



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Old Muskoka Road / Hwy 592

Pt Lot 16, Concession 10, Part 4, Plan 42R-8574 (Hall)

Wednesday, July 15th, 2015

7:07 p.m.

Council Chambers, 1695 Emsdale Road, Emsdale, Ontario

Any and All Minutes are to be considered Draft until approved by Council at the Regular Meeting of Council

IN ATTENDANCE

Mayor: Norm Hofstetter
Councillors: Jim Cushman; Margaret Ann MacPhail; Jeff Marshall & Les Rowley
Clerk/Administrator: Beth Morton, Clerk/Administrator;
Members of the Public: See Visitors List for Regular Meeting, July 15th, 2015

Resolution No. 2015-296

Moved by: Margaret Ann MacPhail

Seconded by: Jim Cushman

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:07 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to a proposed Zoning By-law Amendment for lands legally described as Part Lot 16, Concession 10, in the Township of Perry, designated as Part 4, Plan 42R-8574 (Hall)

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 at Part of Lot 16, Concession 10, designated as Parts 4 on Plan 42R-8574 to recognize the location of the lands in the Hamlet area of Emsdale; and to rezone a portion of the lands from the Rural Residential Zone to the Residential Type Two Exception Zone to recognize a reduced lot area of 0.31 hectares. The Zoning By-law Amendment is a condition of Consent Application B-004/15.

He outlined how the Public Meeting would be conducted. He stated that the Clerk would advise as to when, how and to whom notice of the public meeting was circulated and confirm proper notice was given.

He noted that the public meeting is not a public debate on a 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 then have the opportunity to question the applicants, their consultants or planning consultants. He also advised that Council will consider the Zoning By-law at a future 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 advise as to how and to whom notice of the public meeting was circulated.

The Clerk advised that Notice of this Public Meeting was given by posting the application on the Township's website, www.townshipofperry.ca on June 9th, 2015; forwarding it to all persons and public bodies as prescribed under the Ontario Planning Act Regulation, including owners within 600' feet of the applicant's property; and to those requested. Notice was also posted at the Municipal Office.

Mayor Hofstetter then declared this to be a public meeting to deal with the proposed Zoning By-law amendment. He requested that the Township's Planner, Jim Dymont, describe the proposal and provide a summary of the planning report that has been received by Council.

Mr. Dymont outlined that the application is within the Emsdale settlement area; the Official Plan encourages development in the hamlet area; and the Zoning By-law Amendment was a condition of consent. He noted that the R2 zoning allows for semi-detached / duplex dwellings. He advised that there is a requirement for a Site Plan Agreement which will cover items addressed in the Planner's Report (ie stream); the recommendations from CN, as well as other matters.

Mayor Hofstetter then invited the applicant and/or their representative to provide their comments on the proposal. The applicant was not present.

Mayor Hofstetter then invited members of the public to speak on the proposed Zoning By-law Amendment. There was no members from the public there to speak on this matter.

Mayor Hofstetter then asked the Clerk what letters have been received by Council with respect to the application.

The Clerk advised that as of 4:30 p.m. today, the Municipality has received the following comments: Helene Fleisher of CN provided comments that due to the proximity of CN's mainline, that the Township should consider pursuing the implementation of criteria provided for further development proposals in the area; and MTO provided correspondence dated June 30th, 2015, advising that they have no objections with the application.

Mayor Hofstetter asked if there were any questions or comments from Council on the proposed Zoning By-law Amendment. Council had no questions or comments.

Mayor Hofstetter advised that those wishing to receive further notice of the passing of the Zoning By-law must make a written request as per previous instruction. He advised that Council will consider the by-law at a future Council Meeting. He outlined that once Council makes a decision on

the by-law, there is a 20-day appeal period from the date of notice of passage of the by-law during which time any person may appeal the decision of Council to the Ontario Municipal Board.

Having received questions and comments from the public and Council, Mayor Hofstetter declared this public meeting to be concluded and presented the following resolution:

Resolution No. 2015-297

Moved by: Les Rowley

Seconded by: Jeff Marshall

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:10 p.m. in order to recommence the Regular Council Meeting of July 15, 2015.

Carried.

Dated this 5th day of August, 2015



Norm Hofstetter, *Mayor*



Beth Morton, *Clerk/Administrator*