



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
PROPOSED PLAN OF SUBDIVISION (VISTA)

Part of Lot 25, Concession 9
Township of Perry

Wednesday, March 7th, 2018
7:01 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 and Dave Creasor,
Manager of Public Works & Facilities

Members of the Public:

Larry Ross

Resolution No. 2018-77

Moved by: Jim Cushman

Seconded by: Jeff Marshall

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 Plan of Subdivision to create 8 residential lots in Part of Lot 25, Concession 9 (Vista Investments Muskoka Inc.).

Carried

Mayor Hofstetter outlined that it is a Public Meeting under Section 51(20) of the Planning Act for a Plan of Subdivision and that the purpose of this Meeting is to ensure that sufficient information is made available to enable members of the public to understand Application No. S-01/17, which is being considered by the Southeast Parry Sound District Planning Board. He outlined that if anyone wished to be notified of the decision of the Planning Board, they must make a written request to the Planning Board at 8 Main Street, PO Box 310, Kearney, Ontario POA 1M0.

Mayor Hofstetter stated that the format of this meeting will begin with the Clerk, Beth Morton outlining the method by which notice of this meeting was given and she will also provide an overview of the application and then the applicant may make presentation.

He then commented that subsequent to a presentation from the applicant, he will seek comments from the floor. He noted that in order to appeal any decision of the Planning Board to the Ontario Municipal Board, the appellant must have outlined comments or concerns at the Public Meeting or submitted comments and concerns to the Planning Board in writing.

Beth Morton, then outlined that Notice of this Public Meeting was given by the Southeast Parry Sound District Planning Board in accordance with Section 51 of the Planning Act and O Reg. 544/06. Notice was given by mail to property owners within 120 metres of the subject lands, agencies/public bodies. Notice of Public Meeting was also posted on the subject lands by the agent for the applicant. In addition, notice was posted on the Township of Perry website and Municipal Office bulletin board.

She also indicated that the plan of subdivision application, if approved, will create eight residential lots within Part of Lot 25, Concession 9, in the Township of Perry.

Mayor Hofstetter then requested that the applicant and/or their representative identify themselves and state their names and provide a brief presentation on the application.

Larry Ross identified himself as the President of Vista Investments Muskoka Inc. He said that this proposal was reviewed originally by Council prior to him submitting the application to the Planning Board. The application is to create 8 lots ranging from 1 to 5 hectares in size. He has completed the necessary Environmental Impact Studies, Hydro-G study and has already rezoned the lands to rural residential in preparation of the development. Furthermore, Mr. Ross noted that he circulated a letter to owners within 500 metres of the property on December 8, 2017 requesting their feedback on the application. No comments were received. Mr. Ross noted Council's initial concern regarding hydro. Hydro has now been installed at the south end of the lots servicing Lot 8 and close to Lot 7. In all likelihood as lots are developed, hydro will be brought to them.

Mayor Hofstetter then asked if there were any persons present who wished to provide verbal or written submissions with respect to the proposed plan of subdivision and if there was if they could please clearly state their name and address for the record.

There were no members of the public wishing to speak.

Mayor Hofstetter repeatedly asked if there was anyone else wishing to speak on the proposed plan of subdivision.

He then asked if any Member of Council had a question on the proposed plan of subdivision. There were no questions.

Mayor Hofstetter then asked if the applicant had any closing remarks. Mr. Ross had no further remarks.

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. 78

Moved by: Jim Cushman

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:09 p.m. in order to recommence the Regular Council Meeting of March 7th, 2018.

Carried

Dated this 21st day of March, 2018.

Original Signed by Norm Hofstetter
Norm Hofstetter, *Mayor*

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