



*The Corporation of the Township of Perry*

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

Lots 7 and 15, Plan 55, Township of Perry  
Located at 14 Oak Street  
Wednesday June 21<sup>st</sup>, 2023 – 7:36 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:**

**Council Chambers:**

Margaret Ann MacPhail, Acting Mayor  
Councillors: Paul Sowrey, Joe Lumley, and  
Jim Cushman  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector  
Erica Cole, Deputy Clerk

**Absent:**

Norm Hofstetter, Mayor

**Electronic Attendance:**

Sarah Bissonnette

**Members of the Public:**

Annette Gilpin

**Resolution No. 2023-214**

**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 7:36 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Lots 7 and 15, Plan 55, in the Township of Perry, located at 14 Oak Street (Bremner)

**Carried**

**Resolution No. 2023-215**

**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 Lots 7 and 15, Plan 55, in the Township of Perry, located at 14 Oak Street.

**Carried**

Acting Mayor MacPhail 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 Lots 7 and 15, Plan 55, Township of Perry, located at 14 Oak Street.

She outlined how the Public Meeting would be conducted. She 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.

She 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. She outlined that persons in favour of the application would go first. Those in opposition to the application would follow. She also advised that people providing comments or questions are asked to present them through her as the Chair.

She then noted that Council will have the opportunity to question the applicants, planning consultants or agents. She also advised that Council will consider the Zoning By-law Amendment at the July 5<sup>th</sup>, 2023, Meeting of Council. She 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 MacPhail 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 31<sup>st</sup>, 2023; 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 purpose of the proposed By-law is to rezone the lands from the Institutional (I) Zone and Residential One (R1) Zone to the Residential One – Exception Two (R1-2) Zone to ensure consistent zoning on the merged lots to allow for residential uses, and to recognize a reduced front yard of 3 metres for a septic system and 7.9 metres for a garage. 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 MacPhail then declared this to be a public meeting to deal with the proposed zoning by-law amendment.

The applicant and/or their agent was not present.

There were no members of the public present who wished to make comment.

There were no questions or comments from Council.

Acting Mayor MacPhail 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 have been received from the public.

Acting Mayor MacPhail advised that those wishing to receive the Notice of Decision with respect to the application must make a written request as per previous instruction. She advised that Council will be considering the by-law at the July 5<sup>th</sup>, 2023 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 MacPhail declared this public meeting to be conducted and presented the following resolution:

**Resolution No. 2023-216**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Corporation of the Township of Perry hereby now adjourn from this Public Meeting at 7:43 p.m. in order to recommence the Regular Meeting of Council of June 21<sup>st</sup>, 2023.

**Carried**

Dated this 5<sup>th</sup> day of July, 2023.

***"Originally Signed"***

\_\_\_\_\_  
Margaret Ann MacPhail, Acting Mayor

***"Originally Signed"***

\_\_\_\_\_  
Beth Morton, Clerk-Administrator