



*The Corporation of the Township of Perry*

**MINUTES**

**PUBLIC MEETING**

Lot 5, Concession 6

Fern Glen Road (2152900 Ontario Inc.)

Wednesday, November 7<sup>th</sup>, 2018

7:04 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

Mike Wilmon, CBCO/By-law Enforcement

**Members of the Public:**

Sign in sheet on file

**Resolution No. 2018-388**

**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 7:04 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 Lot 5, Concession 6, Township of Perry, located along Fern Glen and Whitney Road (2152900 Ontario Inc.).

**Carried**

**Resolution No. 2018-389**

**Moved by: Les Rowley**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Township of Perry receive the report prepared by Melinda Torrance, Deputy Clerk for lands legally described as Lot 5, Concession 6, Township of Perry, located along Fern Glen and Whitney Road (215900 Ontario Inc.).

**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 Lot 5, Concession 6, located on Fern Glen Road. The purpose of the proposed By-law is to re-zone the property from the Rural (RU) zone to the Rural Residential (RR) zone as a condition of consent applications B-029/18 and B-030/18.

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](http://www.townshipofperry.ca) on October 4, 2018; posting on the municipal office bulletin board; forwarding it to all persons and public bodies as prescribed under the *Ontario Planning Act* Regulation, including owners within 120 metres of the applicant's property; 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.

The applicant, Larry Ross commented that he attended the public meeting to answer questions.

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

1. Donald Coker – 1403 Fern Glen Road, Lot 4, Con. 6, Emsdale, ON POA 1J0  
Mr. Coker asked if the existing lot is going to be further sub-divided. He expressed his concerns about placing a lot of pressure on the wildlife. Mr.

Coker lives next door to the wilderness and he is mostly concerned about more houses and any pressure that may be placed on the wildlife.

2. Kelly Doan – 1372 Fern Glen Road, Emsdale, ON POA 1J0  
Mrs. Doan inquired if more lots would affect the well water table.
3. Jeff Ashby – 1521 Fern Glen Road, Emsdale, ON POA 1J0  
Mr. Ashby inquired about the amount of houses that will be put on this lot as he is concerned about new complaints being brought forward as they operate a farm and odours.
4. Brian Doan – 1372 Fern Glen Road, Emsdale, ON POA 1J0  
Mr. Doan is concerned about more traffic as there is non stop traffic now. There will be more driveways, more houses, woken up by dump trucks and he did not move to the country to live in the city.

Mr. Doan further expressed his concern for health and safety reasons of the carbon monoxide detectors going off in his home as a result of the snowmobile traffic.

5. Lisa Beckett – 1678 Fern Glen Road, Emsdale, ON POA 1J0  
Ms. Beckett asked if taxes will be affected. Her family moved to the country for a reason to have farming and now there will be pressure of more people.

Mayor Hofstetter asked if there were any more questions or comments.

Mr. Ross addressed that the questions asked were related to the consent. This is a re-zoning meeting and Mr. Ross offered to speak with the public outside and answer all their questions. (At this point, Mr. Ross and members of the public left the meeting)

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

No members of Council spoke.

Mayor Hofstetter then 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 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 the November 21, 2018 Council meeting 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 Local Planning Appeal Tribunal.

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. 2018-390**

**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 7:20 p.m. in order to commence the Regular Council Meeting of November 7<sup>th</sup>, 2018.

**Carried**

Dated this 21<sup>st</sup> day of November, 2018.

Original Signed by Norm Hofstetter  
Norm Hofstetter, *Mayor*

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