



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 32, Concession 4, Township of Perry
Located on Bay Lake Road – vacant land (Vodouris)
Wednesday June 15th, 2022 – 7:30 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

Absent:

Mayor Norm Hofstetter

Members of the Public:

George Vodouris, Jocelyn Palm, Herb
Schellhorn

Resolution No. 2022-251

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 7:30 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 32, Concession 4, Township of Perry, vacant land located on Bay Lake Road (Vodouris)

Carried

Resolution No. 2022-252

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 32, Concession 4, Township of Perry, vacant land located on Bay Lake Road (Vodouris)

Carried

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 Lot 32, Concession 4, in the Township of Perry, vacant land located on Bay Lake Road.

He outlined how the Public Meeting would be conducted. He stated that the Deputy Clerk, Erica Cole, 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 July 6th, 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 Deputy Clerk, Erica Cole, advise as to how and to whom notice of the public meeting was circulated.

The Deputy Clerk, Erica Cole, advised that Notice of this Public Meeting was given by posting the application on the Township's website, www.townshipofperry.ca on May 19th, 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 Deputy Clerk further explained the purpose of the proposed By-law is to rezone the lands from the Rural (RU) Zone to the Rural – Exception Eleven (RU-11) Zone to allow for an accessory structure to be located on the lands prior to the construction of the principal building. The applicant is proposing to develop a 195 square metre garage with a future plan to build a dwelling at a later time. 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 in attendance and highlighted the proposed amendment is to permit a storage building before a permanent dwelling is constructed.

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 Deputy Clerk, Erica Cole, what correspondence has been received with respect to the application.

Deputy Clerk Erica Cole advised that staff have received comments from a neighbour, Collin Marr, Bay Lake Road, clarifying the proposed use of the land is for residential purposes and not commercial. No other comments or concerns from the public 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 July 6th, 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. 2022-253

Moved by: Joe Lumley

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Corporation of the Township of Perry hereby now adjourn from this Public Meeting at 7:37 p.m. in order to recommence the Regular Meeting of Council of June 15th, 2022

Carried

Dated this 6th day of July, 2022.

Paul Sowrey, Acting Mayor

Beth Morton, Clerk-Administrator