. We hope that these comments are of assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G. D. Yarranton', with a long horizontal stroke extending to the right.

G. D. Yarranton  
Lands and Parks Supervisor  
Pembroke

S. L. D'Eon/nm