

CORPORATION OF THE TOWNSHIP OF WESTMEATH

By-Law # 89-30

A By-Law to adopt amendment # 11 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, RSO 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 # 11 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 # 11.
3. This By-Law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 18th day of October, 1989

London White
Reeve

Pat Bunn
Clerk

CERTIFIED that the above is a true copy of By-Law No. 89-30 as enacted and passed this 18th day of October 1989.

Pat Bunn
Clerk

Sup. of Westmeath

47-OP-0096.011

AMENDMENT #11 TO
THE OFFICIAL PLAN OF THE
TOWNSHIP OF WESTMEATH

Prepared: November, 1988
Revised : July, 1989
October, 1989

Prepared by

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

JLR 83-7967

AMENDMENT NO. 11

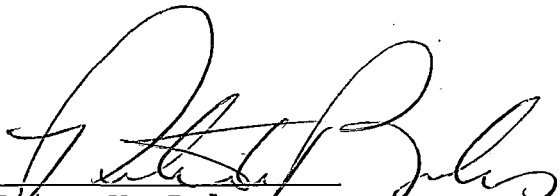
TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF WESTMEATH

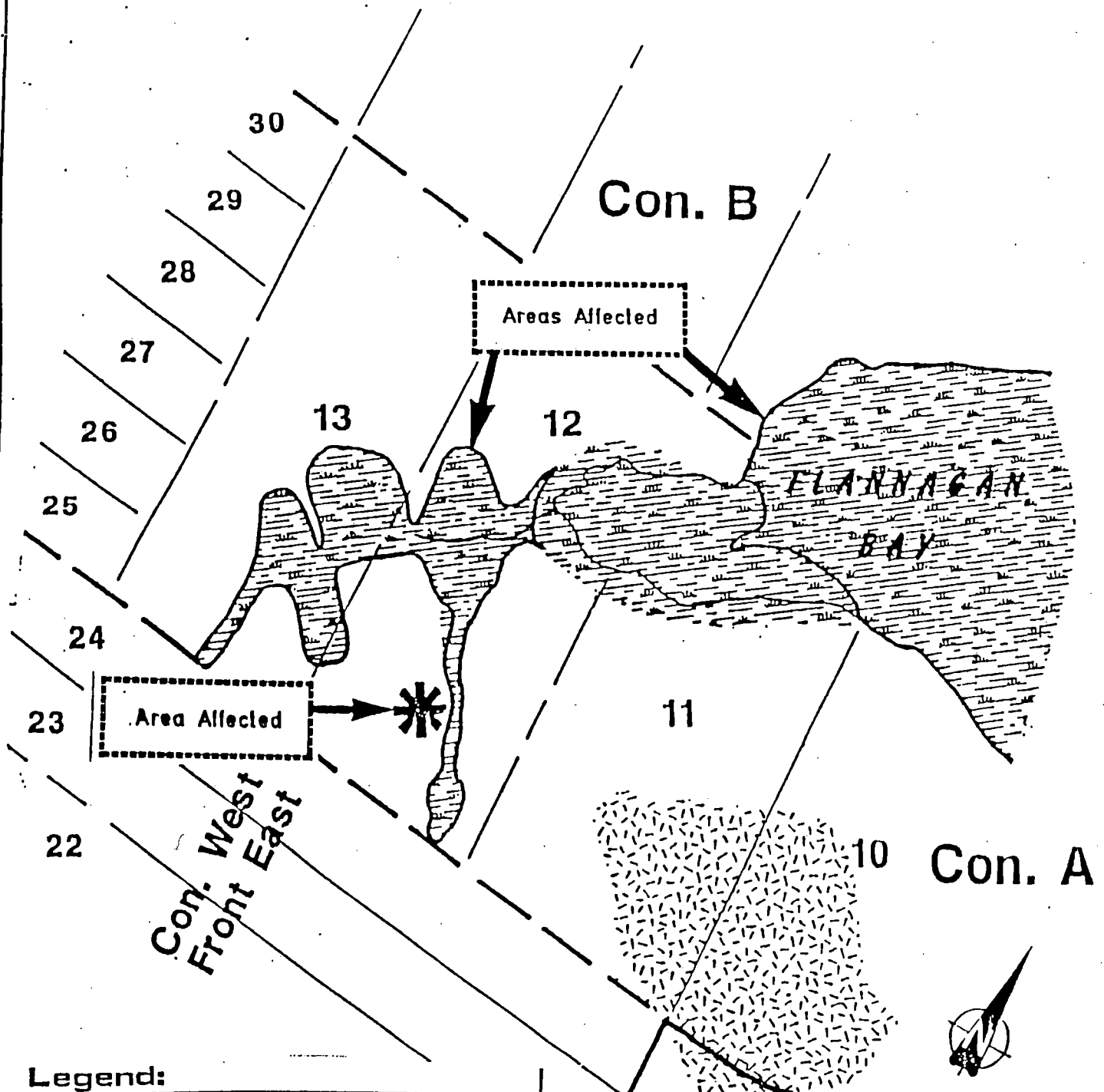
This Amendment to the Official Plan which was adopted by the Council of the Corporation of the Township of Westmeath, is hereby modified as follows:

1. Schedule 'A' to the Amendment is deleted and replaced with the attached Schedule 'A'.
2. SECTION 4 - DETAILS OF THE AMENDMENT, is hereby modified by adding the following new item:
 - "3. Notwithstanding the provisions of Section 8(1)(b), a residential use shall not be permitted for lands located in the south half of Lot 12, Concession A, Coulonge Lake Front."

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

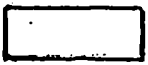
Date: June 19/90


Peter W. Boles
Director
Plans Administration Branch
North and East



Legend:

Unimproved Roads 

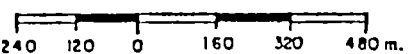
Rural 

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

Area Redesignated as "Sensilive Areas" 

Agriculture 

Amendment No 11 MODIFICATION
 to the NO. 1
 OFFICIAL PLAN UNDER SECTION 17(9) OF
 of the THE PLANNING ACT, 1983
 TOWNSHIP OF WESTMEATH

Prepared: Scale: 1:16000
 89/07/13 

OFFICIAL PLAN
OF THE
TOWNSHIP OF WESTMEATH

AMENDMENT #11

This amendment was adopted by the Corporation of the Township of Westmeath by By-Law No. 89-30 in accordance with Sections 17 and 21 of the Planning Act, 1983, on the 18th day of October 1989.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

London White
Reeve

Pat Burns
Clerk

I hereby certify that this is a true copy of Amendment #11 to the Official Plan of the Township of Westmeath as adopted by By-Law No. 89-30 of the Corporation of the Township of Westmeath on the 18th day of October, 1989.

Pat Burns
Clerk

SECTION 1 - TITLE AND COMPONENTS

This amendment, consisting of the following text and attached Schedule 'A', shall be known as Amendment #11 to the Official Plan of the Township of Westmeath.

SECTION 2 - PURPOSE OF THE AMENDMENT

This Amendment has two purposes:

- 1) to add a policy allowing a consent for a large bush lot which does not have frontage on an improved street;
- 2) to adjust the boundary of the "Sensitive Areas" designation.

SECTION 3 - BASIS OF THE AMENDMENT

The subject property has an area of over 80 ha (200+ acres) and is located in Lot 12, Concession A, Coulonge Lake Front. Access to this lot can be obtained over the unopened road allowances between Concessions A and B on the north side and between Concession A and West Front E on the south side. Both accesses are designated as Unimproved Township roads on Schedule 'A' and are not maintained by the Township on a year-round basis or at all, as set out in section 3(2)(a)(iii) of the Official Plan.

Application has been made to sever the lot into two roughly equal parts, each having an area of 40 ha (100+ acres). The north half is intended to be used for seasonal residential purposes and conforms to the Official Plan and Zoning By-Law. The south half will be used as a bush lot and for agricultural purposes. No buildings of any kind are proposed on it.

Because the existing access is suitable for the limited use proposed on this land, it is felt that the normal access policy of the Official Plan can be relaxed provided the Zoning By-Law clearly prohibits the use of the land for residential purposes.

During the circulation of this amendment, the Ministry of Natural Resources indicated that more detailed mapping of the sensitive wetlands on the site had been completed and requested that they be added to the amendment schedule.

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

2. Notwithstanding the policy contained in the first sentence of paragraph one of subsection 4(2)(a)(iii), a consent to sever the south half of Lot 12, Concession A, Coulonge Lake Front, for a large woodlot may be permitted on the basis of access over the existing Township road allowance."

2. Schedule 'A', Map 2, to the Official Plan of the Township of Westmeath is amended as follows:

- a) by adding the following notation as shown on Schedule 'A' to this amendment: "See subsection 4(2)(a)(iii)(A)(2); and
- b) by redesignating the land identified on Schedule 'A' to this amendment as "Sensitive Areas".

SECTION 5 - IMPLEMENTATION

This amendment will be implemented by placing some of the land in a special exception zone which clearly prohibits buildings. The other provisions of the Official Plan as amended from time to time, regarding implementation, shall apply to this Amendment.

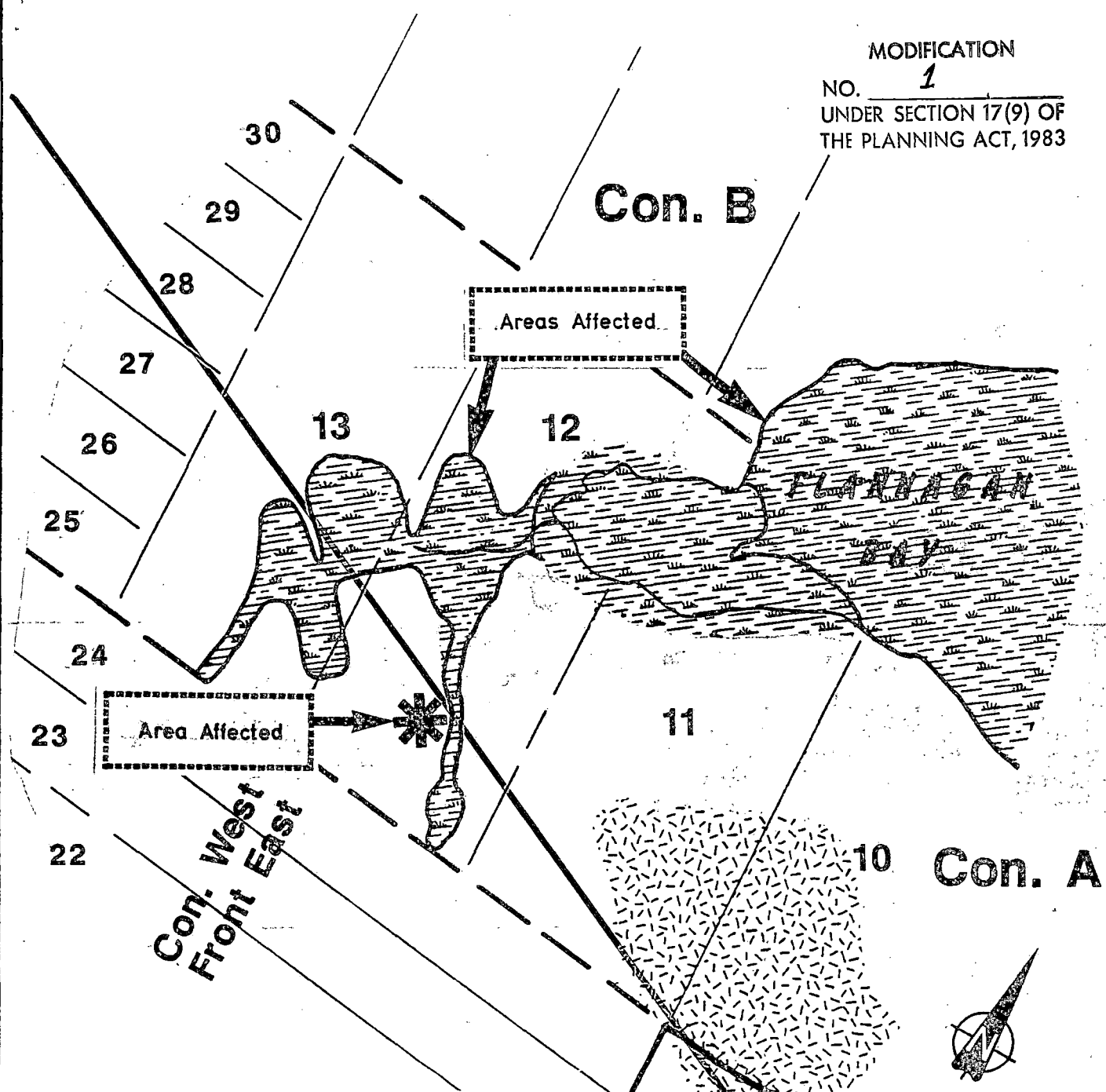
SECTION 6 - INTERPRETATION

The policies of the Official Plan as amended from time to time, regarding interpretation, shall apply to this Amendment.




MODIFICATION

NO. 2
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983


MODIFICATION
 NO. 1
 UNDER SECTION 17(9) OF
 THE PLANNING ACT, 1983




Legend:

- See Subsection 4(2)(a)(iii)(A)(2) 
- Area Redesignated as "Sensitive Areas" 
- Agriculture 

Amendment No. 11
 to the
 OFFICIAL PLAN
 of the
 TOWNSHIP OF WESTMEATH

Prepared: 89/07/13 Scale: 1:16000


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

APPENDIX 1

PUBLIC INVOLVEMENT

A Public Meeting was held September 20th at 7:00PM to discuss the proposed Official Plan amendment # 11.

Mr. Dyer Hennessey, owner of the property was present to support the proposed amendment.

A letter was read from the Ministry of Natural Resources requesting that Wetlands existing on the property be recognised. Mr. Hennessey was in agreement with the suggestion.

Council decided the amendment would be modified to accomodate MNR's request. It was also decided that the modification was minor, and so no further public meeting was necessary.

No one else spoke either in favour of, or in opposition to, the proposed amendment.