

The Corporation of the Township of WestmeathBy-Law Number 91-07

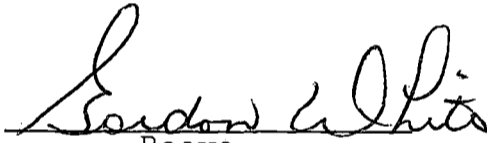
A By-Law to adopt amendment # 15 to the Official Plan.

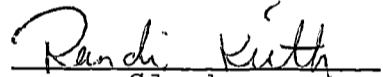
WHEREAS: The Council of the Corporation of the Township of Westmeath, in accordance with Sections 17 and 21 of the Planning Act R.S.O. 1983, as amended has authority to amend its' Official Plan.

NOW THEREFORE the Council of the Corporation of the Township of Westmeath ENACTS as follows:-


1. Amendment # 15 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 authorised and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment # 15.
3. This By-Law shall come into force and take effect on the day of final passing thereof.

PASSED and ENACTED this 20th day of February 1991.


Reeve


Clerk

CERTIFIED that the above is a true copy of By-Law No. 91-07 as enacted and passed this 20th day of February 1991.


Clerk.

COMPONENTS OF THIS AMENDMENT

PART A - THE PREAMBLE does not constitute part of the amendment but contains background information in support of it.

PART B - THE AMENDMENT, consisting of a text and map identified as Schedule 'A', constitutes Amendment No. 15 to the Official Plan of the Township of Westmeath.

PART C - THE APPENDICES, which do not constitute part of this Amendment are also attached or are available at the Municipal Office and include agency correspondence, public meeting minutes, etc.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to adjust the boundary of the Agriculture designation by redesignating certain lands from "Agriculture" to "Rural".

LOCATION

The subject lands are located in parts of Lots 12 and 13, Concession I E.M.L., as indicated on the attached Schedule 'A'.

BASIS

In early 1989, the Ministry of Agriculture and Food was asked to comment on the suitability of a proposed consent in part of Lot 13, Concession I E.M.L. The Ministry's May 13, 1989 response indicated no objection for the following reasons:

1. Class 4 land with rock and fertility limitations in a predominantly Class 6 area;
2. no Agricultural Code of Practice conflicts;
3. land uses on site and adjacent include residential and reforestation;
4. the land was designated Rural, not Agricultural.

The last point is not accurate. The land is within the Agriculture designation near the abutting Rural designation.

The applicant made formal application for consent but was advised of the Official Plan conflict.

The Ministry of Agriculture and Food was contacted again in November, 1990 after Official Plan and Zoning By-law amendment requests were submitted to the Township. Ministry staff advised the Township's planning consultant verbally on November 20, 1990 that although a slight misinterpretation of the map boundary had occurred, the reasoning is otherwise sound and the Ministry of Agriculture and Food would not oppose a redesignation.

The land affected by this amendment is larger than that which was the subject of the consent applications in order that logical boundaries can be established for the Agriculture designation in this area. A portion of the additional land was previously severed into two lots, both of which are occupied by dwellings. The balance of the land, although capable of supporting very limited agricultural pursuits, does not warrant being retained in the Agriculture designation.

PART A - THE PREAMBLE (Cont'd)

IMPLEMENTATION

Amendment No. 15 will be implemented by rezoning the land from Agriculture (A) to Rural (RU) and Rural Residential (RR) and by further considering the applications for consent.

The other policies of the Official Plan regarding implementation will also continue to apply.

INTERPRETATION

The policies of the Official Plan regarding interpretation shall apply.

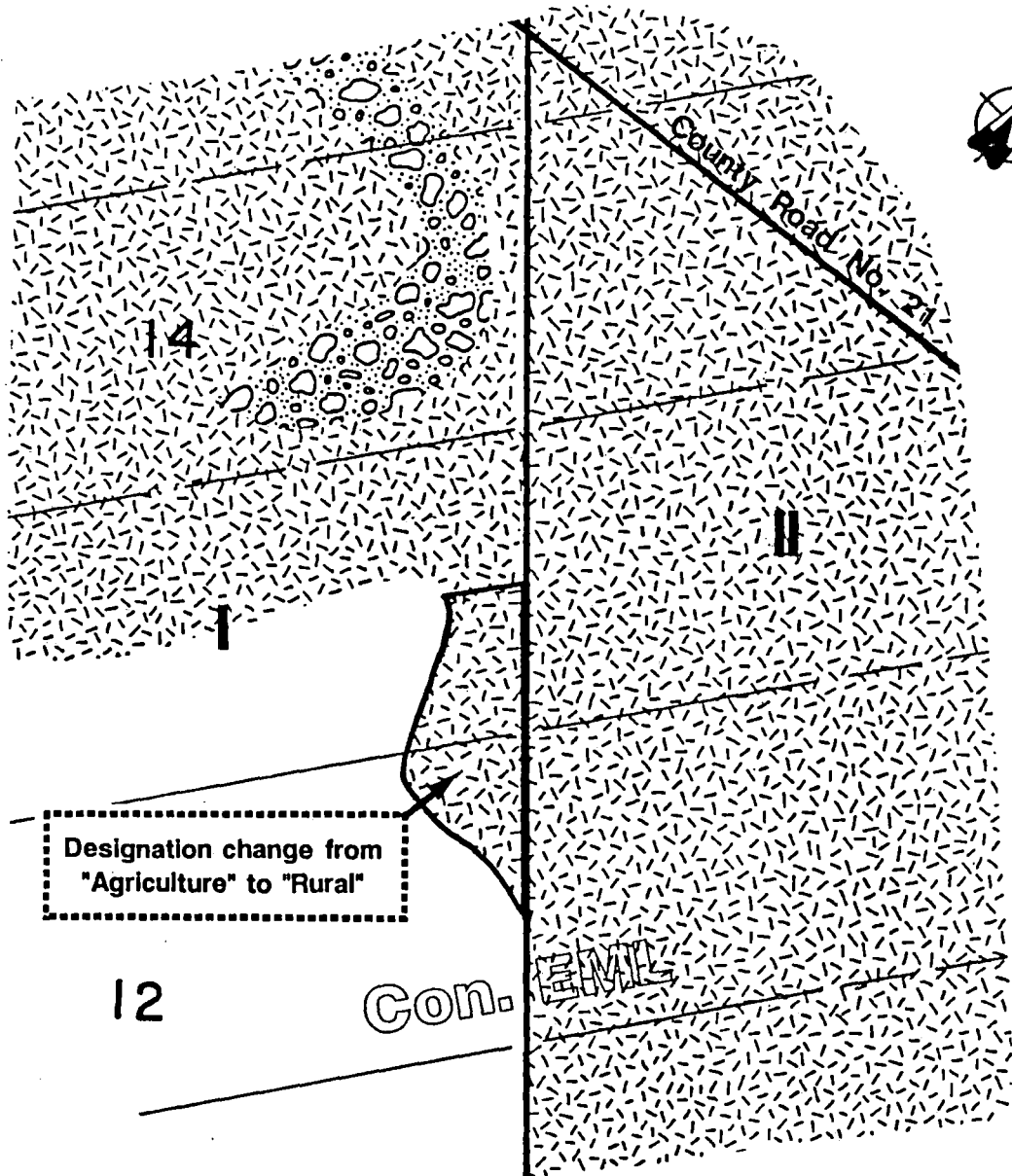
PART B - THE AMENDMENT

INTRODUCTION

All of this part of the document, entitled Part B - The Amendment, consisting of the following text and Schedule 'A', constitutes Amendment No. 15 to the Official Plan of the Township of Westmeath.

DETAILS OF THE AMENDMENT

1. Schedule 'A' to the Official Plan of the Township of Westmeath is hereby amended by redesignating the areas identified with shaded tone on Schedule 'A' attached hereto from 'Agriculture' to 'Rural'.



Designation change from
"Agriculture" to "Rural"

12

Con.

Note: Excerpt from Schedule 'A' of the Official Plan

Legend:

Mineral Aggregate Extraction



Agriculture



Rural



Schedule "A"
Amendment No. 15
to the
Official Plan
of the
Township of
Westmeath

Scale 1:16000

300 150 0 300 600m

Prepared: 90/11/21



J.L. Richards & Associates
Limited

Consulting Engineers, Architect & Planners
OTTAWA, KINGSTON, SUDBURY, CANADA

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 15 to the Official Plan of the Township of Westmeath, but are included as information supporting the Amendment.

1. Correspondence from agencies.
2. Notice of Public meeting.
3. Minutes of Public meeting.



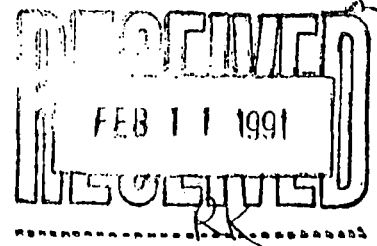
Ministry of
Municipal
Affairs

Ministère des
Affaires
municipales

777 Bay Street
Toronto, Ontario
M5G 2E5

777, rue Bay
Toronto (Ontario)
M5G 2E5

February 6, 1991



Mr. Pat Burn
Clerk-Treasurer
Township of Westmeath
Westmeath, Ontario
K0J 2L0

Subject: Draft Official Plan Amendment
Township of Westmeath
Part of Lots 12 & 13, Concession I
MMA File: 47-DP-91001

Dear Mr. Burn:

We have reviewed the above mentioned draft official plan amendment and have the following comments.

This Ministry discourages multiple lot development in the rural area. Council should consider the cumulative impacts of permitting development by consent within the rural area.

We note that there have been two previous severances; the Official Plan permits up to three severances from a holding of land. Council, therefore, should discourage further development of this property beyond what is presently proposed.


In addition, it is not clear from the Basis of the Amendment whether the Ontario Ministry of Agriculture and Food has commented only on the consent application, or has also considered the larger area to be redesignated. If not, we recommend that Council obtain the Ministry's comments prior to adopting the amendment.

On a technical note, we recommend that the Details of the Amendment make specific reference to the location of the site. We suggest that the Details of the Amendment should provide a legal description, a reference plan number or an assessment roll number for the lands to be redesignated.

Mr. Pat Burn

Thank you for the opportunity to comment on the above proposal. If you have any questions, please contact Gary Hall, Area Planner, at (416) 585-6104.

Yours truly,



Fareed Amin
Senior Planner
Plans Administration Branch
North and East

cc: Ontario Ministry of Agriculture & Food

GORDON WHITE, Reeve
R.R. 1, Beachburg, Ont.
K0J 1C0
613 - 582-3508

CORPORATION OF
The Township of Westmeath
A Perfect Blend, Agriculture, Tourism, Industry
OFFICE OF THE CLERK-TREASURER
613 - 587-4464

PAT BURN, Clerk-Treasurer
Westmeath, Ontario
K0J 2L0
613 - 587-4464

Westmeath, February 14, 1991

Fareed Amin, Senior Planner
Plans Administration Branch
Ministry of Municipal Affairs
777 Bay Street
Toronto, Ont.
M5G 2E5

Dear Sir,

Re: Draft Official Plan Amendment
Your file # 47-DP-91001

I am writing in reply to your letter of February 6th, 1991. Of the two previous severances you refer to only one was granted on that holding, and that one was in 1960, before the Township's Official Plan was enacted. Council is not considering permitting further development of this property.

The Ministry of Agriculture and Food is aware of the larger area to be redesignated, and is in agreement with it.

With regard to the location of the site, the Ministry of Agriculture and Food, the applicants and the Township understands clearly the area involved from the schedule to the proposed amendments. I do not think it is necessary to make specific reference to the site by reference plan or assessment roll number. The revision is an amendment to the Official Plan schedule "A" and the map delineates quite clearly the area to be redesignated. In any case it would be difficult, as there is no reference plan as yet, and the area includes parts of several assessment roll numbers.

Thank you for your comments. I hope this letter will satisfy your concerns.

Yours Truly



Pat Burn (Mrs.)
Planning Administrator

Telephone: 613-258-8306

Foodland Preservation Branch
Box 2004
Kemptville, Ontario K0G 1J0

May 31, 1989

Ms. Nora Johnson
P.O. Box 179
Beachburg, Ontario
K0J 1C0

Dear Ms. Johnson:

Proposed Severance
Part Lot 13, Concession 1 EML
RE: Westmeath Township - Renfrew County

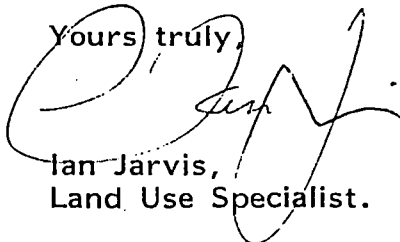
Staff of the Ministry of Agriculture and Food have completed a review of the proposal noted above.

The development proposal has been considered in terms of the goals and objectives of this Ministry and according to the criteria and policies contained in the Foodland Guidelines which support those goals and objectives.

Based on present knowledge and this review we have no objection to the proposal.

If you should have any questions or wish to discuss this matter further, please contact this office.

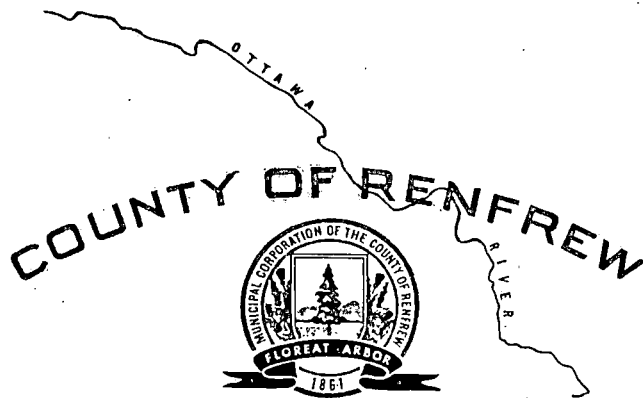
Yours truly,



Ian Jarvis,
Land Use Specialist.

IJ:nr

cc: Gary McTavish
District Manager, Toronto

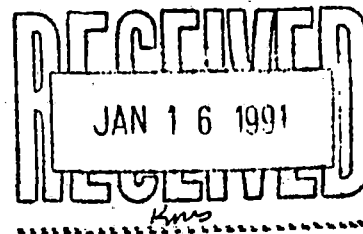


OFFICE OF
PLANNING DEPARTMENT
TEL: 613 - 735-0128

169 WILLIAM ST.
PEMBROKE, ONTARIO
K8A 1N7

January 15, 1991

Mrs. Pat Burn
Planning Administrator
Township of Westmeath
Westmeath, Ontario
K0J 2L0



Dear Pat:

RE: Official Plan Amendment No. 15
Part of Lots 12 & 13, Con. I

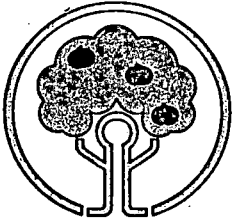
Our office has had an opportunity to review Official Plan Amendment No. 15 and the corresponding Zoning By-law Amendment affecting Consent Application File Nos. B81/90(1) and B82/90(2), Howard Delbert Johnson. We have no concerns with the proposed amendments.

Please advise the Land Division Committee after Official Plan Amendment No. 15 has been approved by the Ministry of Municipal Affairs and the corresponding Zoning By-law Amendment is in full force and effect.

Yours truly,

Brian Whitehead
Planner

BW/mb



Renfrew County and District Health Unit

1217 Pembroke St. East, Box 940, Pembroke, Ontario, K8A 7M5 Tel: 613-732-3629 Fax: 613-735-3067

January 15th, 1991

Ms. Pat Burn,
Planning Administrator,
Township of Westmeath
WESTMEATH, ONTARIO.
K0J 2L0

Re: AMENDMENT NO. 15 TO
THE OFFICIAL PLAN OF THE
TOWNSHIP OF WESTMEATH
Pt Lots 12 & 13, Con. 1-EML
Township of Westmeath

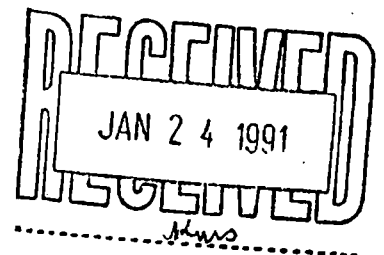
Dear Ms. Burn:

The Health Unit has no objection to the proposed Amendment #15 which redesignated the above mentioned property from Agricultural to Rural.

Yours truly,

M. J. KLATT, C.P.H.I.(C)
PROVINCIAL OFFICER - PART VII
ENVIRONMENTAL PROTECTION ACT

MJK:lh



"Promoting Healthy People in a Healthy Environment"

Arnprior
623-2991

Barry's Bay
756-2744

Deep River
584-4008

Eganville
628-2726

Renfrew
432-5853

NOTICE

TOWNSHIP OF WESTMEATH

Public meeting concerning a proposed Official Plan and a Zoning By-Law amendment.

TAKE NOTICE that the Council of the Corporation of the Township of Westmeath will hold a public meeting February 20th 1991 at 7 pm in the Municipal Office Building in Westmeath to consider a proposed Official Plan amendment pursuant to Section 17 of the Planning Act.

AND TAKE NOTICE that Council will also consider at the same meeting a proposed Zoning By-Law amendment pursuant to Section 34 of the Planning Act.

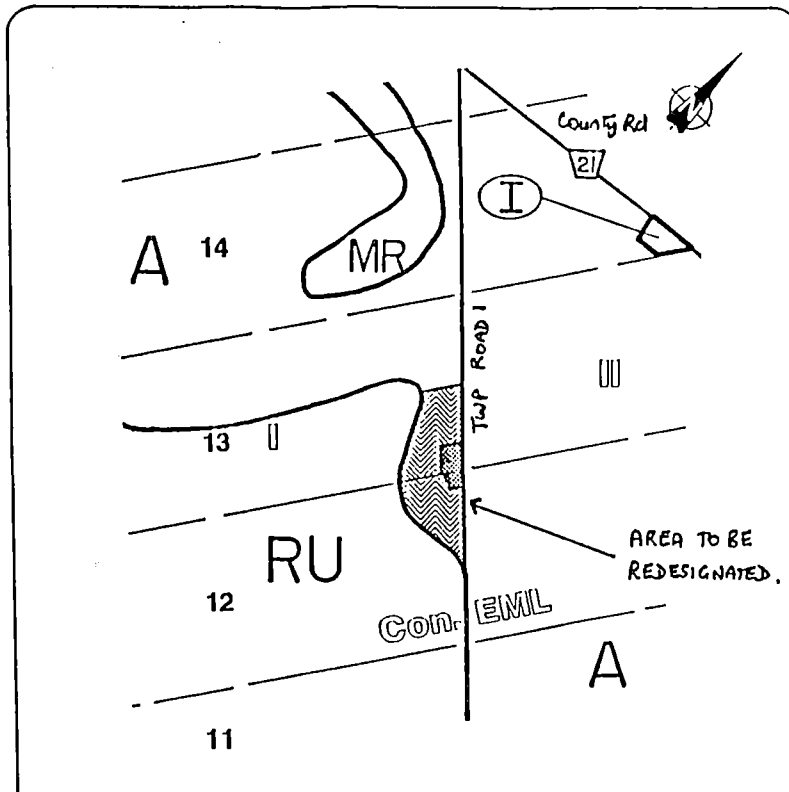
The subject lands are located in parts of Lots 12 and 13 Concession 1 EML.

The purpose of the Official Plan amendment is to adjust the boundary of the Agricultural designation by redesignating certain lands from "Agriculture" to "Rural."

The owner of part of the lands wishes to sever two parcels approximately 0.4 ha each for residential use.

The Ministry of Agriculture & Food has indicated that it has no objection to this redesignation, as the land is capable of supporting only very limited agricultural pursuits, and there are already nearby residential uses.

The Zoning By-Law amendment would implement the Official Plan amendment, and rezone the land partly into Rural and partly into Rural Residential.



Any person may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-Law amendment. Additional information relating to the proposed amendments is available for inspection at the Municipal Office during regular office hours.

Dated at Westmeath this 4th day of January 1991.

Pat Burn
Planning Administrator.

A Public Meeting was held February 20th at 7 p.m. in the Municipal Offices at Westmeath, to discuss proposed amendment # 15 to the Official Plan, and the implementing Zoning By-Law.

Present at the meeting were agents representing the applicants, members of Council and the Clerk.

Letters commenting on the proposed amendments from the Ministry of Municipal Affairs, the Renfrew County & District Health Unit, the County of Renfrew and the Ministry of Agriculture and Food were read at the meeting.

No other comments or objections were made.