



*The Corporation of the Township of Perry*

**MINUTES**

**PUBLIC MEETING**

**Zoning By-law Amendment**

Lots 19 and 22, Plan 167, Township of Perry  
located at 1071 Hwy 592 (Maple Brae Cottages - Zantingh)  
Wednesday, October 21, 2020 – 7:16 p.m.

Council Chambers and Electronic Attendance  
(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  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector

**Electronic Attendance:**

Councillors: Paul Sowrey, Margaret Ann  
MacPhail, Joe Lumley and Jim Cushman  
Staff: Melinda Torrance, Deputy Clerk  
Mike Wilmon, CBO/By-law Enforcement

**Members of the Public:**

Kelly Leeder, Tony Zantingh, Lanny Dennis  
(via electronic attendance)

**Resolution No. 2020-335**

**Moved by: Jim Cushman**

**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 7:16 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 Lots 19 and 22, Plan 167, located at 1071 Hwy 592.

**Carried**

**Resolution No. 2020-336**

**Moved by: Paul Sowrey**

**Seconded by: Jim Cushman**

***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 Lots 19 and 22, Plan 167, located at 1071 Hwy 592.

**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 Lot 4, Plan M-58, Township of Perry, located at 137 North Bay Lake Road.

He outlined how the Public Meeting would be conducted. He stated that the Clerk/Administrator, Beth Morton would advise as to when, how and to whom notice of the public meeting was circulated and outline the purpose of the proposed By-law.

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 November 4, 2020 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/Administrator, Beth Morton advise as to how and to whom notice of the public meeting was circulated.

The Clerk/Administrator, Beth Morton 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 September 25, 2020; posted at the property; and 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 Clerk/Administrator further explained the purpose of the proposed By-law. The proposed By-law is to rezone Lot 19, Plan 167 from the Commercial Tourist (CT) Zone to the Shoreline Residential – Exception Twenty-Three (SR-23) Zone to allow for an exception to Section 3.10 to recognize two dwellings on one lot; part of Lot 22, Plan 167, Part 1, Plan 42R-7530 from the Commercial Tourist (CT) Zone to the Shoreline Residential Backlot (SBR) Zone; and the remainder of Lot 22, Plan 167 to be rezoned from the Commercial Tourist (CT) Zone and Limited Service Residential (LSR) Zone to the Limited Service Residential – Exception Nine (LSR-9) Zone to allow for an exception to Section 3.10 to recognize two dwellings on one lot. In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

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.

Lanny Dennis, Wayne Simpson & Associates represents the owners and advised Council that the zoning by-law amendment application will allow flexibility in the

future to offer an affordable tourist operation having less impact to the neighbourhood. Mr. Dennis also advised that it is the logical and reasonable thing to do and recommended that Council approve the application.

Mr. Zantingh also addressed Council stating that Mr. Dennis made the explanation very clear and thanked Council and Mr. Dennis for their time.

Mayor Hofstetter asked if Council had any questions or comments on the application.

Councillor Lumley inquired about the solicitor's report and whether the owners wanted to continue moving forward.

The Clerk provided an explanation outlining the reasons why the owners wanted to continue moving forward with their request.

Mayor Hofstetter then asked the Clerk/Administrator, Beth Morton what correspondence has been received with respect to the application. The Clerk/Administrator, Beth Morton advised that the municipality had received no comments on the application.

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 November 4, 2020 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, Mayor Hofstetter declared this public meeting to be concluded and presented the following resolution:

**Resolution No. 2020-337**

**Moved by: Joe Lumley**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:29 p.m. in order to recommence the Regular Meeting of Council of October 21, 2020.

**Carried**

Dated this 4<sup>th</sup> day of November, 2020.

Original Signed by Norm Hofstetter

Norm Hofstetter, *Mayor*

Original Signed by Beth Morton

Beth Morton, *Clerk-Administrator*