

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW # 94-09

A By-Law to adopt Amendment #18 to Official Plan

WHEREAS: The Council of the Corporation of the Township of Westmeath, in accordance with Sections 17 and 21 of the Planning Act R. S. O. 1990, as amended has authority to amend it's Official Plan.

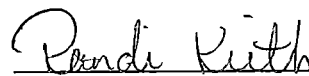
NOW THEREFORE the Council of the Corporation of the Township of Westmeath ENACTS as follows:-

1. Amendment #18 to the Official Plan of the Township of Westmeath, consisting of the following text and attached Schedule "A" is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment #18.
3. This By-Law shall come into force and take effect on the day of final passing thereof.

PASSED and ENACTED this 9th day of February, 1994.

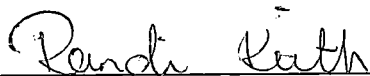


Reeve



Clerk

CERTIFIED that the above is a true copy of By-Law 94-09 as enacted and passed this 9th day of February, 1994.



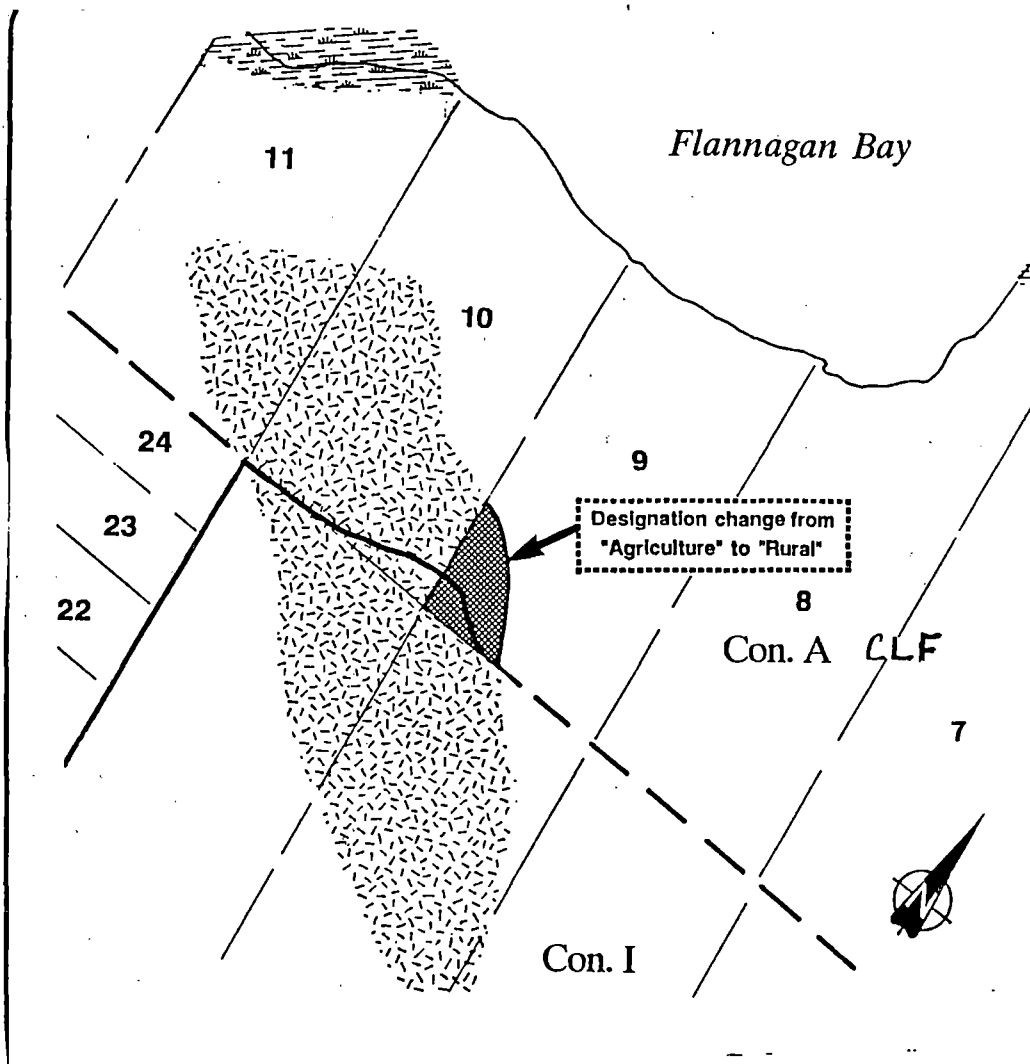
Clerk

TOWNSHIP OF WESTMEATH

Public Meeting Concerning an Official Plan Amendment

Take notice that the Council of the Corporation of the Township of Westmeath will hold a Public Meeting on June 3rd, 1992, at 7:00PM in the Municipal Office Building in Westmeath to consider an Official Plan amendment.

The purpose of this amendment is to redesignate a small parcel of land from "Agriculture" to "Rural" in order to allow the development of a 31.5 ha parcel of land by plan of subdivision. The land is located in part of Lot 9, Concession A CLF at the North end of Township Road # 12. The Ministry of Agriculture & Food has determined that this amendment would have no adverse effect on agriculture.



Any person may attend the Public meeting and/or make written or verbal representation either in support of, or in opposition to the proposed changes.

Additional information relating to the proposed amendment is available for inspection at the Municipal Office in Westmeath during regular office hours.

Dated at the Township of Westmeath this 24th day of April, 1992.

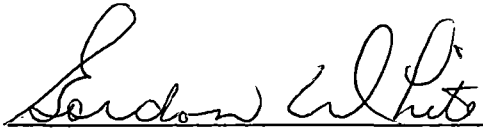
Pat Burn, Planning Administrator

OFFICIAL PLAN OF THE TOWNSHIP OF WESTMEATH

Amendment # 18

This amendment was adopted by the Corporation of the Township of Westmeath by By-Law 94-09 in accordance with Sections 17 and 21 of the Planning Act 1983, on the 9th day of February 1994.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

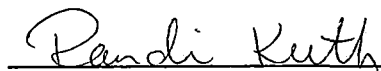


Reeve



Clerk

I hereby certify that this is a true copy of Amendment # 18 to the Official Plan of the Township of Westmeath as adopted by By-Law No. 94-09 of the Corporation of the Township of Westmeath on the 9th day of February 1994.



Clerk

PART B - THE AMENDMENT

INTRODUCTION

All of this part of the document, entitled Part B - The Amendment, consisting of the following text and Schedule 'A', constitutes Amendment No. 18 to the Official Plan of the Township of Westmeath.

DETAILS OF THE AMENDMENT

The Official Plan of the Township of Westmeath is hereby amended by redesignating the lands identified on Schedule 'A' to this amendment from "Agriculture" to "Rural."

IMPLEMENTATION

Amendment No. 18 will be implemented by the consideration of a plan of subdivision for the subject land as well as the abutting lands and, following draft approval, a Zoning By-Law amendment.

The other policies of the Official Plan regarding implementation will also continue to apply.

INTERPRETATION

The policies of the Official Plan regarding interpretation shall apply.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to redesignate a small parcel of land from "Agriculture" to "Rural" in order to allow the development of the land by plan of subdivision.

LOCATION

The subject lands are located in part of Lot 9, Concession A, Coulonge Lake at the north end of Township Road #12.

BASIS

The land affected by this amendment is a portion of a 31.5 ha parcel of land which abuts the Ottawa River at Flannagan Bay. The southwest corner of the property is designated Agriculture on Schedule 'A' to the Township Official Plan. The agricultural category is a fragmented extension to a larger area located in Concessions I, II, III and beyond. A small finger extends across the Township Road.

Map 31F, the Soil Capability for Agriculture Map, and the Renfrew County Report No. 37 of the Ontario Soil Survey, both identify the land as having very low capability for agriculture. The land is not used for agricultural purposes.

Consultations occurred with the Ontario Ministry of Agriculture and Food to determine that agency's position. Their letter of September 18, 1991 concludes that the Ministry has no objection to the proposal as it would have no adverse effect on agriculture. Paragraph 2 of that letter notes:

"During a site inspection, staff noted that the subject lands were entirely bush-covered with the only agricultural activity in the area being some hay production to the north. According to the Canada Land Inventory of Soil Capability for Agriculture, the subject lands consist of predominantly organic soils with a small area of Class 2 soils to the west (along Concession 1)."

A draft plan of subdivision has been prepared for the subject property and circulation is being held up pending the completion of an Official Plan amendment redesignating the site.

Since the area has no agricultural potential and forms a logical area for development to occur, the Official Plan is being amended to remove this small area from the agriculture designation.

COMPONENTS OF THIS AMENDMENT

PART A - THE PREAMBLE does not constitute part of the amendment but contains background information in support of it.

PART B - THE AMENDMENT, consisting of a text and Schedule 'A' constitutes Amendment No. 18 to the Official Plan of the Township of Westmeath.

PART C - THE APPENDICES, which does not constitute part of this Amendment are also attached or are available at the Municipal Office and include agency correspondence, public meeting minutes, etc.

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 18 to the Official Plan of the Township of Westmeath, but are included as information supporting the Amendment.

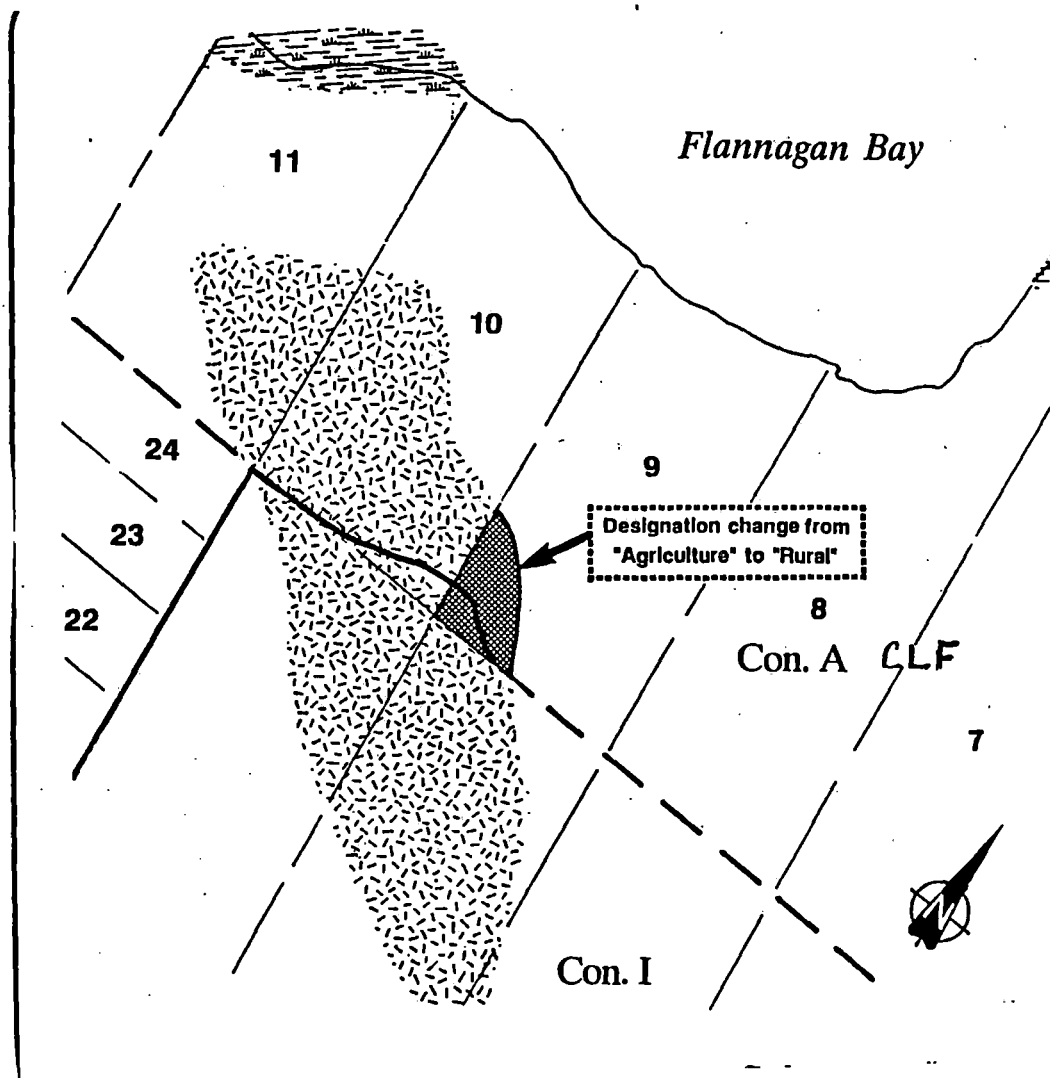
1. Correspondence from the Ministry of Municipal Affairs (July 17, 1991 and September 19, 1991).
2. Correspondence from the Ministry of Agriculture and Food (September 18, 1991).
3. Notice of Public meeting.
4. Results of Public meeting.

TOWNSHIP OF WESTMEATH

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The purpose of this amendment is to redesignate a small parcel of land from "Agriculture" to "Rural" in order to allow the development of a 31.5 ha parcel of land by plan of subdivision. The land is located in part of Lot 9, Concession A CLF at the North end of Township Road # 12. The Ministry of Agriculture & Food has determined that this amendment would have no adverse effect on agriculture.



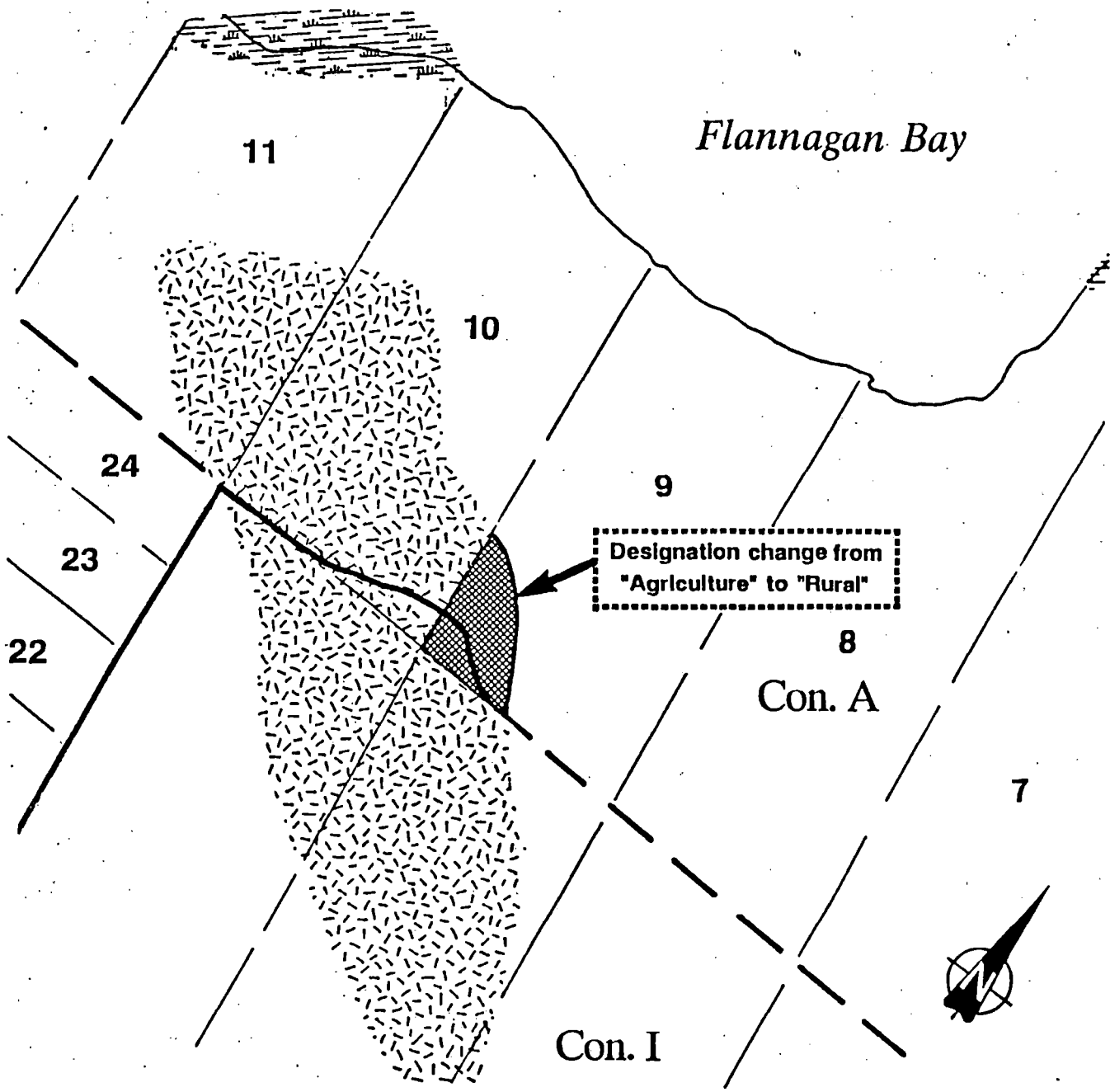
Any person may attend the Public meeting and/or make written or verbal representation either in support of, or in opposition to the proposed changes.

Additional information relating to the proposed amendment is available for inspection at the Municipal Office in Westmeath during regular office hours.

Dated at the Township of Westmeath this 24th day of April, 1992.

Pat Burn, Planning Administrator

Flannagan Bay

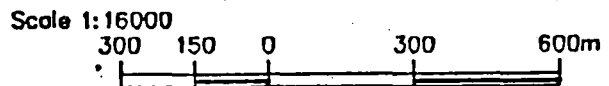


Note: Excerpt from Schedule 'A' of the Official Plan

Legend:

Agriculture	
Rural	
Sensitive Areas	
Twp. Improved Road	
Twp. Unimproved Roads	

Schedule "A"
 Amendment No. 18
 to the
 Official Plan
 of the
 Township of
 Westmeath



Prepared: 1992/03/02



J.L. Richards & Associates Limited

Consulting Engineers, Architects & Planners
 OTTAWA KINGSTON SUDBURY, CANADA



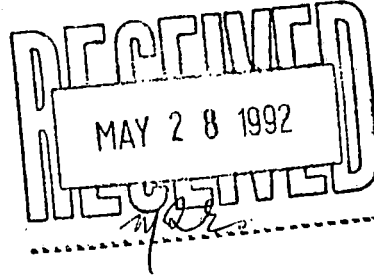
Ontario

Ministry of
Agriculture
and Food

Ministère de
l'Agriculture et
de l'Alimentation

Land Use Planning Branch

Tel: 613-258-8306
1-800-267-7953
Fax: 613-258-8392



Provincial Building
Box 2004
Kemptville, Ontario
K0G 1J0

May 26, 1992

Pat Burn
Planning Administrator
Township of Westmeath
Westmeath, Ontario K0J 2L0

Dear Mrs. Burn:

RE: Official Plan Amendment #17
Part Lot 9, Concession A
Westmeath Township - Renfrew County

Staff of the Ministry of Agriculture and Food have completed a review of the proposal noted above.

The development proposal has been considered in terms of the goals and objectives of this Ministry and according to the criteria and policies contained in the Food Land Guidelines which support those goals and objectives.

Based on present knowledge and this review, we have no objection to this proposal.

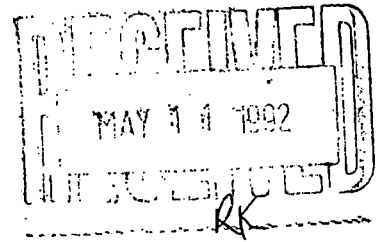
Should you have any questions, or wish to discuss this matter further, please do not hesitate to contact this office.

Gary McTavish
Land Use Specialist

GM:nr

cc: Janet Anderson
District Manager, Eastern





AMENDMENT #17 TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WESTMEATH

March, 1992



Ministry of
Natural
Resources

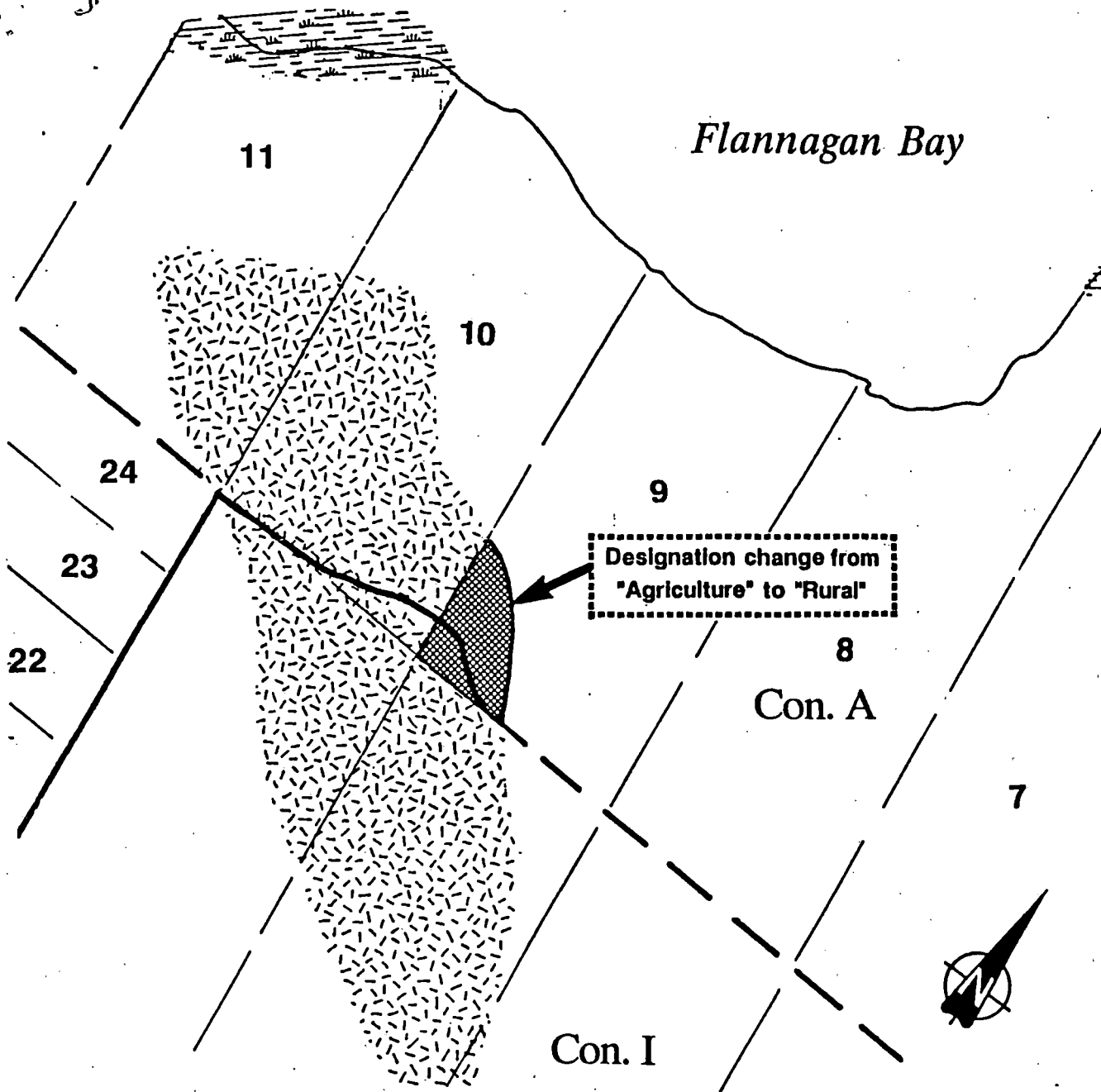
Date May 7/92

We have no objections to this proposal
as it has no apparent effects on the
programs of this Ministry.

Sign [Signature]
Approval Authority

J. L. RICHARDS & ASSOCIATES LIMITED
Consulting Engineers, Architects and Planners
864 Lady Ellen Place
Ottawa, Ontario
K1Z 5M2

JLR 83-7967

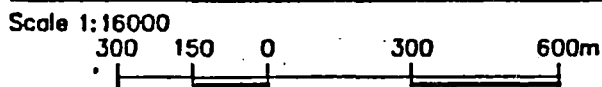


Note: Excerpt from Schedule 'A' of the Official Plan

Legend:

Agriculture	
Rural	
Sensitive Areas	
Twp. Improved Road	
Twp. Unimproved Roads	

Schedule "A"
Amendment No. 17
to the
Official Plan
of the
Township of
Westmeath



Prepared: 1992/03/02



J.L. Richards & Associates
Limited

Consulting Engineers, Architects & Planners
811 AVA KINGSTON LEUDBURY, CANADA

A Public Meeting was held on June 3, at 7:00PM in the Municipal Offices at Westmeath to discuss proposed amendment #17 to the Official Plan. Present at the meeting was the agent representing the applicant, members of Council, the Municipality's Planning Consultant and the Clerk-Treasurer. Letters commenting on the proposed amendment from the Ministry of Agriculture and Food, and Ministry of Natural Resources were read at the meeting.

No other comments or objections were made.

EXPLANATORY NOTE

By-Law 94-09 adopts amendment #18 to the Official Plan. This amendment replaces amendment #17 to the Official Plan which was refused by Ministry of Municipal Affairs as a hydrogeological report had not been done prior to submitting amendment #17. The Ministry felt approval would be premature.

The purpose of this amendment is to redesignate a small parcel of land from "Agriculture" to "Rural" in order to allow the development of a 31.5 ha. parcel of land by plan of subdivision. The land is located in part of Lot 9, Concession A, CLF at the North end of Township Road #12.

The applicant has now submitted the hydrogeological report to the Ministry of Municipal Affairs and the Official Plan amendment has been renumbered #18 and submitted for approval. It is the opinion of Council of the Township of Westmeath and the Area Planner for the Ministry of Municipal Affairs (Mr. R. Formica) that it is not necessary to re-circulate the amendment.

PUBLIC INVOLVEMENT

A Public Meeting was held on June 3rd, 1992 to deal with the amendment.