



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 18, Concession 13, Township of Perry
Located at 316 Deer Lake Road, 322 Deer Lake Road; and
vacant lot adjacent to 322 Deer Lake Road (Sowrey)
Wednesday April 6th, 2022 – 7:04 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

Declaration of Pecuniary Interest

Councillor Sowrey declared pecuniary interest due to being the property owner and applicant for the proposed Zoning By-law Amendment for lands legally described as Part of Lot 18, Concession 13, Township of Perry.

As declared, Councillor Sowrey did not participate or vote during this Public Meeting.

Resolution No. 2022-116

Moved by: Margaret Ann MacPhail

Seconded by: Jim Cushman

Be it resolved that the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:04 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 18, Concession 13, Township of Perry located at 316 Deer Lake Road, 322 Deer Lake Road; and vacant lot adjacent to 322 Deer Lake Road (Sowrey)

Carried

Resolution No. 2022-117

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 18, Concession 13, Township of Perry, located at 316 Deer Lake Road, 322 Deer Lake Road; and vacant lot adjacent to 322 Deer Lake Road (Sowrey)

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 18, Concession 13, Township of Perry, located at 316 Deer Lake Road, 322 Deer Lake Road, and vacant lot adjacent to 322 Deer Lake 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 April 20th, 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 on March 9th, 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 a portion of the lands from the Rural - Exception Four (RU-4) Zone, and Rural Residential - Exception Five (RR-5) Zone to the Shoreline Residential (SR) Zone so that the severed and benefitting lands have consistent zoning for residential uses and Shoreline Residential - Exception Thirty (SR-30) Zone to recognize a reduced

lot frontage of 87 metres at 316 Deer Lake Road. The application is a condition of Consent Applications B-006/21 and B-007/21 approved by the Southeast Parry Sound District Planning Board on July 28, 2021. 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 were not in attendance.

Members of the public were 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 20th, 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. 2022-118

Moved by: Joe Lumley

Seconded by: Jim Cushman

Be it resolved that the Council of the Corporation of the Township of Perry does now hereby adjourn from this Public Meeting at 7:11 p.m. in order to recommence the Regular Meeting of Council of April 6th, 2022.

Carried

Dated this 20th day of April, 2022.

"Originally Signed"

Joe Lumley, Acting Mayor

"Originally Signed"

Beth Morton, Clerk-Administrator