

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

I, Pat Burn, hereby certify that the notice for By-law No. 90-41 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 13, 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 14 DAY OF September 1990

Pat Burn
Clerk.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW No. 90- 41

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 Part of Lot 10 Concession EFC, more particularly described as Parts 1,2,3, and 5 on Reference Plan 49R-6872, and 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 Rural Residential Special Exception 3 (RR-3).
3. Schedule 'A' Map 2 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 6 (3) Special RR Zones:

(C) RR-3 Flood-proofing regulations.
Notwithstanding any provisions of 6(1) and 6(2) no buildings or structures shall be located on the lands identified as Rural Residential Special Exception Three (RR-3) below the 108.04 metre geodetic elevation as shown on the Flood Damage Reduction Program Maps, (available at the Municipal Office).
Notwithstanding any provisions of 6(1) and 6(2) no buildings or structures located on the lands identified as Rural Residential Special Exception Three (RR-3) shall be erected on any portion of the property which is between 108.04 metres geodetic elevation and 109.04 metres geodetic elevation, except for buildings where all openings such as doors and windows are located at an elevation at or above 109.34 metres.
All other zone provisions for the Rural Residential Zone (RR) shall apply.

This by-law shall become effective on the date of passing hereof.

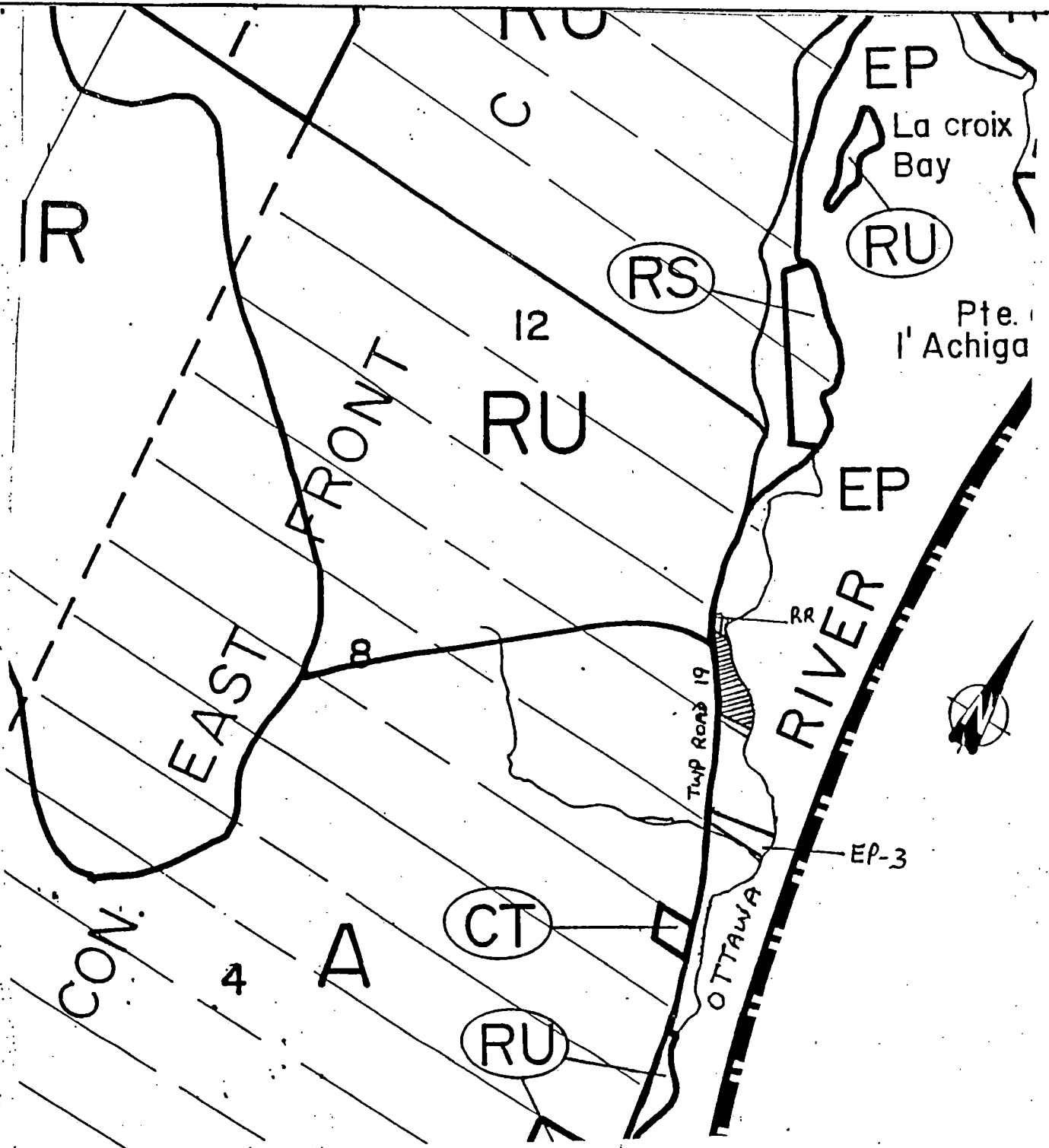
PASSED and ENACTED this 22nd day of August 1990.




Reeve



Clerk



Area(s) Affected by this By-Law

RURAL RESIDENTIAL
SPECIAL EXCEPTION THREE (RR-3) 

Certificate of Authentication

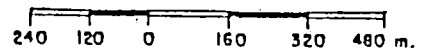
This is Schedule 'A' to
By-Law No 90-41, passed this
22 day of August 1990.
Seldon White Reeve Randi Kuth Clerk

**Schedule 'A'
to By Law No 90-41**

PART OF LOT 10 CONCESSION EFC
TOWNSHIP OF WESTMEATH

Prepared: Scale: 1:16 000

24/07/90



EXPLANATORY NOTE

The subject property consists of a parcel of land in Lot 10 Concession EFC, approximately 0.8 ha. in area, lying between Township Road 19 and the Ottawa River. The owner wishes to create 2 lots, by severance, on one of which a house would be built. The other lot would contain a boat house/storage shed.

The property is presently zoned Environment Protected (EP) which permits no residential uses, and very limited other uses.

Recent flood plain mapping shows that a large portion of the land lies in the flood fringe and therefore could, with proper floodproofing measures, support buildings. This amendment, approved by the Ministry of Natural Resources, would rezone the property from Environment Protected (EP) to Rural Residential Special Exception Three (RR-3) to permit residential and other buildings, provided specified flood proofing measures were taken. All other provisions of the Rural Residential Zone would remain the same.

The proposed development would conform with the Township's Official Plan Policies.

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.

A letter was read from the Renfrew County and District Health Unit indicated they would not make a final comment on the draft by-law until the owner had provided them with a detailed plan of how the property was to be developed with regard to sewage disposal and water supply within the regulatory flood elevation. They also requested a bench mark be established.

Council felt that since flood plain mapping had been done for this area, showing elevations, the Health Unit's concerns could be dealt with prior to the issuance of any building permit. No-one else attended the meeting, or expressed any other written concerns.