



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Part of Lot 15, Concession 10, described as
Lot 11, Registrar's Compiled Plan 314
1891 Emsdale Road (Gilroy)

Wednesday, June 7, 2017
7:00 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:

Beth Morton, Clerk-Administrator
Melinda Torrance, Deputy Clerk
Kim Seguin, Treasurer/Tax Collector
David Creasor, Manager of Public Works

Members of the Public:

Sign in sheet on file

Resolution No. 2017-218

Moved by: Jeff Marshall

Seconded by: Jim Cushman

Be it resolved that the Council of the Township of Perry hereby accepts the
Planning Report submitted by Jim Dymont, Planner dated May 25, 2017.

Carried

Resolution No. 2017-219

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 Regular Meeting at 7:01 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 15,
Concession 10, designated Lot 11 on RCP 314 in the Township of Perry, located at
1891 Emsdale 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 15, Concession 10, described as Lot 11, Registrar's Compiled Plan 314, in the Township of Perry located at 1891 Emsdale Road. The purpose of the proposed by-law is to rezone the lands from the Rural Residential (RR) Zone to a General Commercial (GC) Zone to allow for a Motor Vehicle Repair Shop on the lands.

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 May 8, 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.

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.

John Gallagher, 24 Hibbard Road, Huntsville P1H 1C9 is the Agent for Mr. Laurie Gilroy. Mr. Gallagher spoke about Mr. Gilroy's business operating within Perry Township for a number of years. The property located on Emsdale is an ideal location for relocating Mr. Gilroy's business. Mr. Gallagher believes that the application conforms to the Provincial Policy Statement, Official Plan, and the

Zoning By-law. The property is located in a hamlet area with good access to Hwy. 11 and allows for the potential of jobs.

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

Mr. Don Stewart, Lot 15, Concession 9 spoke in favour of the application.

Mr. Lee Resendes, 81 Pineaire Lane, Kearney, ON POA 1M0 is concerned about the cold water stream at the back of the property and is worried about contaminants being leaked into the creek.

Mr. Gallagher assured that the owner will be abiding by the required setback of 30m from the creek and that the tires will be stored in a building and not stored outside.

Mr. Resendes asked if a vegetative buffer will remain.

Mr. Gallagher explained that there is a building permit process that ensures buildings are to comply with all set back requirements. There will also be a site plan approval agreement on this property.

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 has received comments from MTO that they have no objection. They have also commented that the subject lands are not with the MTO's permit control area for buildings and land use permits, however if any proposed signs will be visible to a provincial highway, a sign permit will be required.

Mayor Hofstetter asked if there were any questions or comments from Council on the proposed Zoning By-Law Amendment. No further questions or comments from Council came forward at this time.

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. 2017-220

Moved by: Les Rowley

Seconded by: Jim Cushman

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:18 p.m. in order to recommence the Regular Council Meeting of May 17th, 2017.

Carried

Dated this 5th day of July, 2017.

Original Signed by Jim Cushman
Jim Cushman, *Deputy Mayor*

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