

**Public Meeting
Janice Elg**

**Monday December 19th, 2011 7:00 p.m.
West Perth Council Chambers**

Present: All members of Council were present.

Others present: Chief Administrator Officer Will Jaques, Clerk Susan Cronin, Fire Chief Walt Anderson, Chief Building Official Bob McLean, Treasurer Karen McLagan, Operations Manager Mike Kraemer, and Planner Mark Swallow.

RESOLUTION: 688/11

Moved by Barb MacLean

Seconded by John Nater

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 Amendment No. 100-1998 that affects property in the Municipality described as Part of Park Lot 36, Registered Plan No. 339 in the Mitchell Ward for property owned by Janice Elg.

CARRIED

Mayor McKenzie acted as Chair for the Public Meeting.

Chair McKenzie called the meeting to order at 7:06 p.m. stating that the Public Meeting was being held in accordance with Section 34(12) of the Planning Act, RSO 1990. The purpose of the Public Meeting is to solicit the Public's comments with respect to a Zoning By-law Amendment application.

Clerk Cronin stated that notice was given by first class mail to all land owners within 120 metres (400 feet) of the land affected by the By-law, to those agencies as prescribed by Regulation, and a sign advertising tonight's meeting was posted on the property on November 30th, 2011. In response to the circulation and posting of the notice the following correspondence was received:

- 1) Andrew Phillips of Monteith Ritsma Phillips – stating proposed by-law to be satisfactory.
- 2) Mike Kraemers, West Perth Operation Manager, stating that the Municipality is unable to perform the task of providing services such as sanitary, storm and water due to the depth that is necessary. West Perth will coordinate, tender and oversee the servicing provided by others and all associated costs will be billed back to the property owner by the Municipality.
- 3) Upper Thames River Conservation Authority stating no objection. Any development or site alteration may require a permit.

Planner Mark Swallow stated the purpose of the application:

By-law No. Z140-2011 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 Park Lot 36, Registered Plan No. 339. The subject application has been initiated by the current property owner Janice Elg.

By-law No. Z140-2011 changes the zone classification of the land shown in hatching on the attached map from its current "Mitchell Residential Low Density Zone One (R1)" to "Mitchell Residential Low Density Zone Two (R2)". The "R2" zone permits one single-detached dwelling, a bed and breakfast establishment, a home occupation, a park, and accessory uses.

By-law No. Z140-2011 has been adopted by Council on the basis of an application submitted by the owner. The previous property owners applied to and received conditional consent approval from the County of Perth Land Division Committee (Application No. B33/10) to sever the west part of Park Lot 36, Registered Plan No. 339 from the abutting lands to the east. The purpose of the consent application was to create an infilling lot which will be used for residential purposes. One of the conditions of the consent approval required that the owners make application to the Municipality and receive approval for a Zoning By-law Amendment to recognize a lot with a frontage of 15.24 metres (50.0 feet) and an area of 487.7 square metres (5,250 square feet). The new owner is seeking to complete the consent application and initiated the subject Zoning By-law Amendment.

Planning Advisory Member Mike Tam state that the Planning Advisory Committee recommended approval of the application as the proposal conforms to the policies of the Mitchell Ward Official Plan.

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

Chair McKenzie called on anyone who wished to comment in opposition of the proposed amendment. Darren Bald of 6 Clayton Street, Mitchell expressed concerns with regards to traffic flow due to parking on the street and the additional required parking from another residential lot. Janet Williamson of 33 Blanchard Street, Mitchell expressed concerns with regards to parking and driveway locations for the retained and severed lots.

Chair McKenzie called on the applicant to comment on the proposed amendment. Janice Elg stated that she recently purchased the property and was continuing the consent process that had been started by the previous owners.

Members of Council asked questions.

Mayor McKenzie thanked those in attendance for their comments. 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. There is a 20 day appeal period to the Ontario Municipal Board that applies from the notice of decision.

RESOLUTION: 689/11

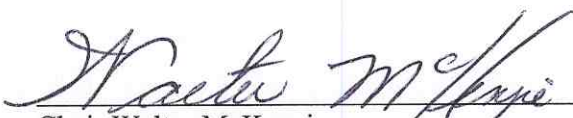
Moved by Bill French


Seconded by Annamarie Murray

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 Amendment No. 100-1998 that affects property in the Municipality described as Part of Park Lot 36, Registered Plan No. 339 in the Mitchell Ward for property owned by Janice Elg.

CARRIED


Chair Walter McKenzie


Clerk Susan Cronin