

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 95-17

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

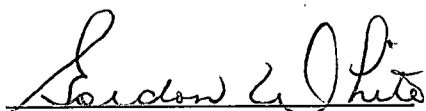
PURSUANT TO SECTION 34 OF THE PLANNING ACT, 1990, THE TOWNSHIP OF WESTMEATH HEREBY ENACTS AS FOLLOWS:

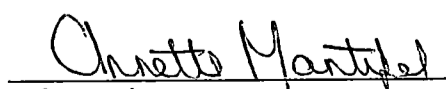
1. THAT By-Law Number 81-9, as amended, be and the same is hereby further amended as follows:
 - (a) By adding the following subsection 6(3)(f) RR-6 - Home Industry Permitted to SECTION 6 RURAL RESIDENTIAL ZONE (RR), immediately following subsection 6(3)(e):

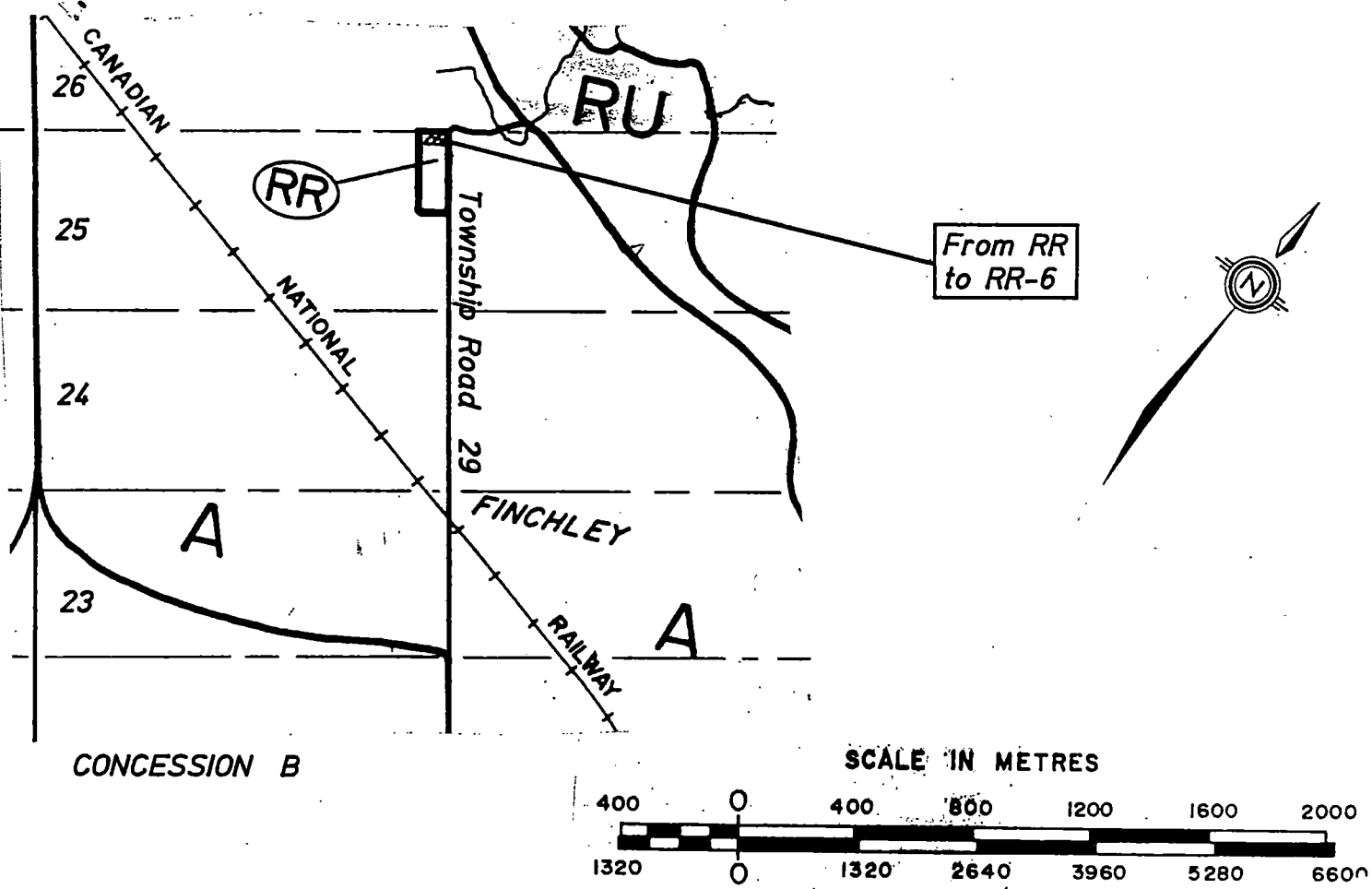
"6(3)(f) RR-6 - Home Industry Permitted in Attached Garage

Notwithstanding subsections 6(1)(b) and 3(10)(a) to the contrary, on those lands described as part of Lot 25, Concession 'B', Township of Westmeath and delineated as RR-6 on Schedule "A" (Map 1) to this By-Law, the garage attached to the existing fully-detached dwelling may be used as a home industry.
 - (b) Schedule "A" (Map 1) is amended by rezoning lands within Lot 25, Concession 'B', Township of Westmeath from Rural Residential (RR) to RR-6, as shown on the attached Schedule "A".
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 5th day of July, 1995.


Reeve


Deputy - Clerk



CORPORATION OF THE
TOWNSHIP OF WESTMEATH

This is Schedule A to By-law Number 95-17
 Passed the 5 day of July 1995.

Signatures of Signing Officers:
[Signature] Reeve [Signature] Deputy Clerk

LEGEND

- RR Rural Residential Zone
- RR-6 Rural Residential Zone-Exception Six
- A Agriculture Zone
- RU Rural Zone
- Area affected by this Amendment

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.

The purpose of this re-zoning is to rezone a 0.50 acre lot to permit the establishment of a home industry (small engine repair shop) within an attached garage which already exists on the subject lands. Michael Gaudet, the applicant, was present at the meeting to speak in favour of the proposed amendment. Don Waito, a neighbour of the applicant, was also present to ask some questions of Council and the applicant regarding the proposed amendment.

The proposed amendment had been circulated to the County of Renfrew, the Renfrew County and District Health Unit and the Ministry of Environment and Energy. A letter had been received from the Renfrew County and District Health Unit stating that the agency had no objection to the proposed amendment.

Mr. Waito raised four issues of concern regarding the proposed amendment. The first issue raised was off-street parking since Mr. Gaudet's residence is located near a sharp corner. He was concerned about vehicles being parked on the road thereby making it difficult for school buses and fire trucks to navigate the corner. The second issue raised concerned the testing of snowmobiles on the public road and whether there is legislation or a by-law prohibiting this. The Township does not have a by-law restricting snowmobiles from using public roads nor is there provincial legislation preventing this except on the 400 series highways. The third issue of concern was whether the Township had a noise by-law to restrict the testing of engines after a certain hour. There is no noise by-law in the Township but one would have recourse through the Ontario Provincial Police. The final issue raised concerned the affect an engine repair shop may have on the appearance of Mr. Gaudet's property. The Township does have a property standards by-law in place which would deal with derelict and dismantled vehicles. In addition, Mr. Gaudet has two storage barns in the back of his property where he would be keeping any parts, etc.

Reeve White asked Mr. Gaudet whether he would be selling wholesale parts from his business. Mr. Gaudet replied that he would not be holding stock right now since it takes time to build up clients. If he did sell stock, it would only be small items. Mr. Gaudet also stated that he has parking for about six vehicles at any one time in his yard plus there is space available for snowmobile trailers to turnaround. There also is a snowmobile trail in the field right near his property where snowmobiles can run.

There were no further questions or concerns.

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

I, Randi Keith, hereby certify that the notice for By-Law No. 95-17 of the Township of Westmeath, passed by the Council of the Corporation on the 21st day of June, 1995 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 July 26th, 1995 and to this date no notice of appeal has been filed by any person or agency in the office of the Clerk.

DATED THIS 27th DAY OF JULY, 1995.

Randi Keith

Mrs. Randi Keith
Clerk-Treasurer
Township of Westmeath
Westmeath, Ontario
K0J 2L0