

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW 93-07

A By-Law to amend By-Law Number 81-9 of the Corporation of the Township of Westmeath, as amended.

PURSUANT TO SECTION 34 OF THE PLANNING ACT, 1990, THE TOWNSHIP OF WESTMEATH HEREBY ENACTS AS FOLLOWS:

1. THAT By-Law Number 81-9, as amended, be and the same is hereby further amended as follows:

a) By adding the following Subsection 15(3)(g) to Section 15 - Environmental Protection Zone (EP):

"15(3)(g) EP-7

Notwithstanding any provisions of Sections 15(1) and 15(2) to the contrary, those lands described as part of Lots 11 and 12, Concession North Front "A", Township of Westmeath and delineated as Environmental Protection-Special Exception Seven (EP-7) may be used in compliance with the permitted uses and zone provisions of the Rural (RU) Zone, excepting, however, that the following flood proofing requirements shall also apply to buildings, structures and facilities:

- i) no building openings such as doors or windows are located below the 111.5 m geodetic elevation;
- ii) the installation of power service metering equipment, electrical appliances, etc., such that they are not located below the floodplain elevation, but this does not prohibit the installation of electrical wall outlets equipped with ground fault plugs;
- iii) the design and installation of heating, air conditioning, ventilation, plumbing, sewer and water systems which consider flood susceptibility;
- iv) sanitary sewer and storm drainage systems having openings below the flood plain elevation shall be provided with automatic back flow preventers;
- v) water supply systems which are designed to prevent contamination by flood waters;
- vi) fuel fired furnaces which are provided with float operated automatic control valves which shut off the fuel supply in the event of flooding; and
- vii) septic systems which are designed to operate during flood conditions and which prevent sewer discharges which could result in a health hazard.

- b) Schedule "A", Map No. 1 is hereby amended by rezoning lands from Rural (RU) to Environmental Protection (EP) and Environmental Protection-Special Exception Seven (EP-7), as shown on Schedule "A" attached to this By-Law.
2. THAT save as aforesaid all other provisions of By-Law 81-9 as amended, shall be complied with.
3. This By-Law shall come into force and take effect on the day of final passing thereof.

PASSED and ENACTED this 21st day of April, 1993.

Gordon White
Reeve

Randi Keith
Clerk

EXPLANATORY NOTE

The Council of the Corporation of the Township of Westmeath passed a Comprehensive Zoning By-law (By-law 81-9) that applies to the entire Township of Westmeath on March 4, 1981.

The purpose of this Zoning By-law Amendment is to rezone approximately 75.0 acres of land to recognize the 1:100 year flood plain of the Ottawa River. The applicant owns approximately 125 acres and wishes to sever the lands into two large lots. Approximately 60 percent of the lands are within the flood plain of the Ottawa River and in accordance with the Flood Plain Planning Policy Statement the Ministry of Natural Resources has requested that the lands be rezoned to recognize the floodway and floodfringe of the Ottawa River.

The effect of this Zoning By-law Amendment is to rezone the subject lands from Rural (RU) to Environmental Protection (EP) and Environmental Protection-Special Exception Seven (EP-7). No development would be permitted within the EP Zone (floodway) and development within the EP-7 Zone (floodfringe) must be floodproofed in accordance with the provisions of the By-law.

This Zoning By-law Amendment is a prerequisite to the approval of consent application No. B32/92 of the County of Renfrew Land Division Committee.

The lands affected by this Amendment are described as part of Lots 11 and 12, Concession North Front 'A', Township of Westmeath and are located along the north side of County Road No. 12 (between the County Road and the Ottawa River), approximately half way between the hamlets of Perretton and Westmeath, as shown on the attached Key Map and on the Schedule 'A' attached to the amending By-law.

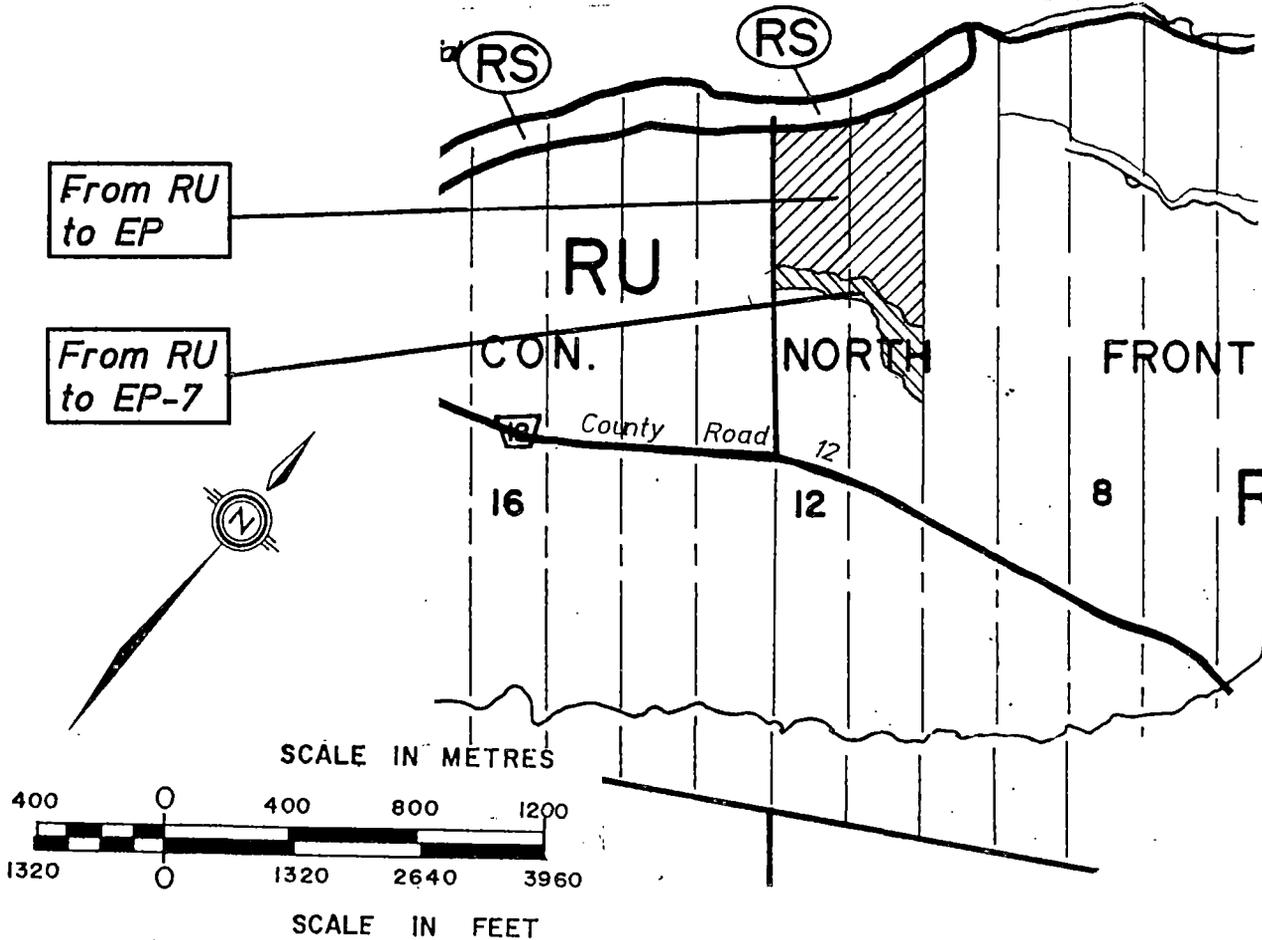
PUBLIC INVOLVEMENT

A Public Meeting was held prior to the passing of this By-Law in order to permit interested persons an opportunity to make representation 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, 4 members of Council and the Clerk were present at the meeting. The Clerk read letters from the Ministry of Agriculture and Food and the Renfrew County and District Health Unit. Neither agency had any concerns with the amendment.

There were no other comments or questions.

LOWER ALLUMETTE LAKE



CORPORATION OF THE
TOWNSHIP OF WESTMEATH

This is Schedule "A" to By-law Number 93-07
 Passed the 21 day of April 1993.
 Signatures of Signing Officers:

Gordon White Reeve Randi Kiith Clerk

LEGEND

- EP Environmental Protection Zone
- EP-7 Environmental Protection Zone-Exception Seven
- RU Rural Zone
- RS Seasonal Residential Zone
- Area affected by this Amendment