



*The Corporation of the Township of Perry*

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

Part of Lot 7, Concession 14, Township of Perry  
Located at 618 So-Ho-Mish Road (Ballantine)  
Wednesday November 2<sup>nd</sup>, 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  
Erica Cole, Deputy Clerk

**Electronic Attendance:**

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

Staff: Mike Wilmon, CBO/By-law Enforcement  
Officer  
Randy McLaren, Working Roads Supervisor

**Members of the Public:**

Lanny Dennis, Kathy Harvey

**Resolution No. 2022-442**

**Moved by: Paul Sowrey**

**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 7:04 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 7, Concession 14, located at 618 So-Ho-Mish Road (Ballantine)

**Carried**

**Resolution No. 2022-443**

**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 Lot 7, Concession 14, located at 618 So-Ho-Mish Road (Ballantine)

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 7, Concession 14, Township of Perry, located at 618 So-Ho-Mish 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 December 7<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 Norm 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 11<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 proposed 2.40 hectare severed lot from the Rural (RU) Zone to the Rural Residential (RR) Zone to allow for residential uses on the lands. The rezoning is a condition of Consent Application B-011/22 filed with 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 applicant's agent, Lanny Dennis of LannyD Planning, was in attendance. Mr. Dennis highlighted to Council that the proposed rezoning will fulfil Condition #7 of

the Consent Application B-011/22. The proposed lot will be used for residential purposes.

Members of the public in attendance did not make comment.

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.

Clerk-Administrator Beth Morton advised that no comments or concerns from the public 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 instruction. He advised that Council will be considering the by-law at the December 7<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. 2022-444**

**Moved by: Jim Cushman**

**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 7:12 p.m. in order to recommence the Regular Meeting of Council of November 2<sup>nd</sup>, 2022.

**Carried**

Dated this 7<sup>th</sup> day of December, 2022.

***"Originally Signed"***

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Norm Hofstetter, Mayor

***"Originally Signed"***

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Beth Morton, Clerk-Administrator