

The Corporation of the Township of Westmeath

By-Law 92-21

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 appropriate 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 1, Concession I EML, 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 Rural Residential, Special Exception Five (RR-5).
3. Section 6(3) is amended by adding the following new subsection:

"(e) RR-5 Reduced Area/Front Setback

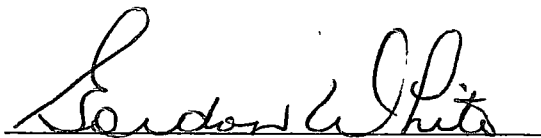
Notwithstanding any provisions of subsection 6(2)(a) and 6(2)(e) to the contrary, on the land identified as Rural Residential, Special Exception Five (RR-5), the following provisions shall apply:

- Lot Area (minimum) 1,890.0m²
- Building Setback, Front (minimum) 6.0m

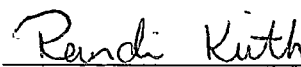
4. Schedule 'A', Map 1 to By-Law No. 81-9 is amended in accordance with the provisions of this By-Law.

This By-Law shall become effective on the date of passing hereof subject to the appeal provisions of the Planning Act.

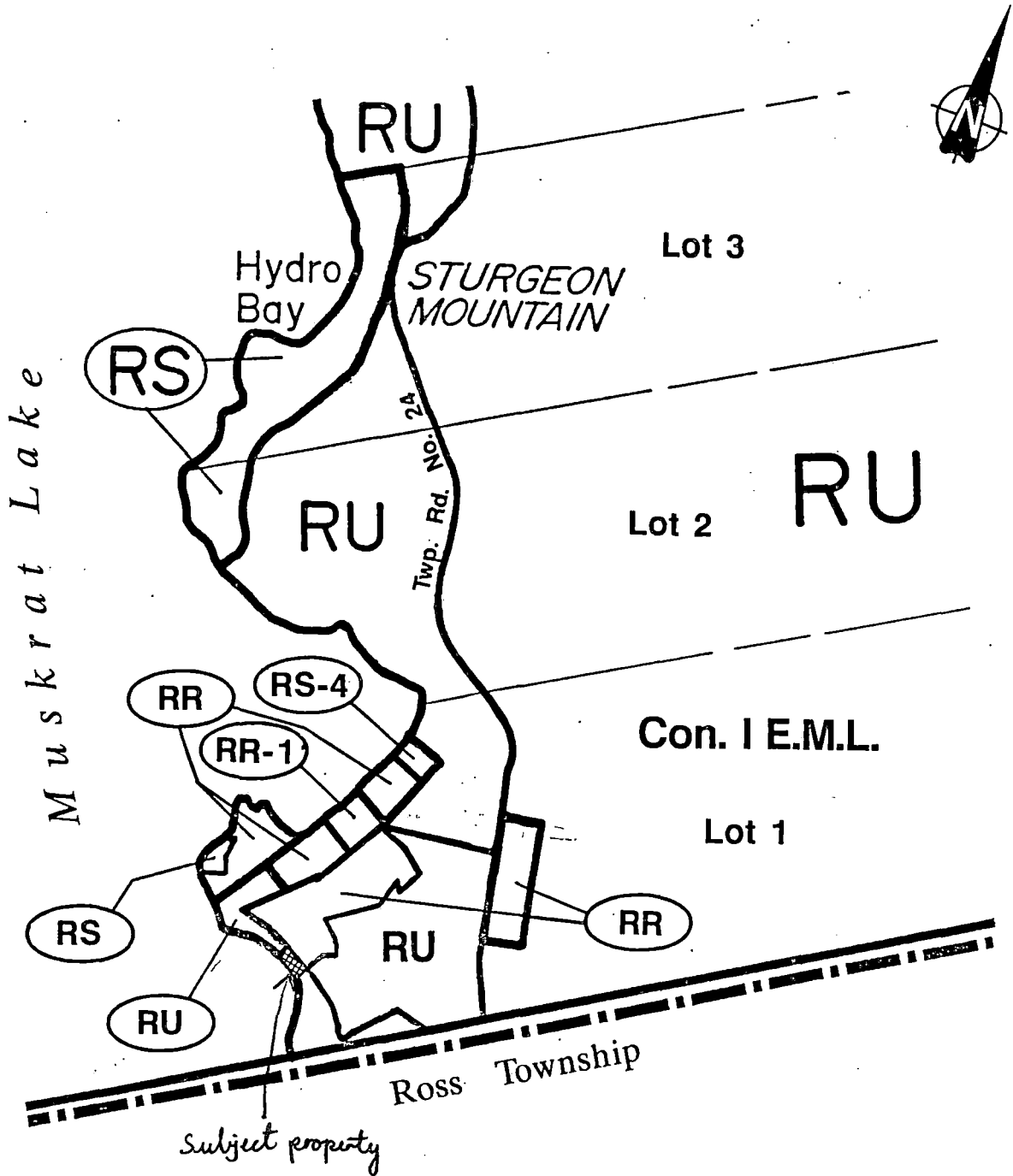
PASSED and ENACTED this 19th day of August, 1992.



Reeve



Clerk



Area(s) Affected by this By-law

Rural Residential
- special exception (RR-5) 

Certificate of Authentication

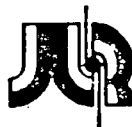
This is Schedule "A" to By-law No. 92-21,
passed this 19th day of August 1992.

S Gordon White *Randi Keith*
Reeve Clerk

Schedule "A" to By-law No. 92-21

Part of Lot 1, Con. I E.M.L.
Township of Westmeath

Prepared: 92/05/28
Scale 1:16000



**J.L. Richards & Associates
Limited**

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

EXPLANATORY NOTE

The purpose of this amendment is to rezone a lot located on Muskrat Lake from Rural Residential to Rural Residential - Special Exception Five (RR-5), in order to allow a single family dwelling to be constructed on the property. Because the lot is wide but shallow, the existing zoning provisions precluded development.

Two exceptions to the zone regulations are required.

1. The 2,000 m² minimum lot area of the Zoning By-law cannot be met since the total area of this enlarged lot is approximately 1,898 m². To allow some latitude for survey error, the minimum size proposed by this amendment is 1,890 m². Under section 3.15 of the Zoning By-law, an "existing lot" with less area than that required by the Zoning By-law could be used without a specific amendment to the By-law. Because the lot was added to and therefore changed, it is no longer an "existing lot", necessitating this amendment.
2. The setback from the Township road normally required is 12 m. Because of the shallowness of the lot, the front yard setback is proposed to be reduced to 6 m. It is preferable to reduce the distance between the resultant building and the road and maintain the setback from water established in the By-law, in order to reduce potential impacts on the water quality of Muskrat Lake.

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.

The applicant, four members of the Council and the Clerk attended the meeting.

Letters had been received from the Township of Ross and the Ministry of Natural Resources indicating that they have no objection to the amendment. A letter had been received by the Renfrew County District Health Unit indicating they needed a sites specific plan from the applicant. This had been provided and no further concerns were raised.

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 92-21 on the 19th day of August 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 10th day of September, 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 20th day of August, 1992

Randi Keith

Randi Keith, Clerk-Treasurer
Township of Westmeath

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