



**PUBLIC MEETING
ZONING BY-LAW AMENDMENT
MINUTES**

Tuesday, November 21, 2023

5:30 p.m.

**Tay Valley Municipal Office – 217 Harper Road, Perth, Ontario
Council Chambers**

ATTENDANCE:

Members Present: Chair, Councillor Korrine Jordan
Reeve Rob Rainer
Deputy Reeve Fred Dobbie
Councillor Wayne Baker
Councillor Greg Hallam
Councillor Andrew Kendrick
Councillor Angela Pierman
Councillor Marilyn Thomas

Staff Present: Amanda Mabo, Chief Administrative Officer/Clerk
Aaron Watt, Deputy Clerk
Noelle Reeve, Planner

Public Present: Deven Roberts, Applicant

1. CALL TO ORDER

The public meeting was called to order at 5:30 p.m.

2. INTRODUCTION

The Chair provided an overview of the Zoning By-Law application review process to be followed, including:

- the purpose of the meeting
- the process of the meeting
- all persons attending were encouraged to make comments in order to preserve their right to comment should the application(s) be referred to the Ontario Land Tribunal (OLT)
- the flow and timing of documentation and the process that follows this meeting

- any person wanting a copy of the decision regarding the applications on the agenda was advised to email planningassistant@tayvalleytwp.ca

The Chair asked if anyone had any questions regarding the meeting and the process to be followed. Given that there were no questions, the meeting proceeded.

3. APPLICATIONS

- i) **FILE #ZA23-08: 1000654129 Ontario Inc.**
30 Highway 511
Concession 3, Part Lot 27,
Geographic Township of Bathurst

- a) PLANNER FILE REVIEW & PROPOSED BY-LAW

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

- b) APPLICANT COMMENTS

None.

- c) PUBLIC COMMENTS

The Planner confirmed that no comments had been received through the application process, an email had been received this afternoon from residents indicating that they own the adjacent 16+ acre property (approximately 640 feet fronts onto 511 running towards Highway 7).

They indicated that recently the need for more housing has become very evident and they intend to explore the option of Residential Zoning for the property in the near future. If the rezoning to industrial takes place, they would have restrictions on approximately 1/3 of the property frontage on 511. Together with the relatively recent flood plain designation on the property, this rezoning impact will be significant to the future development of their property.

Given this they are opposed to the proposed zoning by-law amendment.

The concerns as expressed in the email were discussed and it was confirmed by the Planner that the applicant's intended use of the property does not impact the neighbouring property as expressed in the email. The neighbours overestimated the distance of impact to their property. There is potential to still have three (3) severances on the property. The only impact would be a set back of 30 metres. The use of the property will not be affected so the Planner is still recommended approval of the re zoning.

d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-121 be approved.

- ii) **FILE #ZA23-08: Brad Morrison**
313 Silvery Lane
Concession 4 and 5, Part Lot 13,
Geographic Township of South Sherbrooke

a) PLANNER FILE REVIEW & PROPOSED BY-LAW

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

b) APPLICANT COMMENTS

None.

c) PUBLIC COMMENTS

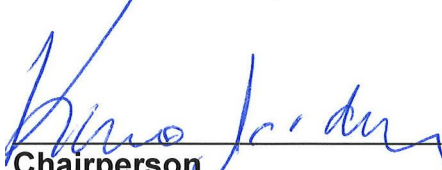
None.

d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-121 be approved.

4. ADJOURNMENT

The public meeting adjourned at 5:55 p.m.


Chairperson


Deputy Clerk