



*The Corporation of the Township of Perry*

**MINUTES**

**PUBLIC MEETING**

**Zoning By-law Amendment**

Part of Lots 26 and 27, Concession 13, Township of Perry (Edwards/Knapton)  
Wednesday, July 15, 2020 – 7:05 p.m.

Council Chambers and Electronic Attendance  
(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  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector

**Electronic Attendance:**

Councillors: Paul Sowrey, Margaret Ann  
MacPhail, Joe Lumley and Jim Cushman  
Staff: Melinda Torrance, Deputy Clerk  
Mike Wilmon, CBO/By-law Enforcement  
Randy McLaren, Working Roads Supervisor

**Members of the Public:**

Lanny Dennis, Wayne Simpson & Associates  
(via electronic attendance)

**Resolution No. 2020-192**

**Moved by: Jim Cushman**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:05 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 Lots 26 and 27, Concession 13, Township of Perry, 108 Bevan's Road (Edwards/Knapton).

**Carried**

**Resolution No. 2020-193**

**Moved by: Jim Cushman**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Council of the Township of Perry receive the Report prepared by Beth Morton, Clerk/Administrator for lands legally described as Part of Lots 26 and 27, Concession 13, Township of Perry, 108 Bevan's Road (Edwards/Knapton).

**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 Lots 26 and 27, Concession 13, Township of Perry. The purpose of the proposed By-law is to rezone the proposed 2 hectare severed lot from the Rural (RU) and Shoreline Residential (SR) Zones to the Rural Residential (RR) Zone as a condition of Consent Application B-36/19 filed with the Southeast Parry Sound District Planning Board.

He outlined how the Public Meeting would be conducted. He stated that the Clerk/Administrator, Beth Morton 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 the August 5, 2020 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/Administrator, Beth Morton advise as to how and to whom notice of the public meeting was circulated.

The Clerk/Administrator, Beth Morton 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 June 19, 2020; posted at the property; and 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.

Lanny Dennis, Wayne Simpson & Associates thanked Council and staff for moving the application forward. The owners are eager to move forward as they have an offer on the lot. Mr. Dennis explained that the application is very straight forward to accommodate a severance as it is a 1 new rural residential building lot.

As there were no members of the public attending electronically, Mayor Hofstetter did not have to address any questions from the public.

Mayor Hofstetter asked if Council had any questions or comments on the application. There were no questions or comments.

Mayor Hofstetter then asked the Clerk/Administrator, Beth Morton what letters have been received with respect to the application. The Clerk/Administrator, Beth Morton advised that the municipality did not receive any written 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 August 5, 2020 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, Mayor Hofstetter declared this public meeting to be concluded and presented the following resolution:

**Resolution No. 2020-194**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:12 p.m. in order to recommence the Special Council Meeting of July 15<sup>th</sup>, 2020.

**Carried**

Dated this 5<sup>th</sup> day of August, 2020.

Original Signed by Norm Hofstetter  
Norm Hofstetter, *Mayor*

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