



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lots 22 and 23, Concession 7, Township of Perry
Parts 43 to 45, Plan 42R-10459, located at 35 Silver Birch Lane (Froese)
Wednesday February 19th, 2025

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:

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

Absent:

Mayor Norm Hofstetter

Electronic Attendance:

Rocco Frangione

Members of the Public:

Lynn McIntosh, Richard Froud

Declaration of Pecuniary Interest

Nil

Resolution No. 2025-45

Moved by: Margaret Ann MacPhail

Seconded by: Joe Lumley

Be it resolved that the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:12 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lots 22 and 23, Concession 7, Township of Perry, designated as Parts 43 to 45 on Plan 42R-10459 – 35 Silver Birch Lane (Froese)

Carried

Resolution No. 2025-46

Moved by: Joe Lumley

Seconded by: Margaret Ann MacPhail

Be it resolved that 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 Lots 22 and 23, Concession 7, Township of Perry, designated as Parts 43 to 45 on Plan 42R-10459 – 35 Silver Birch Lane.

Carried

Acting Mayor Jim Cushman 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 Lots 22 and 23, Concession 7, Township of Perry, designated as Parts 43 to 45 on Plan 42R-10459 – 35 Silver Birch Lane.

He then requested that the Clerk-Administrator, Beth Morton, advise as to how and to whom notice of the public meeting was circulated and provide a background on the application.

The Clerk-Administrator, Beth Morton, outlined how the Public Meeting would be conducted. She stated that she 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 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 March 5th, 2025 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.

She advised that the Notice of this Public Meeting was given by posting the application on the Township's website, www.townshipofperry.ca on January 29th, 2025; 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 Bylaw is to rezone the lands from the Limited Service Residential – Exception Ten (LSR-10) Zone to the Limited Service Residential – Exception Eleven (LSR-11) in order to allow for a roof-top deck on the boathouse, together with a 0.609 metre wide dock on the north side of the boathouse and a 1.219 metre wide dock along the south side of the boathouse.

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.

Acting Mayor Cushman then declared this to be a public meeting to deal with the proposed zoning by-law amendment.

The applicant's agent, Richard Froud, was in attendance to answer any questions from Council or the public. Mr. Froud noted the rooftop of the boathouse was missed in the previous Zoning Amendment, and the base of the boathouse has been increased for strength and support.

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

Council did not have any questions regarding the application.

Clerk-Administrator Beth Morton advised that as of 4:30 p.m. on February 5th, 2025, staff have received no formal written comments on the proposed zoning by-law amendment. The Township has received a few inquiries from neighbours regarding the purpose of this Zoning By-law Amendment, which staff were able to answer to satisfy these inquiries.

She 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 March 5th, 2025 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, Acting Mayor Cushman declared this public meeting to be conducted and presented the following resolution:

Resolution No. 2025-47

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 February 19th, 2025.

Carried

Dated this day 5th of March, 2025.

Originally Signed

Norm Hofstetter, *Mayor*

Originally Signed

Beth Morton, *Clerk-Administrator*