

THE CORPORATION OF
TOWNSHIP OF WHITEWATER REGION

BY-LAW NUMBER 16-07-879

A By-law to amend By-law Number 98-13 of the former Corporation of the Township of Westmeath as amended.

PURSUANT TO SECTIONS 34 AND 36 OF THE PLANNING ACT, THE TOWNSHIP OF WHITEWATER REGION HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 98-13, as amended, be and the same is hereby further amended as follows:

- (a) By adding the following new subsections 19.3(rr) Waterfront Vicinity-Exception Forty-Four (WV-E44) and 19.3(ss) Waterfront Vicinity-Exception Forty-Five (RU-E45) to **Section 19.3 – EXCEPTION ZONES**, immediately after subsection 19.3(qq) Waterfront Vicinity-Exception Forty-Three (WV-E43):

“(rr) Waterfront Vicinity-Exception Forty-Four (WV-E44)

Notwithstanding Section 3.8 or any other provision of this By-law to the contrary, for those lands located in part of Lot 4, Concession A CLF, geographic Township of Westmeath that are owned and operated under a family corporation and delineated as Waterfront Vicinity-Exception Forty-Four (WV-E44) on Schedule “A” to this By-law, the existing 11 single detached dwellings are permitted. All other provisions of the Zoning By-law shall apply.

Any additions or enlargements to existing buildings and structures will require an amendment to the approved site plan.

(ss) Waterfront Vicinity-Exception Forty-Five (WV-E45)

Notwithstanding Section 3.8 or any other provision of this By-law to the contrary, for those lands located in part of Lot 4, Concession A CLF, geographic Township of Westmeath that are owned and operated under a family corporation and delineated as Waterfront Vicinity-Exception Forty-Five (WV-E45) on Schedule “A” to this By-law, a maximum of 25 single detached dwellings are permitted. All other provisions of the Zoning By-law shall apply.

Any additions or enlargements to buildings and structures will require an amendment to the approved site plan.”

- (b) By adding the following new subsections to Section 19.4 – **INTERIM USES AND STANDARDS (HOLDING)** immediately after subsection (c) Waterfront Vicinity-Exception Thirty-Seven-holding (WV-E37-h):

“(d) Waterfront Vicinity-Exception Forty-Four-holding (WV-E44-h):

Until such time that the holding symbol is removed, in accordance with the conditions set forth herein, from any of the land zoned WV-E44-h within Lot 4, Concession A Colonge Lake Front (CLF), in the geographic Township of Westmeath, no person shall use land or erect or use a building or structure except in accordance with the following:

(1) Permitted Uses

- existing single detached residential dwellings on an existing lot
- open space
- passive recreation
- buildings 10 square metres or less in area

(2) Conditions for removal of Holding Symbol (h)

The holding symbol shall not be removed until the following conditions have been met and approved to Council's satisfaction:

- (a) Approval of a site plan agreement by the Township under Section 41 of the Planning Act and registered on title to the property. The site plan agreement shall include, but not be limited to the following:
 - (i) the size and location of all existing buildings including wells, septic systems and any other facilities and works to be provided.
 - (ii) road access requirements to ensure that roadways are constructed and maintained to a standard which is suitable for emergency service vehicles.
- (b) Ministry of Environment and Climate Change (MOECC) Environmental Compliance Approval (ECA) for the private waste disposal systems.

(e) Waterfront Vicinity-Exception Forty-Five-holding (WV-E45-h):

Until such time that the holding symbol is removed, in accordance with the conditions set forth herein, from any of the land zoned WV-E45-h within Lot 4, Concession A Colonge Lake Front (CLF), in the geographic Township of Westmeath, no person shall use land or erect or use a building or structure except in accordance with the following:

(1) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation
- buildings 10 square metres or less in area

(2) Conditions for removal of Holding Symbol (h)

The holding symbol shall not be removed until the following conditions have been met and approved to Council's satisfaction:

- (a) Approval of an amendment to the site plan agreement by the Township under Section 41 of the Planning Act and registered on title to the property. The site plan agreement shall include, but not be limited to the following:
 - (i) road access requirements to ensure that roadways are constructed and maintained to a standard which is suitable for emergency service vehicles.
 - (ii) lot grading information necessary to ensure that the drainage of each new building site will not negatively impact any other building sites, adequate shoreline buffering is provided and elevation information to

ensure future residential uses comply with the flood plain requirements of this by-law.

- (b) Ministry of Environment and Climate Change (MOECC) Environmental Compliance Approval (ECA) for the private waste disposal systems.
 - (c) A report to ensure that an adequate supply of potable water is available for development.”
- (c) Schedule “A” (Map 2) to By-law 98-13 is amended by rezoning the lands described as part of Lot 4, Concession A CLF, from Waterfront Vicinity (WV) to Waterfront Vicinity-Exception Forty-Four-holding (WV-E44-h), as shown as item 1, and from Extractive Industrial Reserve (EMR) and Waterfront Vicinity (WV) Waterfront Vicinity-Exception Forty-Five-holding (WV-E45-h), shown as items 2 and 3 on Schedule “A” attached hereto.
2. THAT save as aforesaid all other provisions of By-law 98-13 as amended, shall be complied with.
3. This by-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this 13 day of July, 2016.

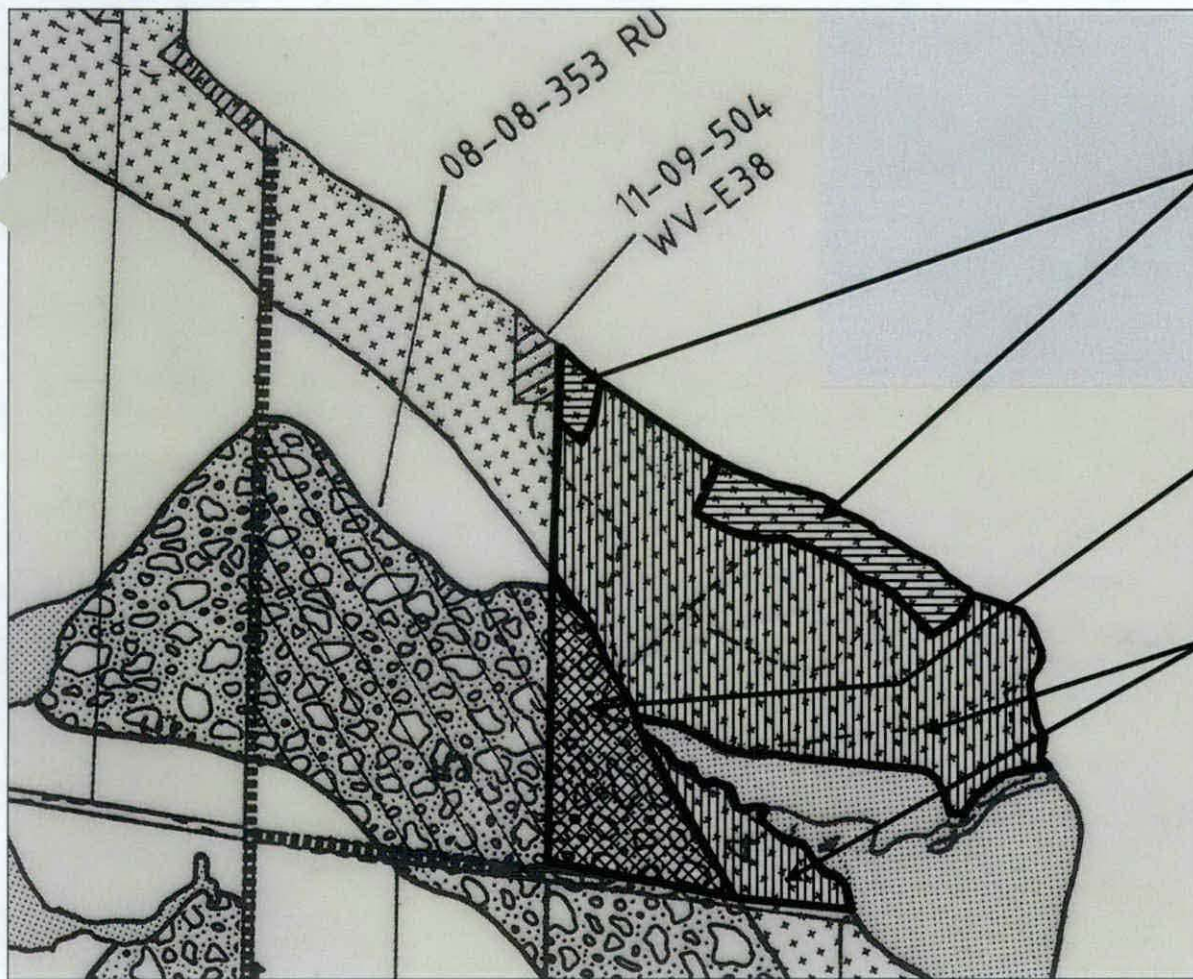
This By-law read a THIRD time and finally passed this 13 day of July, 2016.



CAO/CLERK



MAYOR



Item 1:
From WV
To WV-E44-h

Item 2
From EMR
To WV-E45-h

Item 3:
From WV
To WV-E45-h



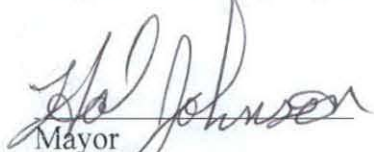
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CORPORATION OF THE
TOWNSHIP OF WHITEWATER REGION

This is Schedule "A" to By-law Number 16-07-879




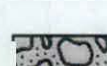
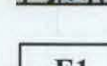
Passed the 13th day of July 2016.




Signatures of Signing Officers:

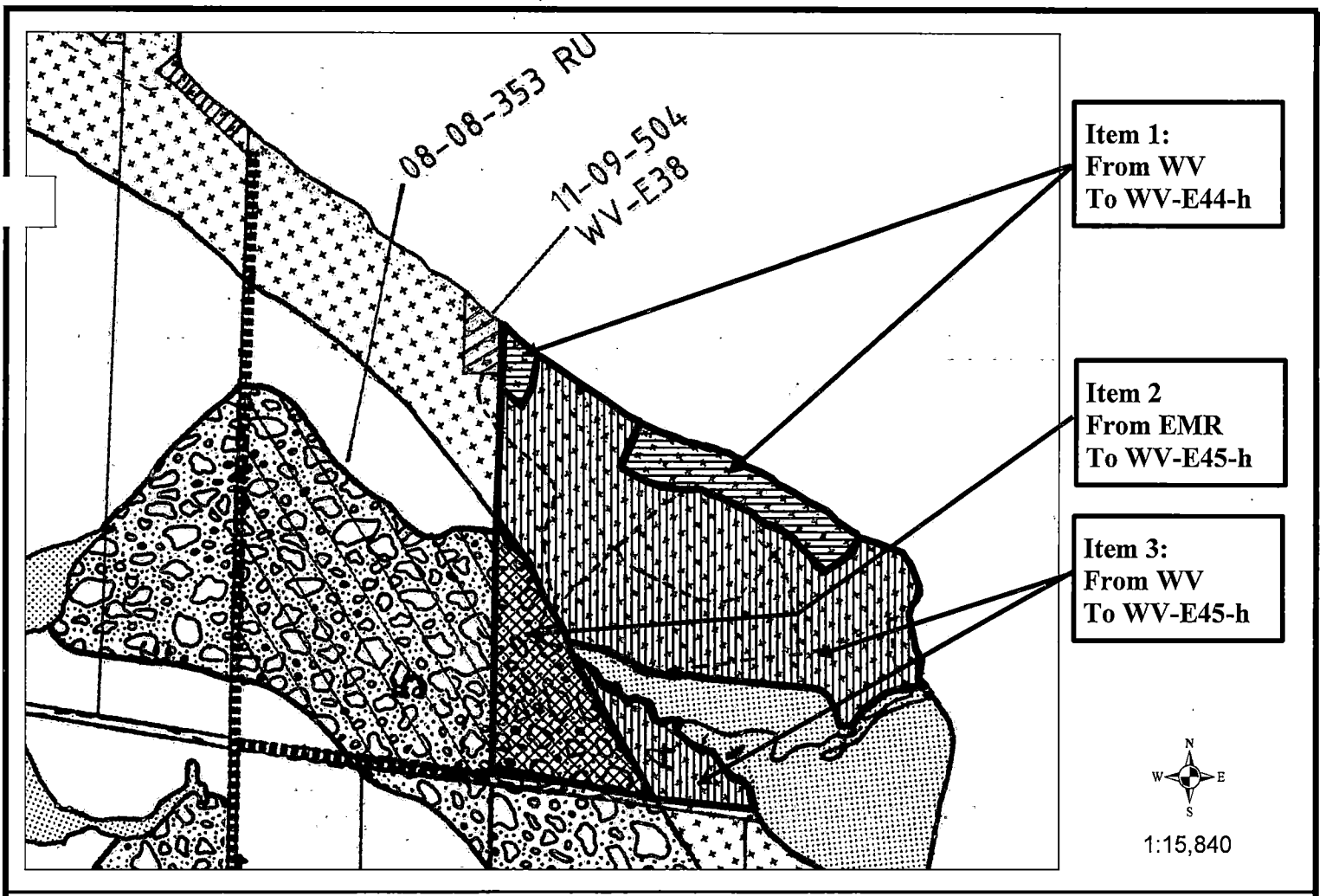

Mayor


CAO/Clerk

LEGEND

-  Waterfront Vicinity (WV)
-  Rural
-  Environmental Protection (EP)
-  Extractive Industrial Reserve (EMR)
-  Exception Zone

- Areas affected by this Amendment
-  Item 1: From WV to WV-E44-h
 -  Item 2: From EMR to WV-E45-h
 -  Item 3: From WV to WV-E45-h



Item 1:
From WV
To WV-E44-h

Item 2
From EMR
To WV-E45-h

Item 3:
From WV
To WV-E45-h

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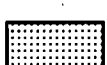


**CORPORATION OF THE
TOWNSHIP OF WHITEWATER REGION**




This is Schedule "A" to By-law Number _____
Passed the ____ day of _____ 20__.
Signatures of Signing Officers:

Mayor

CAO/Clerk

LEGEND

-  Waterfront Vicinity (WV)
-  Rural
-  Environmental Protection (EP)
-  Extractive Industrial Reserve (EMR)
-  Exception Zone

- Areas affected by this Amendment**
-  Item 1: From WV to WV-E44-h
 -  Item 2: From EMR to WV-E45-h
 -  Item 3: From WV to WV-E45-h