



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING Zoning By-law Amendment

Part of Lot 17, Concession 6 and
Part of unopened road allowance between Lot 17, Concessions 6 and 7
(2305253 Ontario Inc. – Marshall)
Wednesday, September 1st, 2021 – 7:06 p.m.

Perry Township Fire Hall and Electronic Attendance
(64 Old Government Road, Emsdale, ON)

Any and all Minutes are to be considered Draft until approved by Council at a
Regular Meeting of Council

In Attendance:

Perry Township Fire Hall: Mayor Norm Hofstetter
Beth Morton, Clerk-Administrator
Kim Seguin, Treasurer-Tax Collector

Electronic Attendance: Councillors: Jim Cushman, Margaret Ann
MacPhail, and Paul Sowrey

Staff: Mike Wilmon, Chief Building Official

Regrets: Councillor Joe Lumley

Members of the Public: None

Resolution No. 2021-329

Moved by: Jim Cushman

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Corporation of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:06 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 17, Concession 6, and part of the unopened road allowance between Lot 17, Concessions 6 and 7, Township of Perry, located on Station Road (2305253 Ontario Inc. – Marshall)

Carried

Resolution No. 2021-330

Moved by: Margaret Ann MacPhail

Seconded by: Jim Cushman

Be it resolved that the Council of the Corporation of the Township of Perry receives the Planning Report prepared by Beth Morton, Clerk-Administrator for proposed Zoning By-law Amendment for lands legally described as Part of Lot 17, Concession 6, and part of the unopened road allowance between Lot 17, Concessions 6 and 7, Township of Perry, located on Station Road (2305253 Ontario Inc. – Marshall)

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 17, Concession 6, and part of the unopened road allowance between Lot 17, Concessions 6 and 7, Township of Perry, located on Station 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 Chair.

He 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 September 15th, 2021, 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 August 5th, 2021; 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 proposed By-law is to rezone the proposed lands from the Environmental Protection (EP) Zone and Rural (RU) Zone to the Rural Residential (RR) Zone in order to allow for residential uses on the lot. The applicant has submitted an Environmental Protection Zone Delineation Report completed by FRICORP Ecological Services to support the removal of the Environmental Protection (EP) Zone from the lands. In all other respects, the provisions of Zoning By-law 2014-21 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.

The applicant or their agent was not in attendance.

No members of the public were in attendance to comment on the proposed zoning by-law amendment.

There were no questions or comments from Council.

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

As of 4:30 p.m. today, the Township has not received any comments from the public.

Mayor Hofstetter advised that those wishing to receive the Notice of Decision with respect to the application must make a written request as per previous instructions. He advised that Council will be considering the by-law at the September 15th, 2021 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 conducted and presented the following resolution:

Resolution No. 2021-331

Moved by: Jim Cushman

Seconded by: Paul Sowrey

Be it resolved that the Council of the Corporation of the Township of Perry does hereby now adjourn from this Public Meeting at 7:12 p.m. in order to recommence the Regular Meeting of Council of September 1st, 2021.

Carried

Dated this 15th day of September, 2021.

Norm Hofstetter, Mayor

Beth Morton, Clerk/Administrator