



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Part of Lot 17, Concession 1,
designated as Part 1 on Plan 42R-18617
Boundary Road (Hall)

Wednesday, May 3, 2017
7:29 p.m.

Council Chambers
(1695 Emsdale Road, Emsdale, ON)

Any and all Minutes are to be considered Draft until approved by Council at a
Regular Meeting of Council

In Attendance:

Council Members:

Mayor Norm Hofstetter
Councillors: Jim Cushman, Jeff Marshall,
Margaret Ann MacPhail and Les Rowley

Municipal Staff:

Melinda Torrance, Deputy Clerk
Kim Seguin, Treasurer/Tax Collector
Mike Wilmon, CBO/By-Law Enforcement

Members of the Public:

Sign in sheet on file

Resolution No. 2017-165

Moved by: Margaret Ann MacPhail

Seconded by: Les Rowley

Be it resolved that the Council of the Township of Perry hereby accepts the
Planning Report submitted by Jim Dymont, Planner dated May 2, 2017, as
amendments required to be made to Section B3.10(j).

Council have requested that the Planner amend his report as they do not support
the reference that the subject property would pose as a viable location for an
aggregate operation.

Resolution No. 2017-166

Moved by: Jeff Marshall

Seconded by: Jim Cushman

Be it resolved that the Council of the Township of Perry does hereby now
adjourn from this Regular Meeting at 7:29 p.m. to commence a 'Public Meeting'
for the purpose of hearing comments from members of the public with regard to
a proposed Zoning By-law Amendment for lands legally described as Part of Lot
17, Concession 1, in the Township of Perry, designated as Part 1 on Plan 24R-
18617 and located on Boundary Road.

Carried

Mayor Hofstetter as the Chair advised that this is a Public Meeting to hear public comments and answer questions regarding the proposed Zoning By-law Amendment for lands legally described as Part of Lot 17, Concession 1, in the Township of Perry located on Boundary Road. The purpose of the proposed by-law is to rezone the lands from the Rural Residential (RR) Zone to the Multiple Residential (R3) Zone to permit the construction of a four (4) unit row townhouse.

He outlined how the Public Meeting would be conducted. He stated that the Clerk would advise as to when, how and to whom notice of the public meeting was circulated and confirm proper notice was given.

He noted that the public meeting is not a public debate on the matter. The public will be afforded the opportunity to provide their comments or questions. He outlined that persons in favour of the application would go first. Those in opposition to the application would follow. He also advised that people providing comments or questions are asked to present them through him as the Chair.

He then noted that Council will have the opportunity to question the applicants, planning consultants or agents. He also advised that Council will consider the Zoning By-law Amendment at a future Regular Meeting of Council. He stated that all persons addressing Council must state their full name, full mailing address and postal code and must direct their comments through the Chair.

Mayor Hofstetter then requested that the Clerk advise as to how and to whom notice of the public meeting was circulated.

The Clerk advised that Notice of this Public Meeting was given by posting the application on the Township's website, www.townshipofperry.ca on April 6, 2017; forwarding it to all persons and public bodies as prescribed under the *Ontario Planning Act* Regulation, including owners within 600 feet of the applicant's property; and to those requested. Notice was also posted at the Municipal Office, and to those requested.

Mayor Hofstetter then declared this to be a public meeting to deal with the proposed Zoning By-law amendment.

Mayor Hofstetter asked the applicant and/or their representatives to provide their comments on the proposal. No one came forward.

Mayor Hofstetter then invited members of the public to speak on the proposed Zoning By-law Amendment.

Mr. Stepaen Clarke of 232 Boundary Road questioned what the planned affordable housing row house was going to be and if there will be site plan control.

Mr. Dave Hall, applicant, explained that the row house is going to contain four one bedroom units geared for seniors. The proposed building is planned to be built as a one storey, one level to make access easier for the elderly.

Mayor Hofstetter asked the Clerk what letters have been received with respect to the application.

The Clerk advised that as of 4:30 p.m. today, the Municipality had received no comments.

Mayor Hofstetter asked if there were any questions or comments from Council on the proposed Zoning By-Law Amendment.

Councillor Rowley asked if the housing unit was going to be visible by the road. Mr. Hall responded, "no". Councillor Rowley commented that he did not want to see a very sloped driveway. Mr. Hall agreed that he is going to shape the driveway appropriately and not have a very sloped driveway.

Councillor Cushman provided comments regarding the septic in that the pump and chamber are located on one side of the driveway with a pipe running under the driveway to the septic bed on the other side of the driveway.

Council provided recommendations to move the septic on the proposed drawing.

Mayor Hofstetter advised that those wishing to receive further notice of the Notice of Decision of the Zoning By-law must make a written request as per previous instructions. He advised that Council will be considering the by-law at a future Regular Meeting of Council and outlined that once Council makes a decision on the by-law, there is a 20 day appeal period from the date of decision of the by-law during which time any person may appeal the decision of Council to the Ontario Municipal Board.

Having received no further questions or comments from the Public or Council members, Mayor Hofstetter declared this public meeting to be concluded and presented the following resolution:

Resolution No. 2017-167

Moved by: Margaret Ann MacPhail

Seconded by: Jim Cushman

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:41 p.m. in order to recommence the Regular Council Meeting of May 3rd, 2017.

Carried

Dated this 17th day of May, 2017.

Original Signed by Norm Hofstetter
Norm Hofstetter, *Mayor*

Original Signed by Beth Morton
Beth Morton, *Clerk-Administrator*