

## Public Meeting

J.F. Skinner Builders Ltd.

Monday, April 12, 2010, 7:10 p.m.

West Perth Council Chambers

**Present:** All members of Council were present.

Others present: County Planner Mark Swallow, Clerk Susan Cronin, CAO Jaques.

RESOLUTION: 156/10

Moved by Walter McKenzie

Seconded by Barb MacLean

THAT:

The Council of the Municipality of West Perth open a Public Meeting to consider an amendment to the Municipality of West Perth Zoning By-law No. 100-1998 that affects property in the Municipality described as Part 138, Registered Plan No. 339, Mitchell Ward. The application has been initiated by the current property owner J.F. Skinner Blders. Ltd.

CARRIED

Mayor Van Bakel acted as Chair for the Public Meeting.

Chair Van Bakel called the meeting to order.

Notice was given to everyone within 120 metres of the subject property and the applicable agencies by prepaid first class mail on the 23<sup>rd</sup> day of March 2010. A sign was posted on the property.

Mark Swallow stated the purpose of the application.

The proposed By-law No. Z123-2010 of the Corporation of the Municipality of West Perth is an amendment to the Municipality of West Perth Zoning By-law No. 100-1998 and affects property in the Municipality described as Part of Lot 138, Registered Plan No. 339. The subject application has been initiated by the current property owner J.F. Skinner Blders. Ltd.

The proposed By-law No. Z123-2010 changes the zone classification of the land shown in hatching on the attached map from its current "Mitchell Residential Low Density Zone Two (R2)" to "Mitchell Residential Medium Density Zone Three (R3)". The "R3" zone permits one single-detached dwelling, one semi-detached dwelling, one unit of a semi-detached dwelling, one duplex dwelling, one converted dwelling containing not more than two units, a bed and breakfast establishment, a home occupation, a park, and accessory uses.

By-law No. Z123-2010 has been adopted by Council on the basis of an application submitted by the owner. The owner is proposing to construct a semi-detached dwelling (two dwelling units) on the subject property.

There has been two pieces of correspondence received as follows:

1. The Upper Thames River Conservation Authority stating that the Authority has no objections.
2. Monteith, Ritsma, Phillips correspondence stating the proposed by-law to be satisfactory.

Chair Van Bakel called on anyone who wished to comment in favour of the proposed amendment. There was none.

Chair Van Bakel called on anyone who wished to comment in opposition of the proposed amendment. Jeff Copeland was in attendance. Mr. Copeland stated that he resides behind the subject property and was not in favour of the application. He was concerned with having two loud neighbours instead of one in a neighbourhood that has a majority of single family dwellings.

Chair Van Bakel called on Jim Skinner, owner of the subject property, to comment. Mr. Skinner stated that he had canvassed the neighbours on Adelaide Street and had no unfavourable comments. Mr. Skinner stated that the house was beyond repair and needed to be demolished.

Council was given an opportunity to ask questions. Issues such as house numbering, the positioning of the house and distance to lot lines were addressed.

If you wish to be notified of the decision of the Council of the Municipality of West Perth in respect of the proposed Zoning By-law Amendment application, you can make a written request or a phone call (519) 348-8429 x224 to the Clerk of the Municipality of West Perth, 169 St. David Street, Mitchell, Ontario, N0K 1N0 or email [scronin@westperth.com](mailto:scronin@westperth.com).

RESOLUTION: 157/10

Moved by Ross McIntosh

Seconded by Don Jones

THAT:

The Council of the Municipality of West Perth close a Public Meeting to consider an amendment to the Municipality of West Perth Zoning By-law No. 100-1998 that affects property in the Municipality described as Part 138, Registered Plan No. 339, Mitchell Ward. The application has been initiated by the current property owner J.F. Skinner Blders. Ltd.

CARRIED



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Chair John Van Bakel



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Clerk Susan Cronin