

**Public Meeting  
Clem and Jo-Anne Schoonderwoerd**

**Monday December 19<sup>th</sup>, 2011 7:05 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: 691/11

Moved by Nicholas Vink

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 Amendment No. 100-1998 that affects property in the Municipality described as Part Lot 1, Concession 1 in the Hibbert Ward for property owned by Clem and Jo-Anne Schoonderwoerd.

CARRIED

Mayor McKenzie acted as Chair for the Public Meeting.

Chair McKenzie called the meeting to order at 7:18 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 30<sup>th</sup>, 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.

Planner Mark Swallow stated the purpose of the application:

By-law No. Z139-2011 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 Hibbert Ward described as Part of Lot 1, Concession 1. The subject application has been initiated by the property owner - Clem and Jo-Anne Schoonderwoerd.

By-law No. Z139-2011 does not change the zone classification of the land shown in hatching on the attached map from its current "Agricultural Zone (A-5)" but rather provides an exception to the "A-5" zone to permit a farm-related industrial use described a grain, cereal or bean storage use as an additional use within the most southerly existing 62.4 metre X 24.4 metre building.

By-law No. Z139-2011 has been adopted by Council on the basis of an application submitted by the owners. The owners of the subject property wish to establish a farm-related industrial use described as grain storage warehouse in addition to the existing farm-related silo and liquid manure tank construction sales and service business. As approved, the nature and extent of the silo and liquid manure tank construction sales and service business remains unchanged.

Planning Advisory Member Murray McIntosh stated that the Planning Advisory Committee recommended approval of the application as the proposal conforms to the policies of the Mitchell Ward Official Plan.

Chair McKenzie called on anyone who wished to comment in favour of the proposed amendment. Howard Culligan stated that the application added growth and value for the community.

Chair McKenzie called on anyone who wished to comment in opposition of the proposed amendment.

Chair McKenzie called on the applicant to comment on the proposed amendment. Laverne Kirkness spoke on behalf of the applicant. Mr. Kirkness stated that the proposal was consistent with the Provincial Policy Statements and that it was an appropriate use for this area.

Clem and Jo-Anne Schoonderwoerd  
December 19<sup>th</sup>, 2011

David Vandewalle requested clarification on the process of receiving a building permit. Bob McLean, Chief Building Official reviewed this process and addressed the modifications necessary for the building to be used for grain storage. Ken Britton stated that in this case the process was not followed.

Members of Council asked questions. There was discussion regarding the current site plan and the access from the adjacent property to the building that would be used for commodity storage. Currently the access is not permitted to be used from the adjacent property. If access is requested an amendment to the site plan would need to be addressed. There were no comments received from the Ministry of Transportation and some concerns were brought forward as to the traffic flow on Highway 8.

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](mailto:scronin@westperth.com). There is a 20 day appeal period to the Ontario Municipal Board that applies from the notice of decision.

RESOLUTION: 692/11

Moved by Murray McIntosh

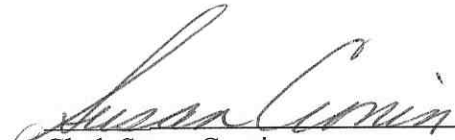
Seconded by Nicholas Vink

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 Lot 1, Concession 1 in the Hibbert Ward for property owned by Clem and Jo-Anne Schoonderwoerd.

CARRIED

  
Chair Walter McKenzie

  
Clerk Susan Cronin