



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 27, Concession 7, Township of Perry
Located at 250 Rochester Lake Road (Doyle)
Wednesday January 17th, 2024 – 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:

Council Chambers:

Mayor Norm Hofstetter
Councillors: Paul Sowrey
Beth Morton, Clerk-Administrator
Kim Seguin, Treasurer-Tax Collector

Electronic Attendance:

Councillors: Joe Lumley, Jim Cushman, and
Margaret Ann MacPhail
Erica Cole, Deputy Clerk

**Members of the Public
(Electronic):**

Lanny Dennis, Anita Corral, Savas Varadas,
Amanda Barraclough

Declaration of Pecuniary Interest

Nil

Resolution No. 2024-02

Moved by: Joe Lumley

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 27, Concession 7, Township of Perry, located at 250 Rochester Lake Road (Doyle).

Carried

Resolution No. 2024-03

Moved by: Jim Cushman

Seconded by: Margaret Ann MacPhail

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 27, Concession 7, Township of Perry, located at 250 Rochester Lake Road.

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 27, Concession 7, Township of Perry, located at 250 Rochester Lake 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 February 7th, 2024 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 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 December 20th, 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 a portion of the lands from the Rural Residential (RR) Zone; Shoreline Residential Backlot (SBR) Zone and Environmental Protection (EP) Zone to the Shoreline Residential (SR) Zone; Shoreline Residential-Exception Forty-One (SR-41) Zone to permit a minimum setback of 23 metres from the high water mark; Environmental Protection (EP) Zone; Environmental Protection-Exception Two (EP-2) Zone to require a 30 metre vegetative buffer save and except a pathway and driveway; and Environmental Protection – Exception Three (EP-3) Zone to require a 15 metre vegetative buffer save and except a pathway and driveway. The Environmental Protection Zone, Shoreline Residential Exception Zone and the Environmental Protection Exception Zones have been incorporated based on the recommendations within the Zygotera Consulting Environmental Impact Study completed in June 2023.

The rezoning will be a condition of the two Consent Applications that have been filed concurrently 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, Savas Varadas of Plan Muskoka, was present to answer any questions from members of the public and Council. Mr. Varadas summarized the application and noted that the rezoning of the subject lands will be a condition of the two Consent Applications that have been filed concurrently with the Southeast Parry Sound District Planning Board.

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

There was one question from Council regarding the Environmental Protection (EP) Buffer. Mr. Varadas noted that the setbacks are between 50' and 100' feet, and the EP Buffer Zones are well established for any future development.

There were no further questions.

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 have been received from the public.

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 February 7th, 2024 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. 2024-04

Moved by: Margaret Ann MacPhail

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 7:14 p.m. in order to recommence the Regular Meeting of Council of January 17th, 2024.

Carried

Dated this day 7th of February, 2024.

"Originally Signed"

Joe Lumley, *Acting Mayor*

"Originally Signed"

Beth Morton, *Clerk-Administrator*