



*The Corporation of the Township of Perry*

**MINUTES**

**PUBLIC MEETING**

Part of Lot 30, Concession 8, Township of Perry  
Parts 4, 5 and 6, Plan 42R-20033  
603 Rochester Lake Road (Collins)

Wednesday, May 15, 2019 – 7:02 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: Paul Sowrey, Margaret Ann MacPhail Joe Lumley and Jim Cushman

**Municipal Staff:**

Beth Morton, Clerk/Administrator,  
Mike Wilmon, CBO/By-law Enforcement Officer, Kim Seguin, Treasurer/Tax Collector

**Members of the Public:**

Sign in sheet on file

**Resolution No. 2019-164**

**Moved by: Jim Cushman**

**Seconded by: Paul Sowrey**

***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 of Lot 30, Concession 8, Parts 4, 5 and 6 on Plan 42R—20033, located at 603 Rochester Lake Road. (Collins)

**Carried**

**Resolution No. 2019-165**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Township of Perry receive the report prepared by Beth Morton, Clerk/Administrator for lands legally described as Part of Lot 30, Concession 8, Parts 4, 5 and 6 on Plan 42R—20033, located at 603 Rochester Lake Road. (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 for lands for lands legally described as Part of Lot 30, Concession 8, Parts 4, 5 and 6 on Plan 42R—20033, located at 603 Rochester Lake Road. The purpose of the proposed By-law is to re-zone the property from from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Eighteen (SR-18) Zone to allow for a Bunkie 62 square metres in size with washroom above the proposed 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 Amendment at the June 5, 2019 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](http://www.townshipofperry.ca) on April 18, 2019; posting on the municipal office bulletin board; 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; and to those requested.

The purpose of the proposed By-law is to re-zone the property from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Eighteen (SR-18) Zone to allow for a Bunkie 62 square metres in size with washroom above the proposed garage. Staff have provided a supporting Report outlining that the application will be in compliance with the PPS, Official Plan and Zoning By-law if Council supports the proposed amendment. If approved, the applicant will also be required to enter into a Site Plan Agreement with the Township which will be registered on title to ensure that no future development is completed on the lands without further amendment and approval by Council. Site Plan Agreement on the

lands will ensure that future property owners are aware of what development is permitted on the lands. There are no kitchen facilities located within the Bunkie and will be specified within the Site Plan Agreement. It is staff's recommendation that the application be approved.

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.

Larry Ross, Planning Representative provided an overview of the application. To start he provided letters from the two adjacent landowners which confirmed that they had no concerns with the proposed development. He then advised that the owners, Mr. and Mrs. Collins have three adult children and their family will continue to expand in the future. They want to build a garage and to limit the footprint on the lands, would like to build a Bunkie above the garage for accommodation for their ever-growing family. They considered an addition to the old cottage, however as a builder, Mr. Collins realizes that there are challenges in adding to an older structure. The lot is a large 1.95 hectare lot. The garage with Bunkie will be approximately 55 metres from the water and will not impose on the view as it would if added to the cottage. He outlined that the original proposal had a kitchen which was removed based on staff recommendation. Mr. Ross understands that the septic is more than able to accommodate the proposed development.

Mayor Hofstetter asked if there were any questions or comments from the public.

No members of the public spoke on the application.

Mayor Hofstetter asked if there were any questions or comments from Council on the proposed Zoning By-Law Amendment. Council did not have questions.

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

The Clerk advised that the municipality had received no objections or comments.

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 the June 5, 2019 Council meeting 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. 2019-166**

**Moved by: Paul Sowrey**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:11 p.m. in order to recommence the Regular Council Meeting of May 15, 2019.

**Carried**

Dated this 5<sup>th</sup> day of June, 2019.

Original Signed by Norm Hofstetter  
Norm Hofstetter, *Mayor*

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