

Public Meeting

Brown

Monday, June 28th, 2010, 7:00 p.m.

West Perth Council Chambers

Present: All members of Council were present except Councillor Jeff Marshall.

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

RESOLUTION: 303/10

Moved by Don Jones

Seconded by Larry Wight

THAT:

The Council of the Municipality of West Perth open a Public Meeting to consider a proposed Zoning By-law amendment affecting property described as Lots 61 and 62 Registered Plan 315 (Hibbert Ward). The proposed owners of the property are Andrew and Janet Brown.

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 4th day of June 2010. A sign was posted on the property.

Mark Swallow stated the purpose of the application.

The proposed By-law No. Z125-2010 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 of Lot 61 and Lot 62, Registered Plan No. 315, Hibbert Ward. The subject application has been initiated by the applicants Andrew Brown and Janet Brown.

The proposed By-law No. Z125-2010 changes the zone classification of the land shown in hatching on the attached map from its current "Hamlet/Village Residential Zone (HVR)" to "Hamlet/Village Commercial Zone (C2-*)" and regulate the types of uses permitted on the subject property. The uses permitted will include the following uses: a storage building, a business or professional office use; a club, private; a day nursery and/or nursery school; an eating establishment, restaurant; an eating establishment, takeout or fast food; a financial institution; a funeral home; a hotel; a medical clinic; a personal service establishment; a post office; a recreational use, commercial; a rental establishment; a repair shop; a repair shop, small engine; a retail store; a variety store and accessory uses, excluding an accessory residential use.

The proposed By-law No. Z125-2010 has been adopted by Council on the basis of an application submitted by the owners. The owners are proposing to erect a new 12m X 24m building towards the eastern portion of the property, outside of the flood plain area associated with the Liffy Drain. The proposed building will be used for personal dry storage.

The Clerk informed Council of the 3 pieces of correspondence received:

1. Correspondence from Christine Hare and Linda Pinhay stating their opposition to this proposal with regards to increased traffic, all hours access, structure suitability and potential flooding costs.
2. Correspondence from Colleen Eickmeier stating her opposition to this proposal with regards to creating a negative impact on neighbouring properties, drainage concerns, the size of the building, and tidiness of the property.
3. Correspondence from the MTO stating that the application would not be supported as presented due to lack of a commercial entrance and visibility concerns of the guard rail. A site specific zoning may be approved. MTO requests a site plan for review and approval.

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. There was none.

Chair Van Bakel called on Andrew Brown, applicant, to comment. Mr. Brown stated that the proposed building would be used for personal storage and that he had no intention of running a business out of this building. Martin Feeney stated that the building would be 30 feet high with exterior steel clad and would blend in with the surrounding properties.

Council was given an opportunity to ask questions. There was discussion regarding the MTO's comments about the access.

Mark Swallow recommends a deferral for further discussion with the MTO and ABCA as well as the applicant to submission of a site plan proposal.

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.

RESOLUTION: 304/10

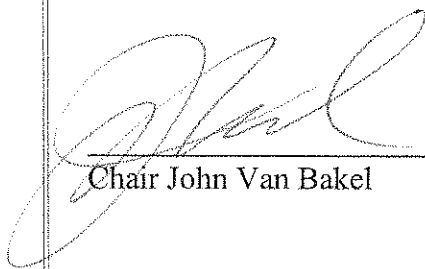
Moved by Gordon Young

Seconded by Walter McKenzie

THAT:

The Council of the Municipality of West Perth close a Public Meeting to consider a proposed Zoning By-law amendment for property described as Lots 61 and 62 Registered Plan 315 (Hibbert Ward). The proposed owners of the property are Andrew and Janet Brown.

CARRIED



Chair John Van Bakel



Clerk Susan Cronin