



*The Corporation of the Township of Perry*

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

Part of Lot 19, Plan 169, and Part of Lot 24,  
Concession 6, Township of Perry  
Located at 44 Wildwood Lane (King)  
Wednesday April 6<sup>th</sup>, 2022 – 7:12 p.m.  
Municipal Office 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:**

**Municipal Office:**

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:**

Ken Core, Barry King, Tim DeBoer

**Resolution No. 2022-119**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:12 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regards to a proposed Zoning By-law Amendment for lands legally described as Part of Lot 19, Plan 169, and Part of Lot 24, Concession 6, located at 44 Wildwood Lane (King)

**Carried**

**Resolution No. 2022-120**

**Moved by: Jim Cushman**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Council of the Corporation of the Township of Perry receives the report prepared by Beth Morton, Clerk-Administrator, for lands legally described as Part of Lot 19, Plan 169, and Part of Lot 24, Concession 6, located at 44 Wildwood Lane (King)

**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 19, Plan 169, and Part of Lot 24, Concession 6, located at 44 Wildwood Lane.

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 April 20<sup>th</sup>, 2022, 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 March 14<sup>th</sup>, 2022; 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 lands from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Thirty-One (SR-31) Zone to facilitate the redevelopment of the lands by demolishing the existing dwelling and septic system and replacing them with a new dwelling with attached garage and septic system. The applicant has requested the following exceptions to permit the proposed development: maximum overall lot coverage for principal and accessory structures shall be 19.9%; minimum required front yard shall be 12.14 metres; and minimum required side yard shall be 1.84 metres. 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, Mr. King, and his agent, Mr. DeBoer, were in attendance to answer any questions or provide clarification. They made no comment on the application.

Ken Core was in attendance but made no 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 April 20<sup>th</sup>, 2022 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. 2022-121**

**Moved by: Paul Sowrey**

**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 Public Meeting at 7:19 p.m. in order to recommence the Regular Meeting of Council of April 6<sup>th</sup>, 2022.

**Carried**

Dated this 20<sup>th</sup> day of April, 2022.

**"Originally Signed"**

Joe Lumley, Acting Mayor

**"Originally Signed"**

Beth Morton, Clerk-Administrator