

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 92- ||

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 14 Concession B CLF 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, shall henceforth be zoned Seasonal Residential (RS)
 - ii) The lands identified on "B" to this By-Law as item two, shall henceforth be zoned Environmental Protected (EP)
 - iii) The lands identified on Schedule "B" to this By-Law as item three, shall henceforth be zoned Environmental Protected - Special Exception Six (EP-6)
 - b) Schedule "A" Map 2 to By-Law 81-9 is amended in accordance with the provisions of this By-Law.
 - c) By-Law 81-9, as amended, is further amended by adding the following new Subsection to Section 15, Subsection (3):-
 - (f) EP-6
Notwithstanding any provision of 15(1) and 15(2) to the contrary, on the lands identified as Environmental Protection, Special Exception Six (EP-6), the following shall apply:
 - i) Permitted uses:
All of those permitted in the Seasonal Residential Zone (Section 7 of By-Law 81-9) provided no building openings, such as doors or windows are located below the 109.48 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/

BY-LAW NUMBER 92-

- 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;

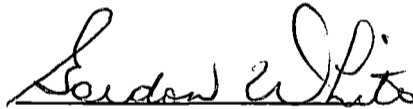
- fuel fired furnaces which are provided with float operated automatic control valves which shut off the fuel supply in the event of flooding;

iii) Zone Provisions

- in accordance with Section 7(2) Zone provisions for the Seasonal Residential (RS) Zone.

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

PASSED and ENACTED the 6th day of May 1992.


Reeve


Clerk

Explanatory Note

The subject property consists of a riverside portion of Lot 14 Concession B EML, and is accessed by private right of way. There are a number of cottage lots on the property, and the owner wishes to create two additional lots by severance. (Application No's B184/91(1) and B185/91(2)). This is permitted under the infilling provisions in the Official Plan.

Recent Flood Plain mapping has proved that part of the property lies within the floodway, part within the flood fringe and a large part above the fringe. Therefore, this amendment will define those areas, and indicate the restrictions which apply to each.

The property is currently zoned Rural, but as it is being used for Seasonal Residential purposes, this is also being recognized in this amendment.

Public Involvement

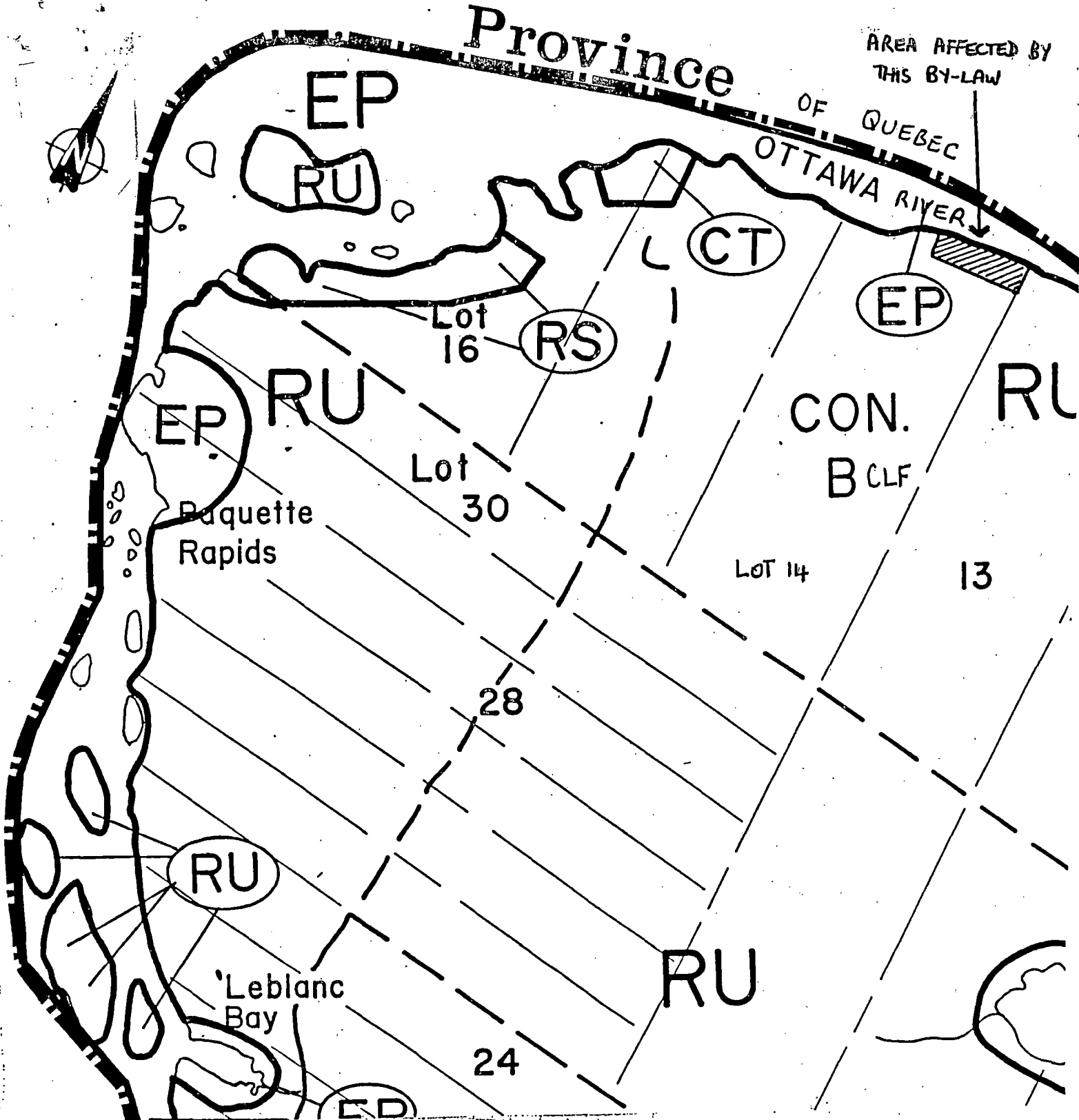
Prior to the passing of this By-Law, a Public meeting was held in order to permit interested persons an opportunity to make representations in support of, or in opposition to the proposed amendment. The meeting was advertised in accordance with the provisions of the Planning Act and the Regulations. One of the applicants, all of the Council, the Planning Administrator and the Clerk attended the meeting. A letter from the Ministry of Natural Resources was read, indicating that they had no objection to the proposed amendment. The Renfrew County District Health Unit requested more time, to enable them to get into the site and examine it, and they also wanted a plan of proposed development from the applicant, plus confirmation of flood contour benchmarks. Accordingly the passing of the by-law was delayed until May 6th. The applicant had, meanwhile met with the Health Unit and explained his plans on site. The flood contour benchmarks are readily available from the FDRP mapping at the township office. There were no other comments or questions.

Province

AREA AFFECTED BY THIS BY-LAW

OF QUEBEC

OTTAWA RIVER



Area(s) Affected by this By-Law

SEE SCHEDULE "B" FOR DETAILED LOCATION OF ZONES

Certificate of Authentication

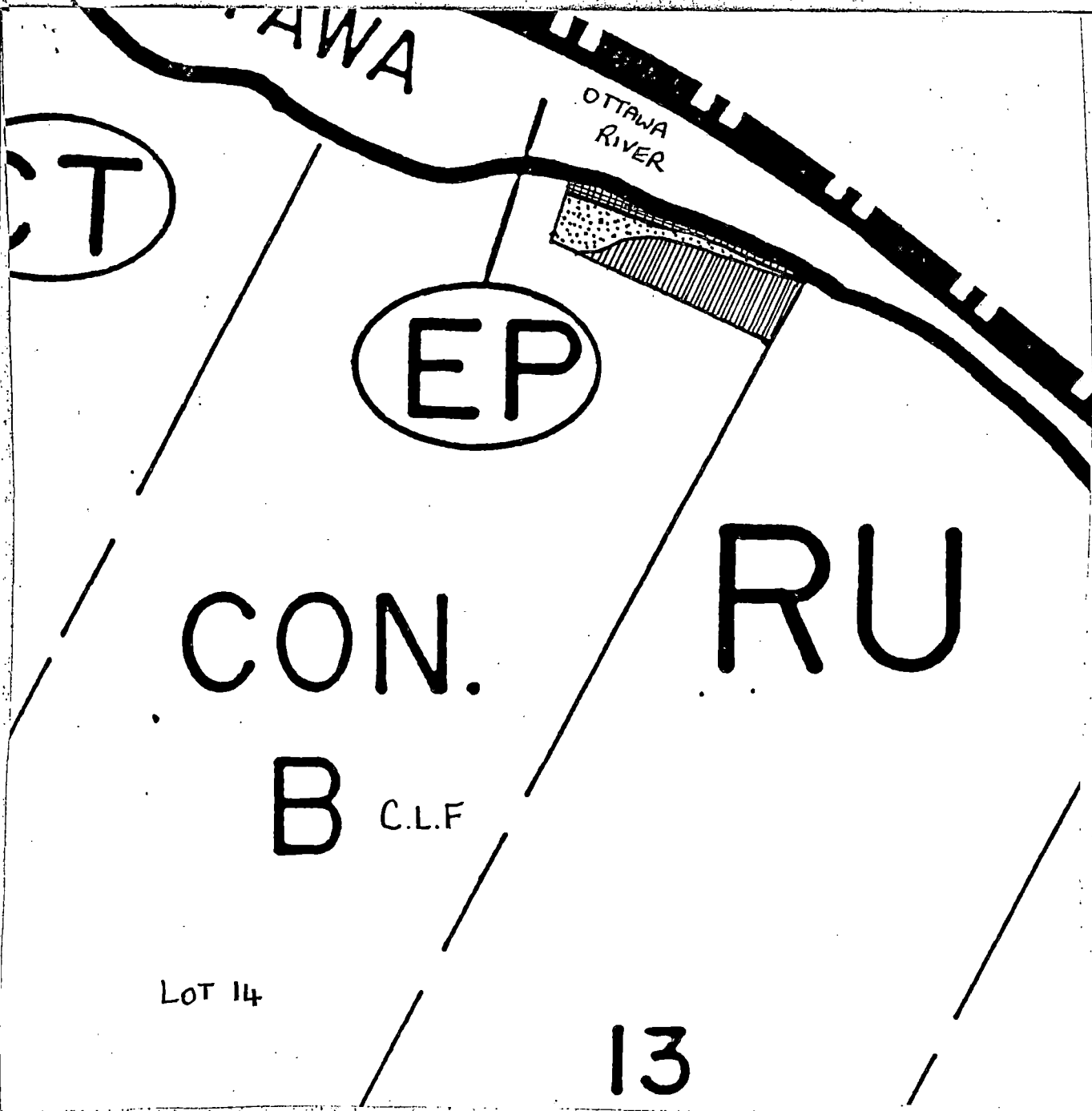
THIS IS SCHEDULE "A" TO BY-LAW NO PASSED THIS DAY OF May, 1992

Gordon White *Randi Ruth*
 REEVE CLERK




Schedule 'A' to By Law No 92-11

PART OF LOT 14 CONCESSION BCLF TOWNSHIP OF WESTMATH

SCALE 1CM = 160M



AREAS AFFECTED BY THIS BY-LAW

- ITEM ONE: SEASONAL RESIDENTIAL  [RS]
 - ITEM TWO: ENVIRONMENT PROTECTED  [EP]
 - ITEM THREE: ENVIRONMENT PROTECTED  [EP-6]
- SPECIAL EXCEPTION SIX

SCHEDULE "B"
TO BY-LAW NO. 92-11

PT LOT 14 CONBCLF
TOWNSHIP OF WESTMETH

CERTIFICATE OF AUTHENTICATION

THIS IS SCHEDULE "B" TO BY-LAW NO. 92-11
 PASSED THIS 6 DAY OF May, 1992
 Gordon & White *Randi Keith*
 REEVE 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 92-11 on the 6th day of MAY 1992 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 28th day of MAY 1992, 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 7th day of MAY 1992

Randi Keith
Randi Keith, Clerk
Township of Westmeath

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

I, Pat Burr, hereby certify that the notice for By-law No. 92-11 of the Township of Westmeath, passed by the Council of the Corporation on the 7th day of May 1992 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 May 28th 1992 and to this date no notice of appeal has been filed by any person or agency in the office of the Clerk.

DATED THIS 29th DAY OF May 1992

Pat Burr
Clerk.

Notice

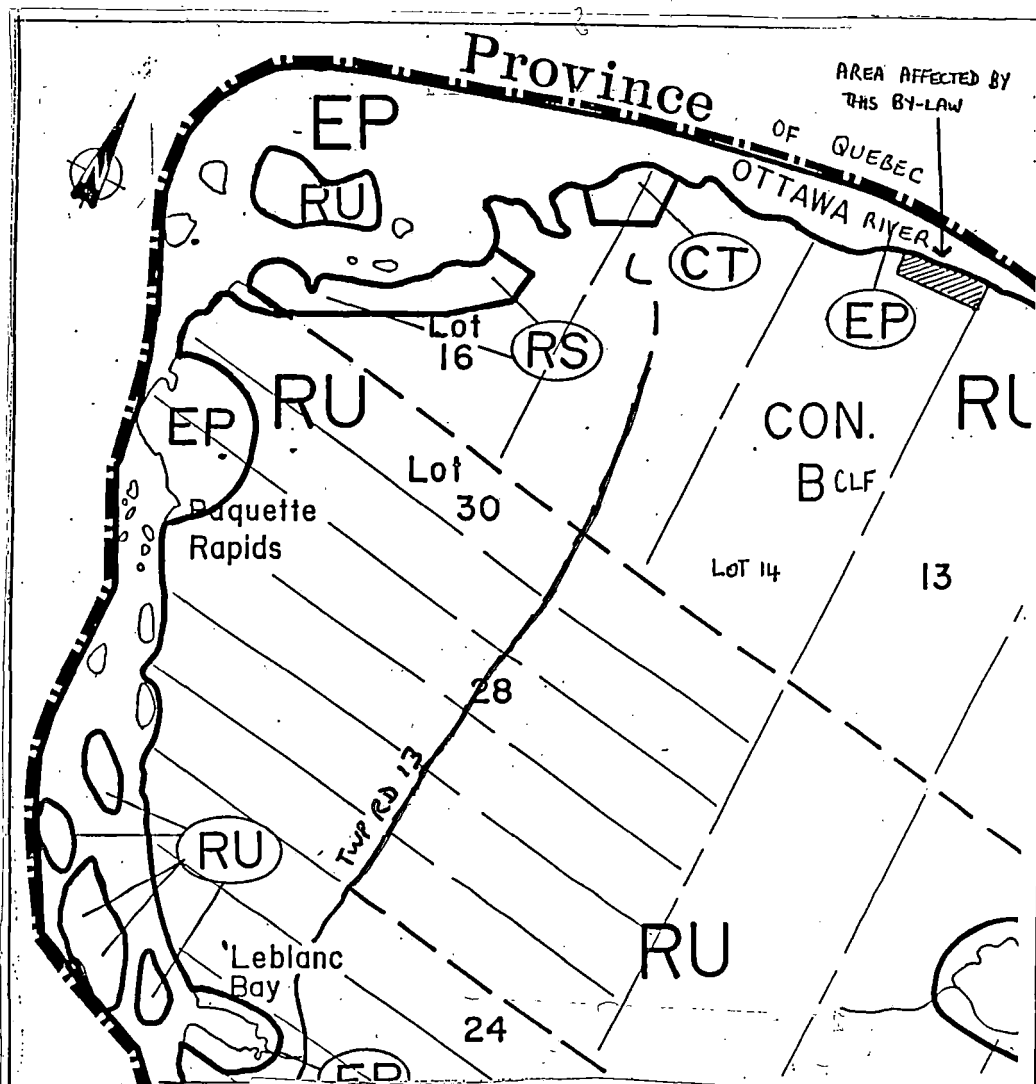
TOWNSHIP OF WESTMEATH

Public meeting concerning a proposed Zoning By-Law amendment.

Take notice that the Council of the Corporation of the Township of Westmeath will hold a public meeting April 8th at 7 p.m. in the Municipal Office building in Westmeath, to consider a proposed Zoning By-Law amendment pursuant to Section 34 of the Planning Act.

The purpose of the proposed amendment is to rezone a parcel of land approximately 2.4 ha in lot 14 Concession B CLF from Rural (RU) to Seasonal Residential (RS), Environmental Protected (EP) and Environmental Protected Special Exception Six (EP-6).

The land to be rezoned is situated along the Ottawa River, and recent Floodplain mapping indicates that part of it lies within the 1/100 year flood plain. There are several cottage lots there and the owner wishes to create two additional lots by means of severance. This is permitted under the infilling provisions of the Official Plan. This amendment will recognise the seasonal use of the property and define the restrictions that apply to the portions within the floodplain.



Any person may attend the meeting and/or make written or verbal presentation either in support of, or in opposition to the proposed amendment. Additional information relating to the proposed amendment is available at the Municipal Office in Westmeath.

Dated at the Township of Westmeath, March 3rd 1992.

Pat Burn Planning Administrator