

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW 93-17

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 7(3)(h) to SECTION 7 - SEASONAL RESIDENTIAL ZONE (RS), immediately following Subsection 7(3)(g):

"7(3)(h) RS-8

Notwithstanding anything in this By-Law to the contrary, for those lands described as Part of Lot 1, Concession II, W.M.L. Township of Westmeath and delineated as Seasonal Residential, Special Exception 8(RS-8) on Schedule "A" to this By-Law the following provisions and definitions shall apply:

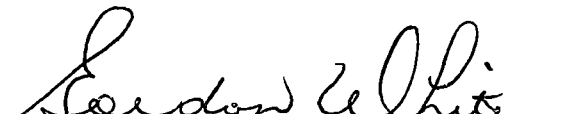
- (i) the northern property line shall be considered the Front Lot Line;
- (ii) the western property line shall be considered a Flank Lot Line;
- (iii) the southern property line shall be considered a Rear Lot Line;
- (iv) the eastern property line shall be considered a Side Lot Line;
- (v) Building Setback, Flank (minimum) 3.0 metres
- (vi) Building Setback, Rear (minimum)
 - main building 3.0 metres
 - accessory building 3.0 metres"

(b) Schedule "A" (Map No. 1) is amended by rezoning lands from Rural (RU) and Seasonal Residential (RS) to Seasonal Residential Exception 8 (RS-8), as shown on Schedules "A" and "B" 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 22nd day of September, 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 0.37 acre parcel of land to permit the construction of a seasonal dwelling house. The parcel in question is an existing lot and the rezoning is necessary to define the requested building envelope. A private road fronts on three sides of the lot and this situation is not anticipated in the Comprehensive Zoning By-law; hence, the required building envelope severely restricts the development of the lot.

The effect of this zoning by-law amendment is to rezone the lands from Rural (RU) and Seasonal Residential (RS) to Seasonal Residential, Special Exception Eight (RS-8). All provisions of the RS Zone will apply to the lands, excepting, however, that the front, flank, side and rear lot lines and the building setback (flank and rear) shall be as defined by the by-law.

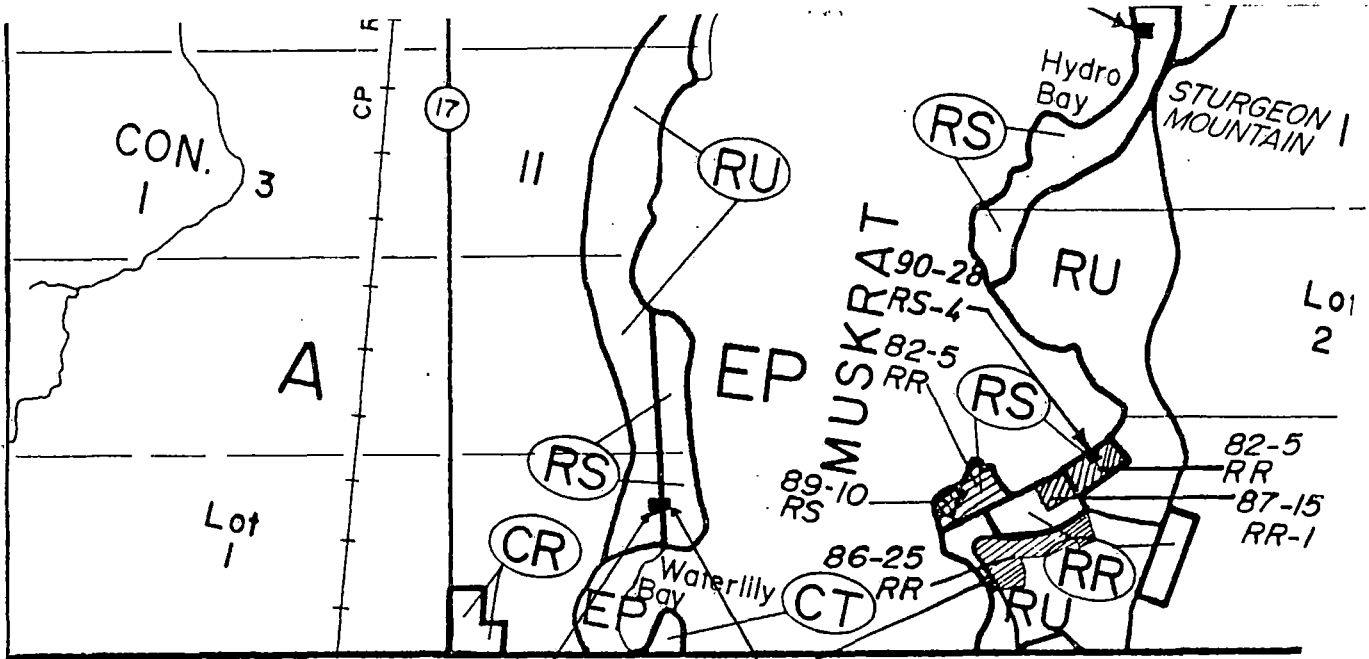
The lands affected by this by-law are described as part of Lot 1, Concession II WML and are located approximately 300 feet from the southwestern shoreline of Muskrat Lake, as shown on the attached Key Map and Schedules "A" and "B" attached to the amending by-law.

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.

Ted Barron, the applicant, and Mr. & Mrs. Madigan, adjoining property owners, were present at the meeting. Letters were received from the Renfrew County and District Health Unit, Ministry of Natural Resources and the Ministry of Agriculture and Food. None of the above mentioned agencies had any objection to the amendment. Mr. & Mrs. Madigan was concerned about how close the proposed building would be to their property line and that the right-of-way would be utilized in the winter. It was explained to them that the amendment had to take place to accommodate a building on the lot because of the right-of-way existing on three sides of the lot. No building would be able to be erected with the present setbacks.

The Clerk informed Mr. & Mrs. Madigan that Council was obliged to deal with the proposed amendment. If the By-Law is passed, they have 20 days to appeal the By-Law to the Municipal Board for their decision.



From RU
To RS-8

From RS
To RS-8

CORPORATION OF THE
TOWNSHIP OF WESTMEATH

This is Schedule "A" to By-law Number 93-17
 Passed the 22 day of September 1993.
 Signatures of Signing Officers:

Carson White
 Reeve

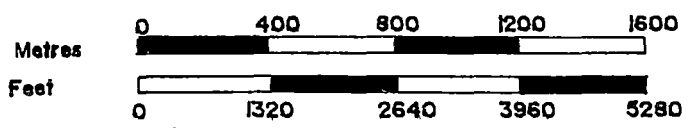
Rosdi Kuth
 Clerk

LEGEND

- RS Seasonal Residential (RS)
- RU Rural (RU)
- CR Rural Commercial (CR)
- CT Tourist Commercial (CT)
- RR Rural Residential (RR)
- EP Environmental Protection (EP)
- Area Affected By Amendment



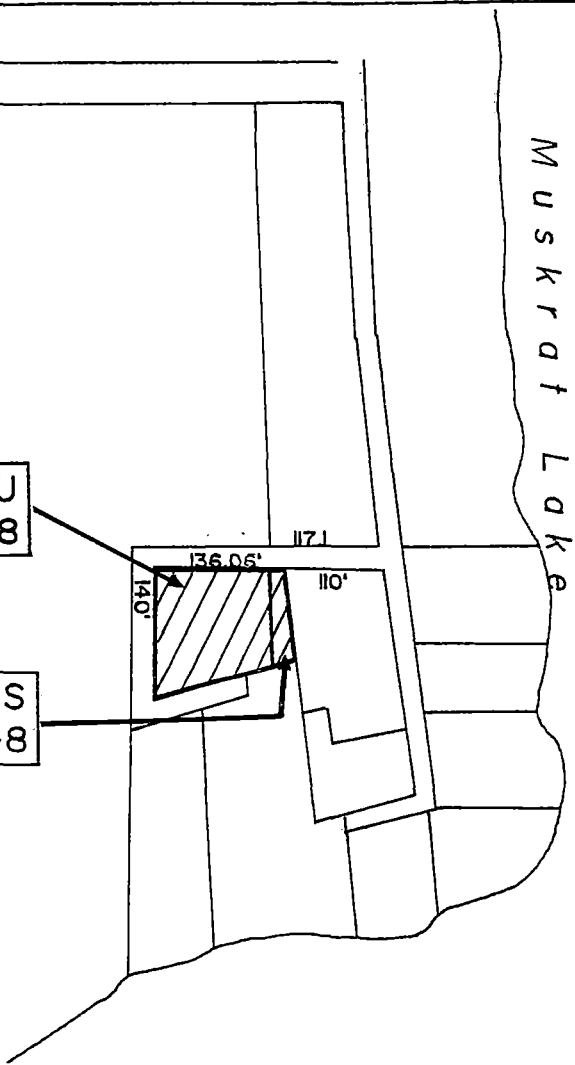
SCALE



Lot 1
Con 1

From RU
To RS-8

From RS
To RS-8



CORPORATION OF THE
TOWNSHIP OF WESTMEATH

This is Schedule "E" to By-law Number 93-17
Passed the 22nd day of September 1993.
Signatures of Signing Officers:

Gordon White Reeve Randi Kuth Clerk

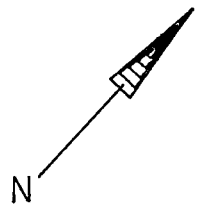
LEGEND

- | |
|----|
| RS |
|----|

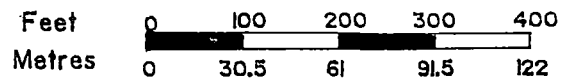
 Seasonal Residential (RS)
- | |
|----|
| RU |
|----|

 Rural (RU)
- | |
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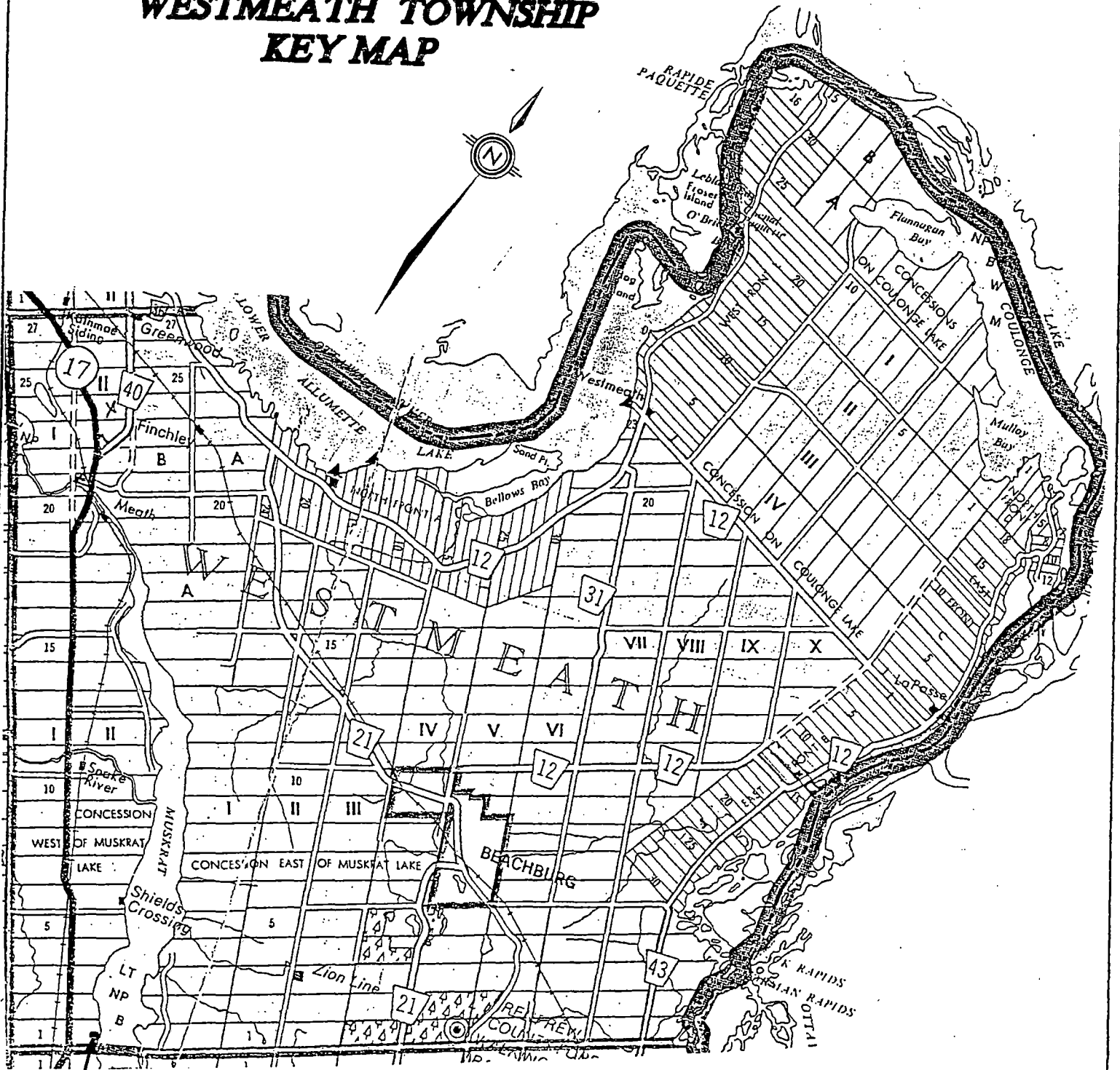
 Area Affected By Amendment



SCALE



WESTMEATH TOWNSHIP KEY MAP



Location of Amendment