



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 14, Concession 8, Township of Perry
Vacant Land – Fern Glen Road (Marshall)
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. 2025-42

Moved by: Paul Sowrey

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 7:04 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot 14, Concession 8, Township of Perry, located on Fern Glen Road (vacant land)(Marshall)

Carried

Resolution No. 2025-43

Moved by: Joe Lumley

Seconded by: Paul Sowrey

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 14, Concession 8, Township of Perry, located on Fern Glen Road (vacant land).

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 Lot 14, Concession 8, Township of Perry, vacant land located on Fern Glen Road.

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 28th, 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 By-law is to rezone part of the lands from the General Industrial – Holding (M2-H) Zone to the Rural (RU) Zone; and part of the lands shown as Part 1 on Plan 42R-22654 from the General Industrial – Holding (M2-H) Zone to the Rural Residential (RR) Zone. The purpose of the amendment is to allow for Rural and Rural Residential uses to be permitted on the lands.

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 and/or their agent was not in attendance.

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

Council did not have any questions regarding the application.

Clerk-Administrator Beth Morton advised that as of 4:30 p.m. on February 19th, 2025, staff have received the following comments on the proposed zoning by-law amendment.

“The Ministry of Transportation (MTO) has reviewed the attached zoning by-law amendment application, which proposes to rezone a portion of the subject lands identified in the attached circulation from M2-H (General Industrial Holding) to RU (Rural) and RR (Rural Residential) zones. We understand that the purpose of this amendment is to transfer Part 1 on Plan 42R-22654 to a family member for the construction of a single-family dwelling, while the larger lot to be rezoned as RU will continue to be used for rural purposes.

The subject lands are located within MTO’s permit control area and is subject for review under the Public Transportation and Highway Improvement Act R.S.O 1990. The MTO supports the application in principle.

The Ministry has no concerns or objections to the proposed rezoning, with the following comments to consider:

- Placement of any buildings/structures or any site grading/paving within 45 meters of the Hwy 11 property line or within 395 meters of the centre-point of the intersection of Hwy 11 and Fern Glen Rd will require an **MTO building/land use permit**.
- Any future development or change in land use must be subject to MTO review.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/> Any questions regarding permitting or setbacks can be directed to Rebecca Debruyne, Corridor Management Officer at Rebecca.Debruyne@ontario.ca

Please submit all future planning applications via our online service . This can be done at the following link: <https://www.hcms.mto.gov.on.ca/> If there are any other questions or concerns, don’t hesitate to contact me. Comments on this planning application expire in one (1) year.”

No other written comments have been received.

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. 2025-44

Moved by: Paul Sowrey

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 February 19th, 2025.

Carried

Dated this day 5th of March, 2025.

Originally Signed

Norm Hofstetter, *Mayor*

Originally Signed

Beth Morton, *Clerk-Administrator*