

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW 93-12

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:

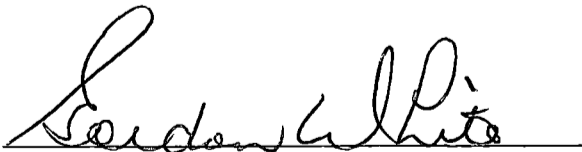
1. THAT By-Law Number 81-9, as amended, be and the same is hereby further amended as follows:
 - a) By adding the following Subsection 16(3)(c) to Section 16 - Agricultural Zone (A), immediately following Section 16(3)(b):

"16(3)(c) A-3

Notwithstanding anything in this By-Law to the contrary, those lands described as part of Lot 19, Concession East Front "B", Township of Westmeath (Part 1, Plan 49R-2337) and identified as Agriculture, Special Exception Three (A-3) on Schedule "A" to this By-Law may be used for the purposes of a fully-detached dwelling house in compliance with the provisions of the Agriculture (A) Zone, excepting, however, that:

- i) existing performance standards shall apply to all buildings and structures existing on the lands as of May 12, 1993. Any new structures shall comply with the applicable provisions of this By-Law. Applicable minimum lot area and minimum lot frontage shall be the minimum lot area and minimum lot frontage (as defined by this By-Law) for Part 1, Plan 49R-2337.
 - b) Schedule "A" (Map No. 2) is amended by rezoning lands from Agriculture (A) to Agriculture, Special Exception Three (A-3), 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 23rd day of June, 1993.


Reeve


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 a 0.34-acre parcel of land containing a fully-detached dwelling house and attached garage so that the existing structures and lot comply with the provisions of the Comprehensive Zoning By-law. Presently the lot is undersized in terms of area and frontage and the attached garage does not meet the side building setback requirement.

	<u>Required</u>	<u>Existing</u>
Lot Area (Min.)	20.0 ha	0.14 ha
Lot Frontage (Min.)	150.0 m	30.0 m
Building Setback, Side (Min)	4.0	1.2 m

The effect of this Zoning By-law Amendment is to rezone the lands from Agriculture (A) to Agriculture, Special Exception Three (A-3) such that the existing structures and lot will comply with the provisions of the Comprehensive Zoning By-law. Any new structures must comply with the provisions of the Comprehensive Zoning By-law.

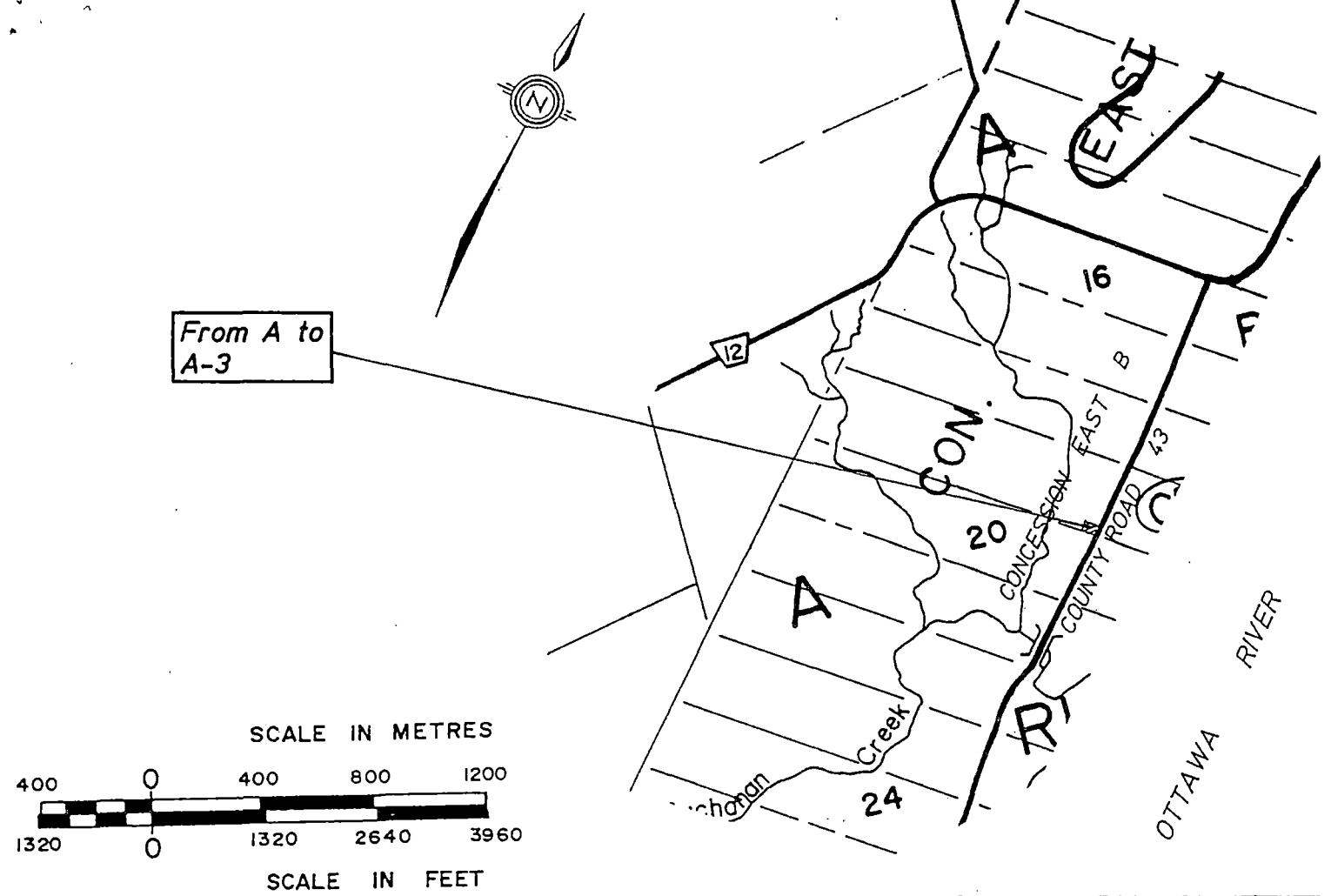
The lands affected by this By-law are described as part of Lot 19, Concession East Front 'B', Township of Westmeath (Part 1, Plan 49R-2337) and are located along the west side of County Road No. 43, approximately 0.5 mi. south of the intersection of County Roads 12 and 43, as shown on the attached Key Map and 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.

Members of Council and the Clerk were present at the meeting. No one represented the applicant. Notices had been sent to the Ministry of the Environment and Energy, Ministry of Natural Resources, Ministry of Agriculture and Food, Renfrew County & District Health Unit and the County of Renfrew. The Clerk read letters from the Ministry of Natural Resources and Renfrew County & District Health Unit. Neither agency had any concerns with the amendment.

There were no other comments or questions.



CORPORATION OF THE
TOWNSHIP OF WESTMEATH

This is Schedule "A" to By-law Number 93-12
 Passed the 23rd day of June 1993.
 Signatures of Signing Officers:

Gordon White Randi Keith
 Reeve Clerk

LEGEND

- A Agriculture Zone
- A-3 Agricultural Special Exception Three
- Area affected by this Amendment