

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW # 89-18

INTERIM CONTROL BY-LAW

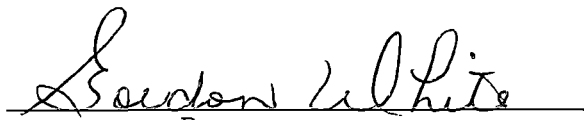
WHEREAS it is considered desirable to prohibit certain land uses within the Township of Westmeath pending the outcome of a study related to land uses in the Ottawa River flood plain;

AND WHEREAS the Council of the Corporation of the Township of Westmeath has by resolution of April 19, 1989 directed that a study be undertaken in respect of planning policies and regulations related to the Ottawa River flood plain;

NOW THEREFORE the Council of the Corporation of the Township of Westmeath pursuant to Section 37 of the Planning Act, 1983, enacts as follows:

1. The areas affected by this By-Law are identified as Areas 1, 2, and 3 on the attached Schedule 'A' which forms a part of this By-Law.
2. In area 1 as identified on Schedule 'A' to this By-Law, no building shall be erected on any portion of a property which is located at an elevation below the Floodway Boundary identified on the Ottawa River Flood Risk Mapping (available in the Municipal Office). No building shall be erected on any portion of a property which is located between the elevation of the Floodway Boundary and the elevation which is .5m higher than the Regulatory Flood Line, except for buildings where all openings such as doors and windows, are located at an elevation which is .5 m higher than the Regulatory Flood Line as identified on the Ottawa River Flood Risk Mapping.
3. In Area 2 as identified on Schedule 'A' to this By-Law, no building shall be erected on any portion of a property which is at an elevation below 108.5 m geodetic. No building shall be erected on any other portion of a property in Area 2 except for buildings where all openings such as doors and windows are located at an elevation which is higher than 110.0 m geodetic.
4. In Area 3 as identified on Schedule 'A' to this By-Law, no building shall be erected on any portion of a property which is at an elevation below 107.5 m. No building shall be erected on any other portion of a property in Area 3 except for buildings where all openings such as doors and windows are located at an elevation which is higher than 109.0 m geodetic.
5. This By-Law shall not affect any property which has been subject to a specific rezoning which addresses the flooding issue on the particular property.

PASSED and ENACTED this 21st day of June 1989


Reeve


Clerk

EXPLANATORY NOTE

Detailed flood plain mapping has now been prepared for nearly three-quarters of the Ottawa River shoreline in the Township of Westmeath under the Canada-Ontario Flood Damage Reduction Program. This area is identified as Area 1 on Schedule 'A' to the Interim Control By-law.

Two lines are depicted on these maps:

1. Regulatory Floodline - the limit of the 1:100 flood plain, the area which has a one in one hundred chance of flooding in any given year (this line does not take into account the additional .5 m required to protect against wave uprush);
2. Floodway Boundary - the edge of the deep channel where water exceeds 1 m in depth during the 1:100 flood.

Although development anywhere in the flood plain is discouraged, development in the flood fringe (land between the two lines) can occur provided it is floodproofed. In order to provide immediate protection against flooding for new development along the Ottawa River, this Interim Control By-law has been passed. This will give sufficient time to complete the necessary planning studies and formally amend the Zoning By-law to bring all of the necessary policy changes into effect.

In Area 1, a person proposing development can go to the municipal office, find the property on one of the 63 large maps and determine the potential flooding effects on the land. If a building site exists above the Regulatory Floodline, it should be used. If that is not possible, a site in the flood fringe can be used subject to floodproofing measures.

In Areas 2 and 3 identified on Schedule 'A', flood plain mapping has not yet been completed. However, the elevations of the Regulatory Floodline and the Floodway Boundary at the upstream limit of both of Areas 2 and 3 are known and have simply been projected along these two sections of the River. It will therefore be necessary for anyone proposing development in these areas to employ a qualified surveyor to transfer the elevations to the affected property, at least during the interim control period.

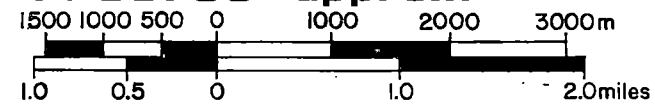
Normally an Interim Control By-law simply freezes development pending the completion of the necessary studies. Because so much information is already available, it is unnecessary to take such a restrictive approach in Westmeath Township.

The By-law requires building openings to be located above certain elevations. Proper floodproofing also involves a number of other technical considerations such as structural strengthening of basement walls and floors to resist flood water pressures, drainage and pumping systems, location of electrical systems above the Regulatory Floodline, construction of access driveways at a safe elevations, etc. Additional information concerning these requirements is available at the municipal office.

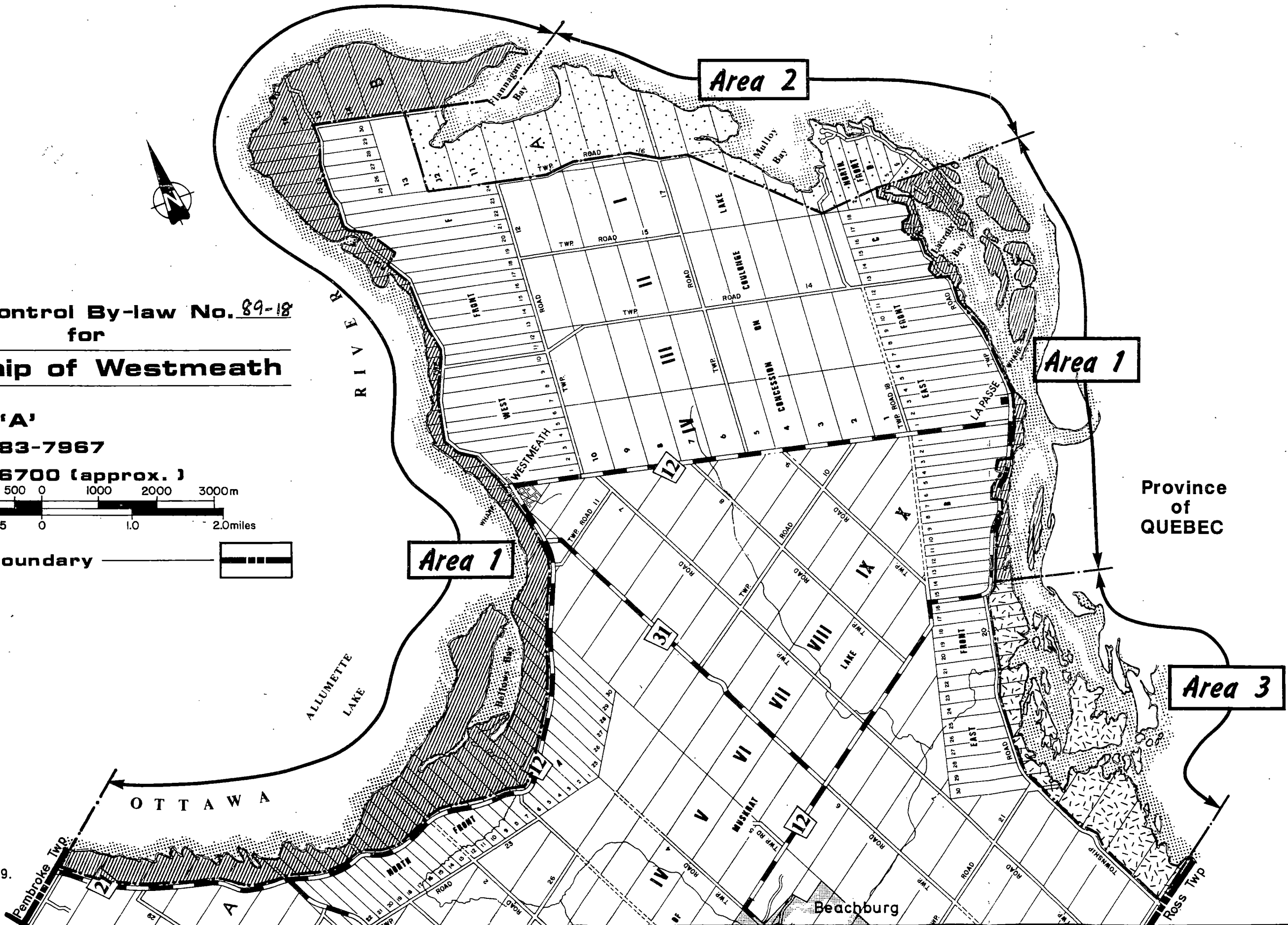
Interim Control By-law No. 89-18
for
Township of Westmeath

Schedule 'A'
J.L.R. No. 83-7967

Scale 1 : 66700 (approx.)



township boundary



Prepared: May, 1989.