

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

I, Pat Burn, hereby certify that the notice for By-law No. 90-40 of the Township of Westmeath, passed by the Council of the Corporation on the 23rd day of August 1990 was given in the manner and form and to the persons and agencies prescribed by Regulation 404/83, made under subsection 17 of Section 34 of the Planning Act, 1983, as amended.

I also certify that the 20 day objection period expired on September 13th 1990 and to this date no notice of appeal has been filed by any person or agency in the office of the Clerk.

DATED THIS 14th DAY OF September 1990

Pat Burn

Clerk.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW No. 90 - 40

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:

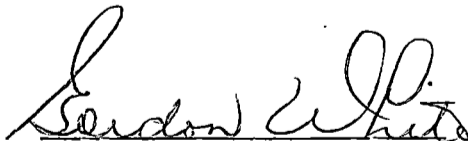
1. The area affected by this By-Law is composed of lots 1 to 11 and lots 19 to 25 inclusive, Plan 45, plus a section of Victoria Street in the hamlet of Westmeath, as indicated on the attached Schedule 'A' which forms part of this By-Law.
2. The lands identified with shaded tone on Schedule 'A' to this By-Law shall henceforth be zoned General Residential - Special Exception 3. (R-3)
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 5 General Residential Zone:

(3) Special Exceptions
(c) (R-3)

Notwithstanding any provision of Section 3(15)(c) or 5(2)(a) to the contrary, on the lands identified as Residential - Special Exception 3(R-3) the minimum lot area shall be 1,600.00 square metres. All the other zone requirements remain the same.

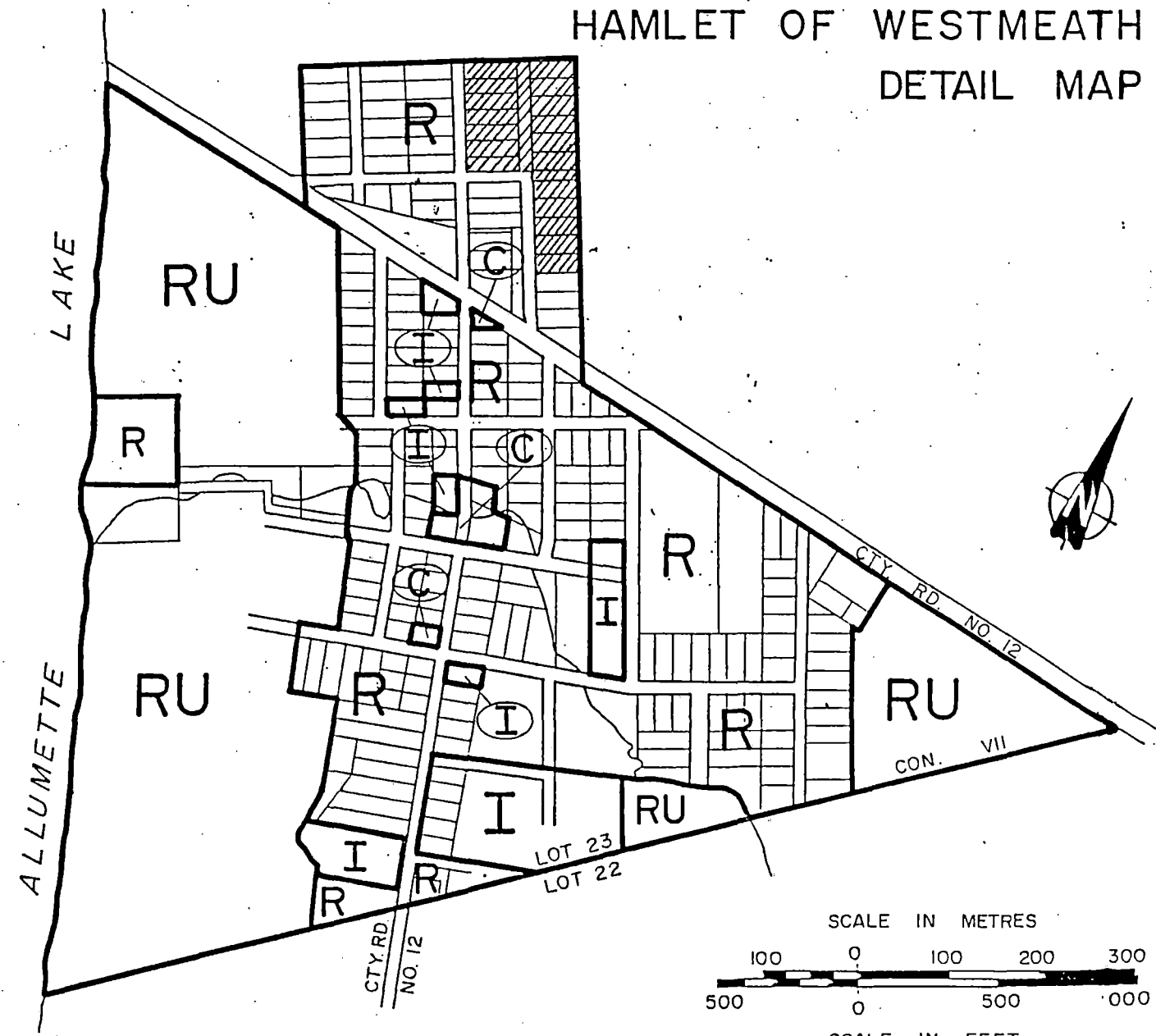
This By-Law shall become effective on the date of passing hereof.

PASSED and ENACTED this 22nd day of August 1990.


Reeve


Clerk

HAMLET OF WESTMEATH DETAIL MAP



Area(s) Affected by this By-Law

Residential Exception 3 (R-3) — 

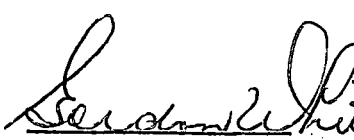
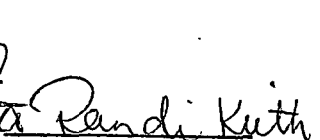
Schedule 'A' to By Law No 90-40

LOTS 1 to 11, LOTS 19-25 and PART OF VICTORIA STREET, PLAN 45, HAMLET OF WESTMEATH

Certificate of Authentication

This is Schedule 'A' to
By-Law No 90-40 passed this
22 day of August 1990.

Prepared: 12th JULY 1990


REEVE

CLERK

EXPLANATORY NOTE

The purpose of this amendment is to rezone a section of the Hamlet of Westmeath consisting of lots 1-11 and 19 to 25 inclusive Plan 45 and a section of Victoria Street from Residential to Residential - Special Exception 3(R-3). The owner of the property wishes to develop the land and sell lots for residential purposes. The existing lots are too small to permit residences, so it is proposed to create 9 lots from the existing 18, which will more nearly conform to present size requirements. The owner is also granting land to the Municipality for road widening purposes. All of the new lots will have sufficient frontage to meet current requirements, but most have insufficient area. The Comprehensive Zoning By-Law requires a minimum lot size of 2,000 square metres in a Residential Zone. This amendment will permit lots of a minimum size of 1,600 square metres. All but one of the lots are larger than that, ranging between 1,682 and 2,426 square metres. All other Residential Zone requirements will remain the same. This proposed development conforms to the Official Plan Policies of the Township.

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, the proposed amendment. The meeting was advertised in accordance with the provisions of the Planning Act and the Regulations. Mr. John Dunn, the applicant, and Paul D'Aoust, his agent, attended the meeting to support the proposed amendment. It was explained that all of the required road dedications and the road closing associated with this development have been completed.

A letter from the Renfrew County and District Health Unit was read stating that they did not oppose this development, but wanted Council to try and ensure that future new development comply with existing minimum standards. No one else attended the meeting and there were no other written comments.