



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Part Lot 25, Concession 1
Part 2, Plan 42R-16980
Lang's Lane (Kwiatkowski)

Wednesday, October 3rd, 2018
7:13 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
Randy McLaren, Working Roads Supervisor

Members of the Public:

Sign in sheet on file

Resolution No. 2018-352

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 7:13 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to a Zoning By-law Amendment application for lands legally described as Part of Lot 25, Concession 1, Township of Perry, designated as Part 2 on Plan 42R-16980, and located Lang's Lane (Kwiatkowski).

Carried

Resolution No. 2018-353

Moved by: Jeff Marshall

Seconded by: Les Rowley

Be it resolved the Council of the Township of Perry receive the report prepared by Beth Morton, Clerk-Administrator for lands legally described as Part of Lot 25, Concession 1, Township of Perry, designated as Part 2 on Plan 42R-16980 and located Lang's Lane (Kwiatkowski).

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 25, Concession 1, designated as Part 2 on Plan 42R-16890, and located along Lang's Lane.

The purpose of the proposed By-law is to rezone the lands from the from the Shoreline Residential Zone to the Shoreline Residential – Exception Sixteen Zone to remove the Wetland Assessment Area Holding Zone and to allow for a reduction of the front yard to 15 metres and a reduction of the rear yard to 7.0 metres to establish a building envelope as outlined within the Environmental Impact Study prepared by Riverstone Environmental Solutions Inc.

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 September 11, 2018; posted 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, Mr. Kwiatkowski prepared a letter and was read in its entirety by the Clerk-Administrator as he could not physically attend the public meeting.

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

Marcia Joiner, Real Estate Agent for the Owner stated that she supports the development.

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

Councillor Rowley commented that there are a lot of monitoring reports and who will be monitoring all the conditions that have been recommended?

The Clerk-Administrator advised that this lot will be under Site Plan Control and that the Chief Building Official and By-law Enforcement will monitor before, during and after a structure being built on the property.

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 received one comment from CN Rail on September 13, 2018 advising that they have no comment or objections.

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 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. 2018-354

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 7:21 p.m. in order to commence the Regular Council Meeting of October 3rd, 2018.

Carried

Dated this 17th day of October, 2018.

Original Signed by Norm Hofstetter
Norm Hofstetter, *Mayor*

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