



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Part Lot 11, Concession 1, Parts 1, 2 and 3 on Plan 42R-20259
70 Bittern Lake Lane (Collins)
Wednesday, March 16th, 2016
7:02 p.m.
Council Chambers
(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 Members:

Mayor Norm Hofstetter
Councillors: Jim Cushman, Jeff Marshall,
Margaret Ann MacPhail and Les Rowley

Municipal Staff:

Beth Morton, Clerk-Administrator,
Melinda Torrance, Deputy Clerk

Members of the Public:

Sign in sheet on file

Resolution No. 2016-89

Moved by: Jeff Marshall

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:02 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 11, Concession 1, in the Township of Perry, designated as Parts 1, 2 and 3 on Plan 42R-20259 (Collins).

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 70 Bittern Lake Lane to increase the maximum gross floor area to 181 square metres to allow for a recreation room to be built above the existing garage.

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 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 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 circulate.

The Clerk advised that Notice of this Public Meeting was given by posting the application on the Township's website, www.townshipofperry.ca on February 24th, 2016; 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 asked the applicant and/or the representative to provide their comments on the proposal. Mr. Mike McCabe of Foxpoint Construction, 1838 Foxpoint Road, R.R. #1, Dwight, Ontario POA 1H0 presented as the Agent and provided his comments.

The cottage was recently purchased and they are trying to maximize their space by utilizing extra space in the garage. The garage has a 24 foot ceiling and the request is to build a loft by adding another floor and lowering the ceiling to 10 feet. The footprint of the existing dwelling will remain the same and will not adversely impact the property. Visually it will be the same and will not be any higher than the existing cottage.

Mayor Hofstetter then invited members of the public to speak on the proposed Zoning By-law Amendment.

Wendy Olan of 20 Bittern Lake Lane, Novar, Ontario POA 1R0 stated that she is in favour of the application.

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

The Clerk advised that as of 4:30 p.m. today, the Municipality has received one submission by MTO 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.

Councillor Rowley wanted to confirm that the new septic would not adversely affect the property and clarification as to how a new septic could be approved based on lake capacity. Mr. McCabe explained that he is simply increasing the size of the holding tanks and making the tile bed a little larger. The septic will not be placed in a new location but rather be improved in its existing location. The Clerk explained that the septic system was already in place, as opposed to a requirement for lake capacity if this were a request for consent to sever. The septic system is a pre-existing use and will not be an addition for the lake.

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 instructions. He advised that Council will consider the by-law at the April 6th, 2016 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 no further questions or comments from the Public or Council members, Mayor Hofstetter declared this public meeting to be concluded and presented the following resolution:

Resolution No. 2016-90

Moved by: Jim Cushman

Seconded by: Les Rowley

Be it resolved that the Council of the Township of Perry does hereby now adjourn from the Public Meeting at 7:12 p.m. in order to recommence the Regular Council Meeting of March 16, 2016.

Carried

Dated this 6TH day of April, 2016.

Original Signed by Norm Hofstetter
Norm Hofstetter, *Mayor*

Original Signed by Beth Morton
Beth Morton, *Clerk-Administrator*