



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 28, Concession 9, Township of Perry
Located at 205 Hall's Road (Breen)

Wednesday October 16th, 2024

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
Councillor: Margaret Ann MacPhail and Paul
Sowrey
Beth Morton, Clerk-Administrator
Kim Seguin, Treasurer-Tax Collector
Erica Cole, Deputy Clerk
Mike Wilmon, Chief Building Official/By-law
Enforcement Officer

Absent:

Councillor Joe Lumley and Councillor Jim
Cushman

Electronic Attendance:

Scott Barber, Jamie Robinson, Rocco
Frangione

Members of the Public:

None

Declaration of Pecuniary Interest

Nil

Resolution No. 2024-331

Moved by: Margaret Ann MacPhail

Seconded by: Paul Sowrey

Be it resolved that the Council of the Corporation of the Township of Perry does
now adjourn from this Regular Meeting at 7:13 p.m. to commence a 'Public
Meeting' for a proposed Zoning By-law Amendment for lands legally described as
Lot 28, Concession 9, Township of Perry, located at 205 Hall's Road (Breen)

Carried

Resolution No. 2024-332

Moved by: Paul Sowrey

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 28, Concession 9, Township of Perry, located at 205 Hall's Road.

Carried

Mayor Norm 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 Part of Lot 28, Concession 9, located at 205 Hall's Road (Breen).

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 November 6th, 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 September 17th, 2024; 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 (RU) Zone to the Rural Residential (RR) Zone within the Zoning By-law to allow for residential uses on the lot to be created. The rezoning is a condition of Consent Application NO. B-044/23 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, Mr. Jaimie Robinson, MHBC Planners, was in attendance to answer any questions from Council or the public. He highlighted that the rezoning is a result of Consent Application B-044/23. Mr. Robinson provided Council with a brief presentation regarding the zoning application for the subject property and was available to answer any questions.

Members of the public present did not have any questions regarding the application.

Clerk-Administrator Beth Morton advised that as of 4:30 p.m. on October 16th, 2024, no comments have been received from the public regarding this proposed zoning by-law amendment.

Mayor Norm 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 November 6th, 2024 Meeting of Council and outlined that once Council makes a decision on 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 declared this public meeting to be conducted and presented the following resolution:

Resolution No. 2024-333

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 7:20 p.m. in order to recommence the Regular Meeting of Council of Wednesday October 16th, 2024.

Carried

Dated this day 6th of November, 2024.

“Originally Signed”
Norm Hofstetter, *Mayor*

“Originally Signed”
Beth Morton, *Clerk-Administrator*