

Public Meeting

Jason and Samantha Watt

Monday June 27th, 2011 7:05 p.m.

West Perth Council Chambers

Present: All members of Council except Councillor John Nater were present.

Others present: Clerk Susan Cronin, Planner Mark Swallow.

RESOLUTION: 372/11

Moved by Annamarie Murray Seconded by Doug Eidt

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 Lot 31 Concession 9 Brodhagen (Logan Ward) for property owned by Jason Watt and Samantha Watt.

CARRIED

Mayor McKenzie acted as Chair for the Public Meeting.

Chair McKenzie called the meeting to order at 7:09 p.m. stating that the Public Meeting is 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 June 2, 2011. In response to the circulation and posting of the notice the following correspondence was received:

1) There was no correspondence received.

Planner Mark Swallow stated the purpose of the application:

Proposed By-law No. Z135-2011 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 Logan Ward described as Part of Lot 31, Concession 9 (Brodhagen). The subject application was initiated by the property owners Jason and Samantha Watt.

Proposed By-law No. Z135-2011 will not change the zone classification of the land shown in hatching on the attached map from its current "Hamlet/Village Residential Zone (HVR)" but rather will provide an exception to the "HVR" zone to permit the erection of an additional residential storage shed with a ground floor area of 93 square metres (1000 square feet) on the subject property. The "HVR" zone permits one single-detached dwelling, one semi-detached dwelling, one dwelling unit of a semi-detached dwelling, one duplex, a converted dwelling, a bed and breakfast establishment, a home occupation, and accessory uses.

Proposed By-law No. Z135-2011 has been adopted by Council on the basis of an application submitted by the owners. The owners are seeking permission to erect a 93 m² (1000 ft²) garage in the rear of their property for the purpose of providing them with additional storage personal belongings. The proposed building will be located to the rear of the dwelling, on the north side of the lot, more than 30 metres (100 feet) from the residential dwelling to the south.

Planning Advisory Member Mike Tam state that the committee recommended approval of the application.

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. Robert Gilbert of 14 Church Street stated that he did not oppose this application but was concerned about setting precedents with regards to oversized accessory buildings.

Chair McKenzie called on the applicant to comment on the proposed amendment. Mr. Watt had no comment.

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: 373/11

Moved by Annamarie Murray

Seconded by Mike Tam

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 Lot 31 Concession 9 Brodhagen (Logan Ward) for property owned by Jason Watt and Samantha Watt.

CARRIED


Chair Walter McKenzie


Clerk Susan Cronin