

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 94-20

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)(i) to Section 15 - Environmental Protection Zone (EP)

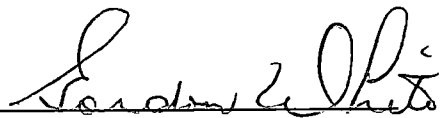
15(3)(i) EP-9

Notwithstanding any provisions of Sections 15(1) and 15(2) to the contrary, those lands described as part of Lots 16 and 17, Concession E.F.B., Township of Westmeath and delineated as Environmental Protection-Special Exception Nine (EP-9) 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:

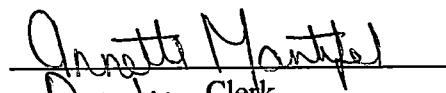
- i) no building openings such as doors or windows are located below the 107.5 m geodetic elevation;
- ii) the installation of power service metering equipment, electrical appliances, etc., such that they are not located below the floodplain elevation, but this does not prohibit the installation of electrical 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 floodplain elevation shall be provided with automatic back flow preventers;
 - v) water supply systems which are designed to prevent contamination of 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;
 - viii) the EP-9 Zone provisions apply to those lands above the 107.5 metre geodetic elevation and below the 108.5 metre geodetic elevation.
- b) Schedule "A" (Map No. 2) is hereby amended by rezoning lands from Rural (RU) and Environmental Protection (EP) to Rural (RU), Environmental Protection (EP) and Environmental Protection, Special Exception Nine (EP-9), as shown on Schedule "A" attached to this By-Law.
- c) Schedule "A" (Map No. 2) is hereby amended by adding the notation "See By-Law 94-20" on those lands subject to this By-Law which are outlined on the 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 September, 1994.



Reeve



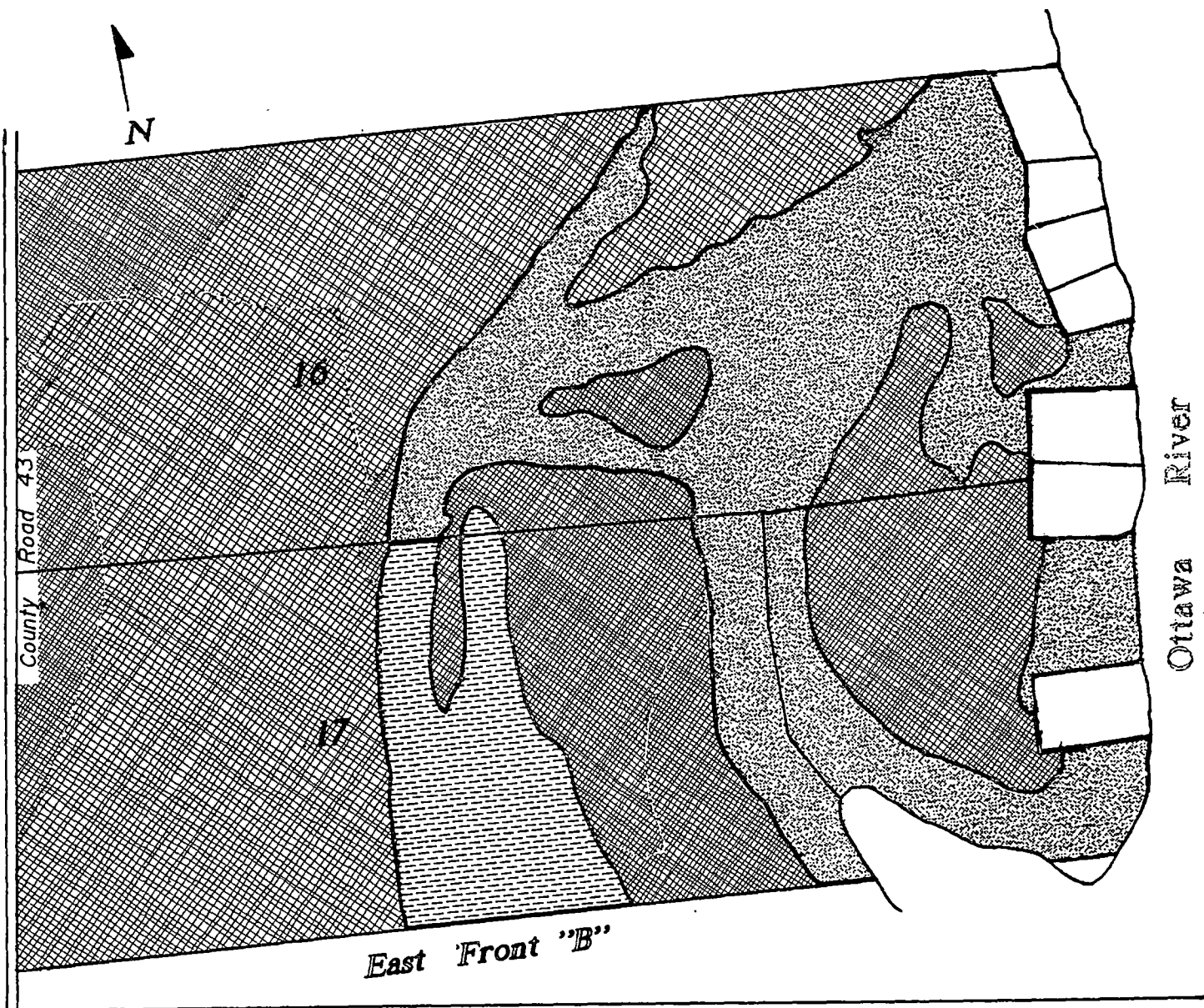
Deputy Clerk

CORPORATION OF THE
TOWNSHIP OF WESTMEATH




This is Schedule "A" to By-law Number 94-20
Passed the 21st day of September 1994.
Signatures of Signing Officers:

[Signature]
Reeve

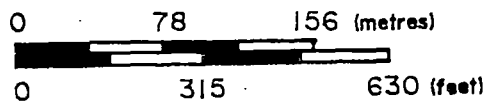
[Signature]
Deputy Clerk



LEGEND

-  Area to be zoned: Rural (RU)
-  Area to be zoned: EP
-  Area to be zoned: EP-9

SCALE



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.

Dwight and Hugh Robinson were present at the meeting to speak about this amendment. The reason for this amendment is to permit the severance of this property into two lots. The Ministry of Natural Resources has requested the implementation of a zoning by-law amendment to prohibit development (other than boat docking and launching facilities) within the floodway of the Ottawa River. Development in the flood fringe would require floodproofing.

Letters were read from the Ministry of Natural Resources, the Renfrew County and District Health Unit and the Office of the County Engineer at the County of Renfrew. All three agencies had no objections to the proposed amendment.

Both Dwight and Hugh Robinson had no major concerns regarding this amendment. They realize the amendment is required before their severance will be approved. Dwight Robinson already has a cottage in the area and has no plans for further development. They both have seen the effects of previous floods in this area. There were no other comments or questions.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

I, Randi Keith, hereby certify that the notice for By-Law No. 94-20 of the Township of Westmeath, passed by the Council of the Corporation on the 21st day of September, 1994 was given in the manner and form and to the persons and agencies prescribed by Regulation 404/83, made under subsection 17 of Section 34 of the Planning Act, 1983, as amended.

I also certify that the 20 day objection period expired on October 12th, 1994 and to this date no notice of appeal has been filed by any person or agency in the office of the Clerk.

DATED THIS 13th DAY OF OCTOBER, 1994.



Clerk