



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 18, Concession 8, Township of Perry
Located at the corner of Hwy 592 and Station Road (Manzo)
Wednesday December 7th, 2022 – 7:03 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:

April Best-Sararas, Graeme Huzinga, Lanny
Dennis

Resolution No. 2022-474

Moved by: Paul Sowrey

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 7:03 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot 18, Concession 8, located on the corner of Hwy 592 and Station Road (Manzo)

Carried

Resolution No. 2022-475

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 8, located on the corner of Hwy 592 and Station Road (Manzo)

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 8, Township of Perry, located on the corner of Hwy 592 and Station 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 21st, 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 on November 15th, 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 Environmental Protection (EP) Zone to the Rural Residential (RR) Zone in order to allow for residential uses on the lot and to recognize the existing lot area of 0.7 hectares. The applicant has submitted a Wetland Boundary Delineation and Rezoning Rationale Report completed by FRICORP Ecological Services to support the removal of the Environmental Protection (EP) Zone from the lands. 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, Graeme Huzinga of Wayne Simpson & Associates, now under Tulloch Engineering, was in attendance. Mr. Huzinga highlighted that as this property is near a recognized wetland, it was "lumped" into the Environmental Protection Zone between Highway 11, Station Road, and Hwy 592. The FRICORP Ecological Services Report supports the removal of the Environmental Protection Zone on the subject property and to rezone the lands to Rural Residential Zone to permit residential uses on the property.

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 comments were received from:

Neighboring property owner, Christine McLaughlin: "I really wish that Part of Lot 18, Concession 8, would remain Environmental Protection Zone at Highway 592 and Station Road. I feel that changing this would be taking away a big part of nature that we love to see and hear."

The Ministry of Transportation: "MTO policy states that when property fronts both a provincial highway and a municipal road, the access shall be taken from the municipal road. So in this case, there are no concerns with the rezoning to residential from an access management perspective as access shall be taken from Station Road. And that Building and Land Use permits will be required for any buildings, structures, or site alterations proposed within 180 metres of the limit of Highway 592 and Station Road."

Clerk-Administrator Beth Morton advised that no other comments 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 21st, 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. 2022-476

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 7:11 p.m. in order to recommence the Regular Meeting of Council of December 7th, 2022.

Carried

Dated this 21st day of December, 2022.

"Originally Signed"

Norm Hofstetter, Mayor

"Originally Signed"

Beth Morton, Clerk-Administrator