



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Plan of Subdivision Application No. S-01/19

(2152900 ONTARIO INC.)

Wednesday, August 7, 2019

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: Paul Sowrey, Margaret Ann

MacPhail Joe Lumley and Jim Cushman

Municipal Staff:

Kim Seguin Treasurer, Mike Wilmon CBO

Members of the Public:

Sign in sheet on file

Resolution No. 2019-266

Moved by: Margaret Ann MacPhail

Seconded by: Paul Sowrey

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:11 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to application No. S-01/19 (2152900 ONTARIO INC.) for a plan of Subdivision. The proposed plan is to create 8 residential lots in Part of Lot 5, Concession 6, in the Township of Perry. (Fern Glen & Whitney Roads)

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-01/19, 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 Kim Seguin 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 Local Planning Appeal Tribunal, the appellant must have outlined comments or concerns at the Public Meeting or submitted comments and concerns to the Planning Board in writing.

Kim Seguin, 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 5, Concession 6, in the Township of Perry located on Whitney Road and Fern Glen Road. She noted that the lots range from 5 to 30 acres in size as shown on a draft plan available for viewing at the meeting.

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 President of Vista Investments Muskoka Inc. Mr. Ross provided a brief outline of the plan and environmental study. Due to the environmental study, he has reduced the development to 8 lots from 9 lots in his original plan. Mr. Ross stated that hydro is available to all sites as he indicated it runs down both roads. Mr. Ross advised Council that he sent letters to all neighboring properties on June 24, 2019 and created a website to provide information regarding the Ecological Study, Hydro-Geologic Study and Planning Justification Report. He also noted there are two road deviations that will be surveyed and deeded to the Township. He has already been in contact with the Township Public Works Department and he indicates all sites have been pre-approved for entrances.

Councillor Lumley had questions on the Environmental Protection areas on Lots 1, 3 and 4 regarding restrictions of setbacks from the EP borders. CBO, Mike Wilmon answered Councillor Lumley's question.

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. 2019-267

Moved by:

Seconded by:

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:23 p.m. in order to recommence the Regular Council Meeting of August 7th, 2019.

Carried

Dated this 4th day of September, 2019.

Original Signed by Norm Hofstetter _____
Norm Hofstetter, *Mayor*

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