



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Lots 34, 35 and 36, Plan 167
1070 Hwy. 592 (Rotz)

Wednesday, August 1st, 2018
7:04 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
Andrew Boucher, Working Foreman

Members of the Public:

Sign in sheet on file

Resolution No. 2018-271

Moved by: Jeff Marshall

Seconded by: Jim Cushman

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:04 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to a Zoning By-law Amendment application for lands legally described as Lots 34, 35 and 36, Plan 167 located at 1070 Hwy. 592 (Rotz).

Carried

Resolution No. 2018-272

Moved by: Les Rowley

Seconded by: Margaret Ann MacPhail

Be it resolved the Council of the Township of Perry hereby accepts the report submitted by Beth Morton, Clerk-Administrator for a Zoning By-law Amendment for lands legally described as Lots 34, 35, and 36, Plan 167, Township of Perry, located at 1070 Hwy. 592 N. (Rotz).

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 Lots 34, 35 and 36, Plan 167, in the

Township of Perry located at 1070 Hwy. 592. The purpose of the proposed By-law is to rezone the lands from the Multiple Residential (R3) Zone to the Multiple Residential – Exception One (R3-1) Zone to allow for an exception to Section 3.10 of the By-law to allow for two dwelling units on one lot to facilitate the conversion of the existing detached garage to four rental apartment units; to allow for a reduction to the front yard to 12 metres to recognize the existing septic system and allow for an increase to the tile field, and to allow a reduction to the interior side yard to 4.6 metres to recognize the existing structure.

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 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 July 10, 2018; 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, to those requested and posted at the Municipal Office.

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.

Mr. Lanny Dennis, Wayne Simpson and Associates acting as the Agent for the Owners outlined that the property owners have applied for an amendment to the Zoning By-law to convert the existing garage into 4, 1 or 2 bedroom apartment units. The proposal is for a very real need for affordable rental units. The Ministry of Transportation and North Bay Mattawa Conservation have already

approved. The use of the property has been for multiple residence and no new buildings are being constructed. The conversion of the garage is well buffered with vegetation so as not to affect neighbours. Mr. Dennis concluded by respectfully requesting Council to approve the zoning amendment.

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

No members of the public spoke.

Mayor Hofstetter asked if there were any questions or comments from Council on the proposed Zoning By-Law Amendment.

Councillor Cushman asked what year the septic was originally put in. The response was 1996.

Mayor Hofstetter asked if the septic would hold an additional 4 units with 1 or 2 bedrooms. Lanny Dennis advised that North Bay Mattawa Conservation Authority has approved the septic for 12 units. The current building has 6 units and the proposal is for an additional 4 units for a total of 10 units.

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 had received comment from the North Bay Mattawa Conservation Authority. The additional 4 – 1 bedroom units would be an additional 2200L/day sewage flow. The daily design sewage flow for the original building is 6600L/day. This is a total of 8800L/day and would mean that the review and application would be with NBMCA. The applicant will be required to install a new bed for the 4 units. This has been incorporated in the site plan provided. It was further noted that if the applicant were to increase the units to 2 bedrooms that it would increase the daily flow which would increase the flow over 8800L/day which is what was originally presented to the NBMCA for comment.

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 Local Planning Appeal Tribunal.

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. 2018-273

Moved by: Jim Cushman

Seconded by: Les Rowley

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:18 p.m. in order to commence the Regular Council Meeting of August 1st, 2018.

Carried

Dated this 15th day of August, 2018.

Original Signed by Norm Hofstetter
Norm Hofstetter, *Mayor*

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