



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Zoning By-law Amendment

Part of Lot 10, Conc. 12, Township of Perry
located at 868 Mason's Road (Culligan Springs)
Wednesday, November 4, 2020 – 7:08 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

Members of the Public:

Peter Searle, Nick Ryeland, Andrew Ryeland,
Samantha MacLeod, Graeme Huizinga
(via electronic attendance)

Resolution No. 2020-355

Moved by: Joe Lumley

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:08 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 Lot 10, Concession 12, located at 868 Mason's Road (Culligan Springs).

Carried

Resolution No. 2020-356

Moved by: Jim Cushman

Seconded by: Joe Lumley

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 Lot 10, Concession 12, located at 868 Mason's Road (Culligan Springs).

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 10, Concession 12, located at 868 Mason's Road.

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 outline the purpose of the proposed By-law.

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 November 18, 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 on October 2, 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.

The Clerk/Administrator further explained the purpose of the proposed By-law. The purpose of the proposed By-law is to rezone a portion of the lands from the Light Industrial (M1) Zone to the Rural Residential (RR) Zone in order to allow for residential uses on the proposed severed lands. The Zoning By-law Amendment is a condition of Consent Application B-017/20 filed with the Southeast Parry Sound District Planning Board. In all other respects, the provisions of Zoning By-law 2010-14 shall apply.

A full report was presented to Council and staff are recommending approval of the application.

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 or representative was not present to provide comments on the proposal.

Mayor Hofstetter then asked the Clerk/Administrator, Beth Morton what correspondence has been received with respect to the application.

The Township received two written comments. The first letter is from a neighbouring property owner, Ian Haryett at 325 Highway 518 West, Emsdale, Ontario. The lot to be created is comprised of a strip of land that runs immediately to the rear of his lot. This small strip contains a gulley with flowing water that has to be managed so as not to flood his property. It is being recommended that the newly created lot be subject to entering into a Site Plan Agreement to ensure that the development includes appropriate drainage measures so as not to have any negative affects to neighbouring properties. The Agent is aware of this concern and supports that the property be subject to entering into a Site Plan Agreement.

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 18, 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. 2020-357

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 Public Meeting at 7:16 p.m. in order to recommence the Regular Meeting of Council of November 4, 2020.

Carried

Dated this 18th day of November, 2020.

Original Signed by Norm Hofstetter

Norm Hofstetter, *Mayor*

Original Signed by Beth Morton

Beth Morton, *Clerk-Administrator*