



## *The Corporation of the Township of Perry*

### **MINUTES**

#### **PUBLIC MEETING**

Unit 13, Level 1, Parry Sound Vacant Land Condominium Plan No. 8, and its appurtenant interest, described as the Condominium property 1stly: Lot 7, Con 1, Perry excepts Parts 1 & 2 on Plan 42R-18099; 2ndly – Lot 8 and Part Lot 8, Concession 1, Perry, Parts 1 and 2, Plan 42R-18057; 3rdly – Lot 10, Con 1, Perry except Part 1, 42R-18098, s/t easements as set out in Schedule "A" of declaration GB12410; in the Township of Perry  
22 Vista Lane (Bremner)

**Wednesday, March 1, 2017**  
**7:06 pm**

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:**

Melinda Torrance, Deputy Clerk  
Mike Wilmon, CBO/By-law Enforcement

##### **Members of the Public:**

Sign in sheet on file

#### **Resolution No. 2017-77**

**Moved by: Jim Cushman**

**Seconded by: Jeff Marshall**

***Be it resolved that*** the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:06 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 Unit 13, Level 1, Parry Sound Vacant Land Condominium Plan No. 8, and its appurtenant interest, described as the Condominium property 1stly: Lot 7, Con 1, Perry excepts Parts 1 & 2 on Plan 42R-18099; 2ndly – Lot 8 and Part Lot 8, Concession 1, Perry, Parts 1 and 2, Plan 42R-18057; 3rdly – Lot 10, Con 1, Perry except Part 1, 42R-18098, s/t easements as set out in Schedule "A" of declaration GB12410 and located at 22 Vista Lane.

**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 for lands legally described as Unit 13, Level 1, Parry Sound Vacant Land Condominium Plan No. 8, and its appurtenant interest, described as the Condominium property 1stly: Lot 7, Con 1, Perry excepts Parts 1 & 2 on Plan 42R-18099; 2ndly – Lot 8 and Part Lot 8, Concession 1, Perry, Parts 1 and 2, Plan 42R-18057; 3rdly – Lot 10, Con 1, Perry except Part 1, 42R-18098, s/t easements as set out in Schedule “A” of declaration GB12410; in the Township of Perry located at 22 Vista Lane. The purpose of the proposed By-law is to rezone the lands from the Limited Service Residential (LSR-1) Zone to a Limited Service Residential Exception (LSR-X) Zone to recognize a reduced minimum front yard of 22.5 metres to permit the existing septic system.

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 Amendment at a future Regular 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](http://www.townshipofperry.ca) on February 8, 2017; 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, and to those requested.

Mayor Hofstetter then declared this to be a public meeting to deal with the proposed Zoning By-law amendment.

Mayor Hofstetter asked the applicant and/or their representatives to provide their comments on the proposal. Wayne Simpson, Planning Associate for Donna Bremner presented a brief overview of

Mayor Hofstetter then invited members of the public to speak on the proposed Zoning By-law Amendment. No comments came forward from the public.

Mayor Hofstetter asked the Clerk what letters have been received with respect to the application. He outlined that the Owner asks that the minimum front yard requirement for the existing septic system be reduced from 30 metres to 22.5 metres in the LSR-1 zoning applied to the property. The amending will legalize the existing septic system which, while constructed under a Permit from the North Bay Mattawa Conservation Authority, was inadvertently located by the installed in 2010. There error only came to light in December when John E. Jackson Surveying Limited prepared the Surveyor's Report which was a requirement for the sale of the property. Mr. Simpson thanked Council for their time.

The Clerk advised that as of 4:30 p.m. today, the Municipality had received three comments on the applications. The first comment was from MTO with no concerns in relation to the proposed zoning by-law amendment; the second was a letter from Bittern Lake Estates -Parry Sound Condominium Corporation #8 providing their written submission to the Council of the Township of Perry stating that they have no objections to this zoning by-law amendment; and the third letter was from Michael and Theresa Ortelli adjacent landowners located at 30 Vista Lane, providing written notice that they have no objections to this zoning by-law amendment.

Mayor Hofstetter asked if there were any questions or comments from Council on the proposed Zoning By-Law Amendment. No questions or comments from Council came forward at this time.

Mayor Hofstetter advised that those wishing to receive further notice of the Notice of Decision of the Zoning By-law must make a written request as per previous instructions. He advised that Council will be considering the by-law at a future Regular Meeting of Council and outlined that once Council makes a decision on the by-law, there is a 20 day appeal period from the date of decision 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. 2017-78**

**Moved by: Jim Cushman**

**Seconded by: Jeff Marshall**

***Be it resolved that*** the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:15 p.m. in order to recommence the Regular Council Meeting of March 1<sup>st</sup>, 2017.

**Carried**

Dated this 15<sup>th</sup> day of March, 2017.

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Original Signed by Norm Hofstetter  
Norm Hofstetter, *Mayor*

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