

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 89-12

A By-Law to amend By-Law Number 81-9

WHEREAS 1) By-Law No. 81-9 regulate the use of lands and the erection, location and use of buildings and structures within the Township of Westmeath.

2) Council deems it appropriate to further amend By-Law No. 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 6, Concession IV, E.M.L. Township of Westmeath, as indicated on the attached Schedule 'A' which forms a part of this By-Law.
2. By-Law No. 81-9 is hereby amended as follows:
 - a) The lands identified on Schedule 'A' to this By-law shall henceforth be zoned Rural, Special Exception Two (RU-2).
 - b) Schedule 'A', Map 1, to By-law No. 81-9 is amended in accordance with the provisions of this By-law.
 - c) Section 17(3) is amended by adding the following new subsection:

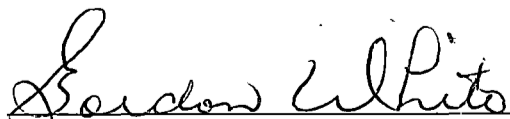
"(b) RU-2

Notwithstanding any provision of section 17(1) or 17(2) to the contrary, on the lands identified as Rural, Special Exception Two, (RU-2), only an apartment building containing not more than 52 dwelling units, accessory dining facilities, meeting rooms and similar uses shall be permitted in accordance with the following:

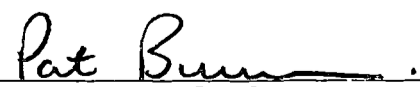
Lot area (minimum)	3.0 ha
Lot frontage (minimum)	230.0 m
Lot coverage (maximum)	10%

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

PASSED and ENACTED this 8th day of March, 1989.



Reeve



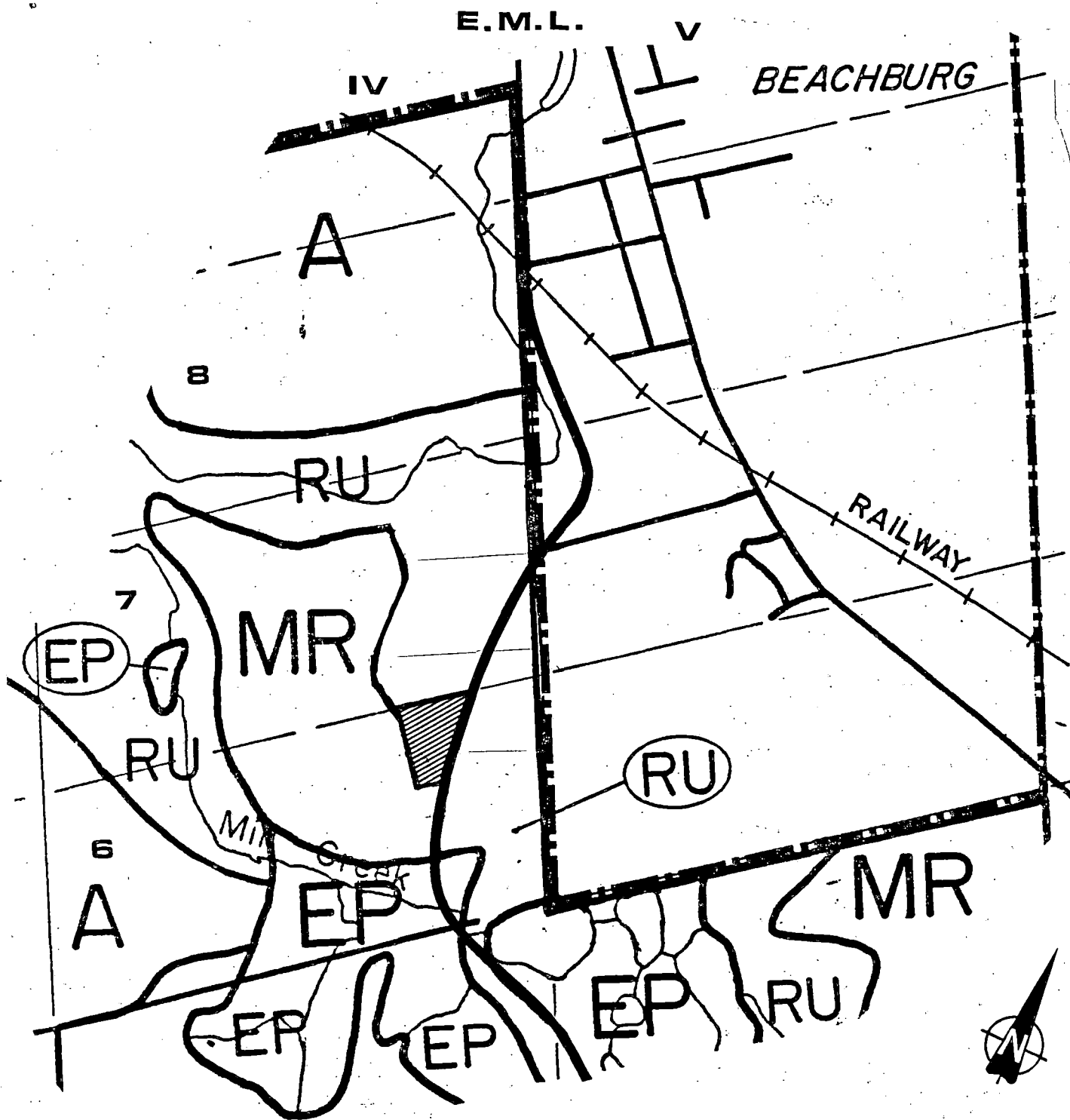
Clerk

9

EXPLANATORY NOTE

The purpose of this amending By-law is to implement Official Plan Amendment #12 by rezoning the subject property to a Rural, special exception, zone which allows the land to be used for a senior citizens apartment complex along with accessory uses. The special exception establishes minimum lot area and lot frontage and maximum lot coverage requirements for the subject property and limits the number of residential units to 52. A further amendment would be required in order to increase the number of units.

In addition to these zoning regulations the land will be subject to site plan control, necessitating the preparation of a detailed site plan showing the location of all buildings, structures, parking areas, landscaping and other features of the site.



Area(s) Affected by this By-Law

Rural

- special exception 2 (RU-2)



Certificate of Authentication

This is Schedule 'A' to
 By-Law No 89-12, passed this
8th day of MARCH 1989.

Serdon White
 Reeve

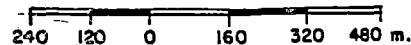
Pat Bunn
 Clerk

**Schedule 'A'
 to By Law No 89-12**

Part of Lot 6, Concession-IV E.M.L.
 Township of Westmeath

Prepared:
 1989/02/07

Scale: 1:16 000



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