

The Corporation of the Township of Westmeath

By-Law No. 89-37

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

- WHEREAS: 1) By-Law No. 81-9 regulates the use of lands and the erection, location and use of buildings and structures within the Township of Westmeath.
- 2) Council deems it expedient to further amend By-law No. 81-9.

NOW THEREFORE The Council of the Corporation of the Township of Westmeath amends By-Law No. 81-9 as follows:

1. The area affected by this By-Law is composed of Parts of Lots 26 and 27, Concession B E.M.L., Township of Westmeath as indicated on the attached Schedule 'A' which forms a part of this By-Law.
2. The lands identified with shaded tone on Schedule 'A' to this By-Law shall henceforth be Zoned General Industrial Special Exception One (MG-1)
3. Schedule 'A' Map 1 to By-Law 81-9 is amended in accordance with the provisions of this By-Law
4. By-Law No. 81-9, as amended, is further amended by adding the following new subsection to section 12 (General Industrial Zone (MG)).

(3) SPECIAL MG ZONES

a) MG-1

Notwithstanding any provision of Section 12(1)(b) to the contrary, on the lands identified as General Industrial, Special Exception one (MG-1), the following shall apply:

Permitted Uses:

All those uses permitted in a General Industrial Zone and a salvage yard.

Zone Provisions:

In accordance with Section 12(2) Zone provisions for the General Industrial (MG) zone except for the following additional provisions:

- i) The minimum lot size for a salvage yard shall be 1.0 hectare.
- ii) Building setback rear for a salvage yard (minimum) 20 metres.
- iii) Building setback side for a salvage yard (minimum) 7.5 metres provided that where a side lot line abuts a zone other than MG or MG-1 the minimum side building setback shall be 20 metres.
- iv) A planting strip of minimum width 3 metres shall be required along any portion of a side lot line, or any portion of a rear lot line which abuts a zone other than MG or MG-1.

Cont'd/

- v) No land on any lot used as a salvage yard shall be used for the outside storage of any salvage, scrap, or similar goods or materials within:-
 - a) 30 metres of any street line
 - b) 60 metres of any lot line which abuts a zone other than MG, MG-1 or A.

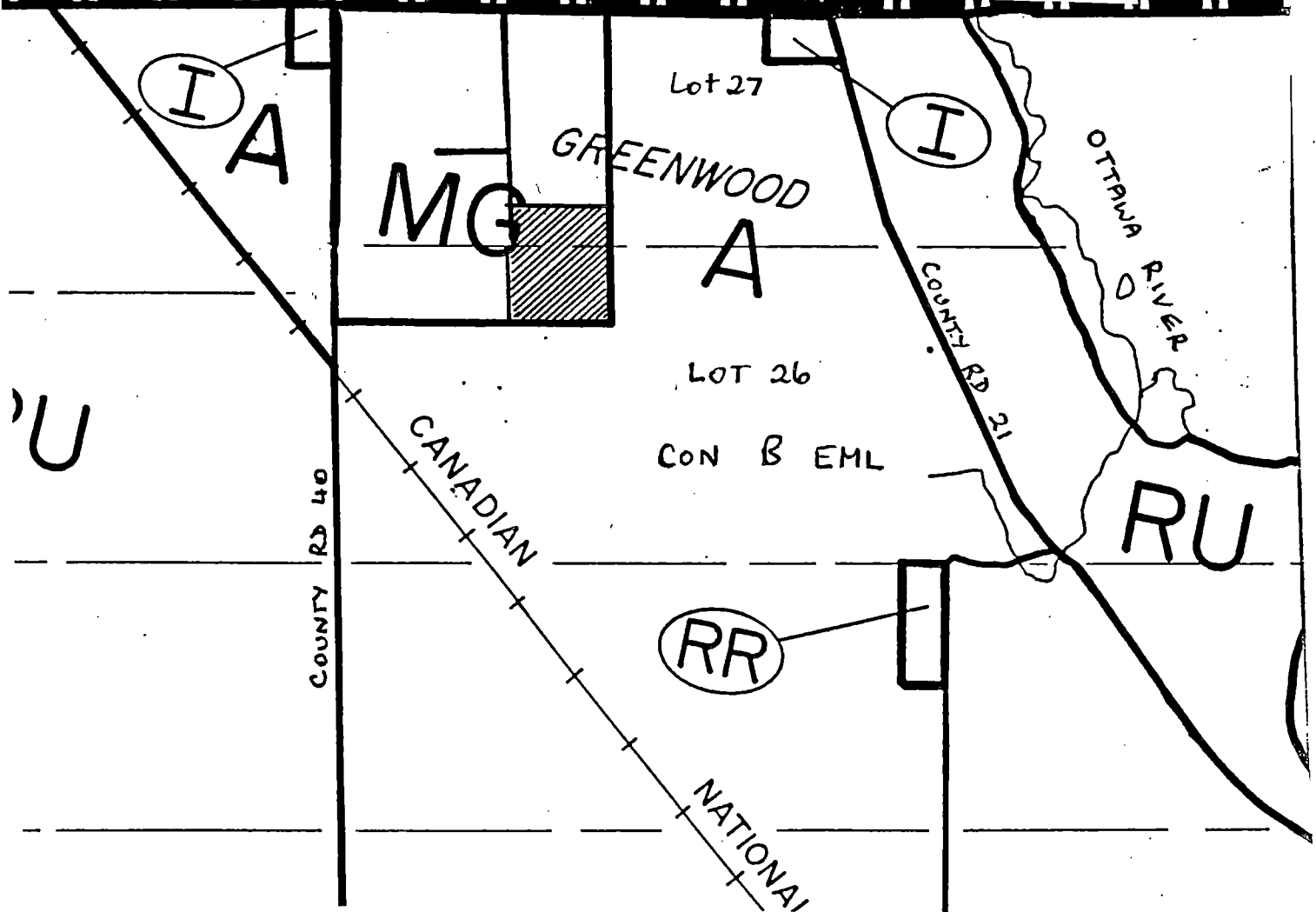
This By-Law shall become effective on the date of passing hereof.

PASSED and ENACTED this 6th day of December 1989.

London White
Reeve

Pat Brown
Clerk

PEMBROKE/WESTMEATH BOUNDARY



Area(s) Affected by this By-Law

GENERAL INDUSTRIAL EXCEPTION 1 (MG-1)



Certificate of Authentication

THIS IS SCHEDULE 'A' to
 BY-LAW NO. 89-37 PASSED THIS
6th DAY OF DECEMBER 1989

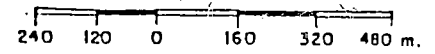
Gordon White Pat Burn
 REEVE CLERK

Schedule 'A' to By Law No. 89-37

PART OF LOTS 26 and 27 Concession B,
EML. TOWNSHIP OF WESTMEATH

Prepared:
89/11/01

Scale: 1:15,000



Explanatory Note

The purpose of this amendment is to rezone a section of the Industrial Park to permit salvage yards to be located there, and to recognise the existing one already located there. The area to be rezoned consists of approximately 7 ha at the east corner of the Industrial Park. This area is well back from County Road 40 and from the Westmeath/Pembroke Townline road. It is felt that salvage yards are a suitable use for a limited amount of land in the Industrial Park, provided they are remote from, and well screened from travelled roads and from other existing and future tenants of the park. It is not intended that only salvage yards will be permitted in the rezoned area and any other uses that are permitted in the Industrial Park will also be permitted in the rezoned area.

Since the Official Plan designation of the area is Rural and the policies permit small-scale commercial and industrial uses serving or relating to the rural economy, no official plan amendment is required.

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 By-Law. The meeting was advertised in accordance with the provisions of the Planning Act and the Regulations, with the following result:

No-one attended the meeting, other than the Township Council.

A letter was read from the Ministry of Agriculture and Food stating that they have no objection to the proposal.

There were no other comments or correspondence relating to the amendment.