



*The Corporation of the Township of Perry*

**MINUTES**  
**PUBLIC MEETING**  
**Zoning By-law Amendment**

Part of Lot 25, Concession 7, Township of Perry,  
designated as Part 2 on Plan 42R-21719  
located at 369 Homeland Drive (May)  
Wednesday, November 17<sup>th</sup>, 2021 – 7:06 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 Chambers:**

Mayor Norm Hofstetter  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector

**Electronic Attendance:**

Councillors: Margaret Ann MacPhail,  
Joe Lumley, Paul Sowrey and Jim Cushman  
  
Staff: Mike Wilmon, Chief Building Official

**Members of the Public:**

Eric and Cheryll Ann May, Dorothy Davis,  
Kelly Leeder

**Resolution No. 2021-441**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Joe Lumley**

***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 25, Concession 7, Township of Perry, designated as Part 2 on Plan 42R-21719, located at 369 Homeland Drive (May)

**Carried**

**Resolution No. 2021-442**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

***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 a proposed Zoning By-law Amendment for lands legally described as Part of Lot 25,

Concession 7, Township of Perry, designated as Part 2 on Plan 42R-21719, located at 369 Homeland Drive (May)

**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 7, in the Township of Perry, designated as Part 2 on Plan 42R-21719 located at 369 Homeland Drive.

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 December 1<sup>st</sup>, 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](http://www.townshipofperry.ca) on October 22<sup>nd</sup>, 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 is to rezone the new created 9.979 hectare lot from the Shoreline Residential Backlot Zone and Rural Zone to the Shoreline Residential Backlot Zone so that the newly created lot will have consistent zoning for future residential use. The application is a condition of Consent Application B-008/21 approved by the Southeast Parry Sound District Planning Board. 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 applicants, Eric and Cheryll May, were in attendance. They thanked the Township for the smooth processing of their application.

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.

No comments from the public or organizations were received.

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 December 1<sup>st</sup>, 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. 2021-443**

**Moved by: Paul Sowrey**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Corporation of the Township of Perry does hereby now adjourn from this Public Meeting at 7:14 p.m. in order to recommence the Regular Meeting of Council of November 17<sup>th</sup>, 2021.

**Carried**

Dated this 1<sup>st</sup> day of December, 2021.

**"Originally Signed"**

Norm Hofstetter, Mayor

**"Originally Signed"**

Beth Morton, Clerk-Administrator