



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 24, Concession 6, Township of Perry
Located at 48 Beach Road (Todd)

Wednesday November 6th, 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, Joe
Lumley, and Paul Sowrey
Beth Morton, Clerk-Administrator
Erica Cole, Deputy Clerk

Absent:

Councillor Jim Cushman

Electronic Attendance:

Kim Seguin, Treasurer-Tax Collector
Scott Barber, Ernest Yeung, Jack Marshall

Members of the Public:

Amy L. Marshall

Declaration of Pecuniary Interest

Nil

Resolution No. 2024-

Moved by:

Seconded by:

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 a proposed Zoning By-law Amendment for lands legally described as Lot 24, Concession 6, Township of Perry, located at 48 Beach Road (Todd)

Carried

Resolution No. 2024-

Moved by:

Seconded by:

Be it resolved that the Council of the Corporation of the Township of Perry hereby receives the report prepared by Beth Morton, Clerk-Administrator, for lands legally described as Part of Lot 24, Concession 6, Township of Perry, located at 48 Beach 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 as Part of Lot 24, Concession 6, Township of Perry, located at 48 Beach Road (Todd).

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 20th, 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 20th, 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-028/24 filed with the Southeast Parry Sound District Planning Board. In all other respects, the provisions of Zoning By-law Amendment 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, Ernest Yeung, highlighted that the reason for the application is to meet a condition of Consent Application No. B-028/24. The proposed lot exceeds the minimum lot size requirements for Perry Township. Mr. Yeung was in attendance to answer any questions from Council or the public.

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

Council did not have any questions regarding the application.

Clerk-Administrator Beth Morton advised that as of 4:30 p.m. on November 6th, 2024, staff have received no comments on the 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 20th, 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. 2024-364

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 Wednesday November 6th, 2024.

Carried

Dated this day 20th of November, 2024.

"Originally Signed"

Norm Hofstetter, *Mayor*

"Originally Signed"

Beth Morton, *Clerk-Administrator*