

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 91-25

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

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

Now therefore the Council of the Corporation of the Township of Westmeath ENACTS as follows:

1. The area affected by this By-Law is composed of Part of Lot 11 Concession EFC, Township of Westmeath, as indicated on the attached Schedules "A" and "B" which form part of this By-Law.
2. By-Law Number 81-9 is hereby amended as follows:
  - a)
    - i) The lands identified on Schedule "B" to this By-Law as item one, and more precisely described as part of parts 1, 2, 3 and 5 on Registered Plan 49R-9848 and part of a parcel described by Instrument No. 46360 Part of Lot 11 Concession EFC Township of Westmeath, shall henceforth be zoned Rural Residential (RR).
    - ii) The lands identified on Schedule "B" to this By-Law as item two, and more precisely described as part of parts 1, 2, and 3 on Registered Plan 49R-9848 and part of a parcel described by Instrument No. 46360, Part of Lot 11 Concession EFC, Township of Westmeath, shall henceforth be zoned Environmental Protected (EP).
    - iii) The lands identified on Schedule "B" to this By-Law as item three, and more precisely described as part of part 3 on Registered Plan 49R-9848, part of Lot 11 EFC, Township of Westmeath, shall henceforth be zoned Environmental Protected - Special Exception Five (EP-5).
  - b) Schedule "A" Map 2 to By-Law 81-9 as amended in accordance with the provisions of this By-Law.
  - c) By-Law No. 81-9, as amended, is further amended by adding the following new subsection to Section 15, Subsection (3):-
    - (e) EP - 5  
Notwithstanding any provision of sections 15(1) and 15(2) to the contrary, on the lands identified as Environmental Protection, Special Exception Five (EP-5), the following shall apply:
      - i) Permitted Uses:  
All of those permitted in the Rural Residential Zone (Section 6 of By-Law 81-9) provided no building openings, such as doors or windows are located below the 109.5 m geodetic elevation.
      - ii) Flood Proofing requirements.  
The following measures must be taken to ensure that a building or structure is safe from flooding,
        - the installation of power service metering equipment, electrical appliances, etc., such that they are not located below the flood plain elevation but this does not prohibit the installation of electrical wall outlets equipped with ground fault plugs;

cont'd/....

- the design and installation of heating, air conditioning, ventilation, plumbing, sewer and water systems which consider flood susceptibility;
- sanitary sewer and storm drainage system having opening below the flood plain elevation which are provided with automatic back flow preventers;
- water supply systems which are designed to prevent contamination by flood waters;
- fuel fired furnaces which are provided with float operated automatic control valves which shut off the fuel supply in the event of flooding; and
- septic systems which are designed to operate during flood conditions and which prevent sewer discharges which could result in a health hazard.

iii) Zone Provisions

- in accordance with section 6(2) Zone provisions for the Rural Residential (RR) Zone.

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

PASSED and ENACTED the 6th day of November, 1991

Brandon White  
Reeve

Randi Keith  
Clerk

### Explanatory Note

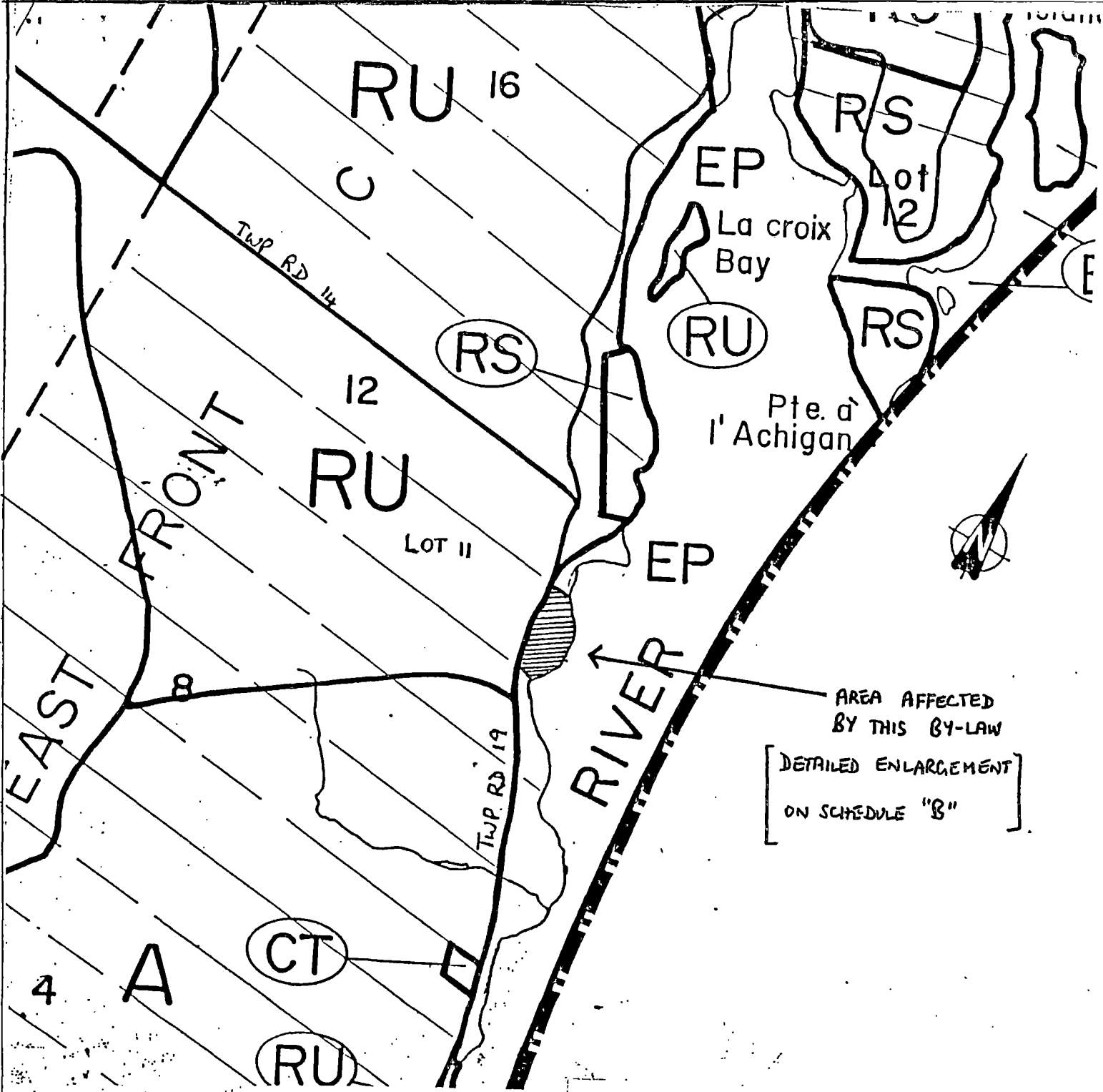
The subject property consists of all the area of Lot 11 EFC on the river side of Township Road 19. Under the Comprehensive Zoning By-Law it is Zoned Environmental Protected (EP).

Recent flood plain mapping has proved that most of the property does not lie in the 1/100 year flood plain, as defined by the Ministry of Natural Resources.(MNR).

The owner wishes to create two new residential lots by severance, and a condition of the severances is that the property be rezoned to permit buildings on the land. At the same time it is a requirement of the MNR that the small area that is situated in the 1/100 year flood plain be recognized, and regulated accordingly. On a small area of the land adjacent to the Ottawa River no buildings or structures will be permitted. On a small area slightly further back from the river development would be permitted with floodproofing measures being taken. On most of the property the same provisions as those in the Rural Residential Zone would apply. A small part of the total area to be rezoned does not belong to the applicant, but is also not in the 1/100 year flood plain, so it is deemed appropriate to rezone it at the same time.

### 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. One of the applicants, all of the Council, the Planning Administrator and the Clerk attended the meeting. Letters were read from the Ministry of Natural Resources, The Renfrew County and District Health Unit and the Ministry of Agriculture and Food. None of these agencies had any objection to the proposed amendment. There were no other comments or questions.



AREA AFFECTED BY THIS BY-LAW  
 [ DETAILED ENLARGEMENT ON SCHEDULE "B" ]

## Schedule 'A' to By Law No 91-25

PART OF LOT 11 CON EFC  
 TOWNSHIP OF WESTMETH

SCALE 1 CM = 160 M

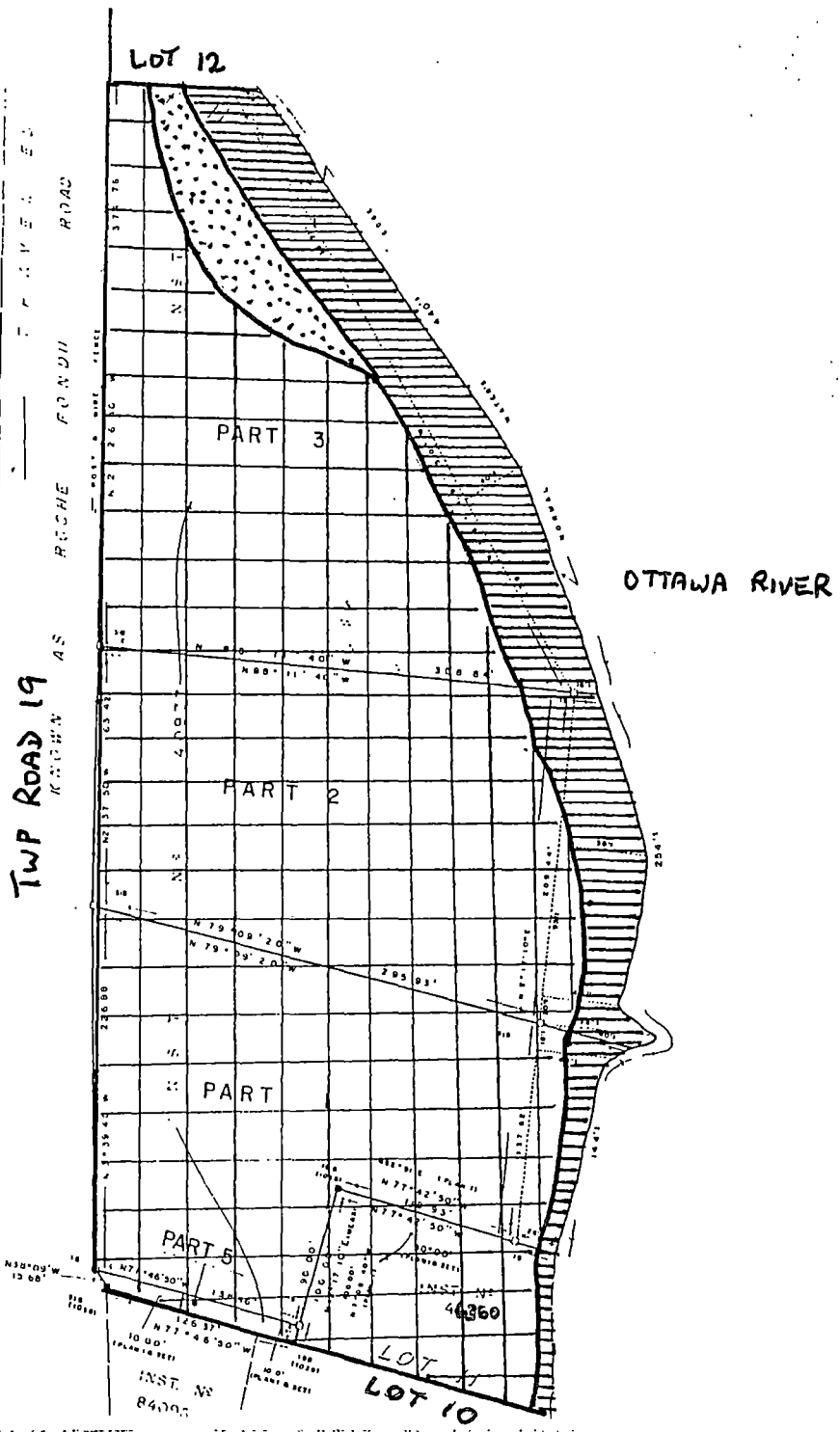
Area(s) Affected by this By-Law

SEE SCHEDULE "B" FOR DETAILED LOCATION OF ZONES

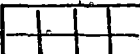

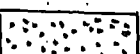
Certificate of Authentication

THIS IS SCHEDULE "A" TO BY-LAW NO. 91-25  
 PASSED THIS 6<sup>th</sup> DAY OF NOVEMBER 1991

*London White* REEVE  
*Pearla Kuth* CLERK



AREAS AFFECTED BY THIS BY-LAW

- ITEM ONE: RURAL RESIDENTIAL ———  (R.R.)
- ITEM TWO: ENVIRONMENT PROTECTED ———  (E.P.)
- ITEM THREE: ENVIRONMENT PROTECTED ———  (E.P.-5)  
SPECIAL EXCEPTION FIVE

SCHEDULE "B"  
TO BY-LAW NO 91-25

PT LOT 11 CON. EFC  
TOWNSHIP OF WESTMEATH

CERTIFICATE OF AUTHENTICATION

THIS IS SCHEDULE "B" TO BY-LAW NO 91-25  
PASSED THIS 6<sup>th</sup> DAY OF NOVEMBER 1991

*Sandra White*  
REEVE

*Randi Kuth*  
CLERK

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

I, Randi Keith, hereby certify that the notice for By-law No. 91-25 of the Township of Westmeath, passed by the Council of the Corporation on the 8<sup>th</sup> day of November 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 November 28<sup>th</sup> 1991 and to this date no notice of appeal has been filed by any person or agency in the office of the Clerk.

DATED THIS 29<sup>th</sup> DAY OF November 1991

Randi Keith  
Clerk.

FORM 1

PLANNING ACT, 1983

NOTICE OF THE PASSING  
OF A ZONING BY-LAW AMENDMENT BY  
THE TOWNSHIP OF WESTMEATH

TAKE NOTICE that the Council of the Corporation of the Township of Westmeath passed By-law 91-25 on the 6<sup>th</sup> day of NOVEMBER 1991 under Section 34 of the Planning Act, 1983. as amended

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-Law by filing with the Clerk of the Township of Westmeath no later than the 28<sup>th</sup> day of NOVEMBER 1991, a notice of appeal setting out the objection to the By-Law and the reasons in support of the objection.

An explanation of the purpose and effect of the By-Law and a copy of the By-Law are attached.

Dated at the Township of Westmeath this 8<sup>th</sup> day of November 1991

Randi Keith  
Randi Keith, Clerk  
Township of Westmeath