



*The Corporation of the Township of Perry*

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

Part of Lots 2 and 3, Concession 12, Township of Perry  
Located at 883, 905, and 967 Highway 518W (Benn/Smith)  
Wednesday June 1<sup>st</sup>, 2022 – 7:35 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:**

Acting Mayor Paul Sowrey  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector  
Erica Cole, Deputy Clerk

**Electronic Attendance:**

Councillors: Margaret Ann MacPhail, Joe  
Lumley, and Jim Cushman

Staff: Mike Wilmon, Chief Building Official  
Randy McLaren, Working Roads Supervisor

**Absent:**

Mayor Norm Hofstetter

**Members of the Public:**

Susan King

**Resolution No. 2022-216**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:35 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 Lots 2 and 3, Concession 12, Township of Perry, located at 883, 905 and 967 Highway 518 West (Benn/Smith)

**Carried**

**Resolution No. 2022-217**

**Moved by: Joe Lumley**

**Seconded by: Jim Cushman**

***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 Lots 2 and 3, Concession 12, Township of Perry, located at

Acting Mayor Sowrey 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 Lots 2 and 3, Concession 12, Township of Perry, located at 883, 905, and 967 Highway 518 West.

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 June 15<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.

Acting Mayor Sowrey 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 May 10<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 Part of Lots 2 and 3, Concession 12 located at 967 Highway 518 West from the Rural Residential (RR) Zone to the Rural (RU) Zone; Part of Lot 3, Concession 12 located at 905 Highway 518 West from the Rural (RU) Zone to the Rural Residential – Exception Eleven (RR-11) Zone; and Part of Lot 3, Concession 12 located at 883 Highway 518 West from the Rural (RU) Zone to the Rural Residential (RR) Zone. The application will be a condition of Consent Application B-005/22 and B-006/22 filed with the Southeast Parry Sound District Planning Board for the purpose of providing two lot additions to 967 Highway 518 West and to grant a right-of-way to provide legal access to 905 Highway 518 West. The Zoning By-law amendment will ensure that post transfer all of the lots are in compliance with Township's Zoning By-law. The requested exception at 905 Highway 518 West will recognize that the existing garage is located 1.1 metres

from the interior side yard. 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.

Acting Mayor Sowrey then declared this to be a public meeting to deal with the proposed zoning by-law amendment.

The applicant was not in attendance.

No members of the public who were in attendance commented on the application.

There were no questions or comments from Council.

Acting Mayor Sowrey 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.

Acting Mayor Sowrey 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 June 15<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, Acting Mayor Sowrey declared this public meeting to be conducted and presented the following resolution:

**Resolution No. 2022-218**

**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 Public Meeting at 7:44 p.m. in order to recommence the Regular Meeting of Council of June 1<sup>st</sup>, 2022.

**Carried**

Dated this 15<sup>th</sup> day of June, 2022.

***"Originally Signed"***

\_\_\_\_\_  
Paul Sowrey, Acting Mayor

***"Originally Signed"***

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Beth Morton, Clerk-Administrator