



The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Zoning By-law Amendment

Lot 4, Plan M-58, Township of Perry,
located at 137 North Bay Lake Road (Smith)
Wednesday, October 21, 2020 – 7:06 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. 2020-332

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 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 Lot 4, Plan M-58, located at 137 North Bay Lake Road.

Carried

Resolution No. 2020-333

Moved by: Jim Cushman

Seconded by: Joe Lumley

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 Lot 4, Plan M-58, located at 137 North Bay Lake Road.

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 137 North Bay Lake Road. The purpose of the proposed By-law is to rezone the lands from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Twenty-Two (SR-22) Zone in order to allow for an exception within Section 3.2.5(vi) to allow for the maximum area of a dock and decks within 30 metres of the shoreline to be increased to 80.3 square metres; and to increase the maximum overall lot coverage for principal and accessory structures to 19.9%. In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

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 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 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 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.

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 spoke on their behalf. Mr. Dennis explained that the lot is very small with only a 55 foot frontage and is similar to other lots in the immediate area. A small amount of development will increase lot coverage. The request for a zoning by-law amendment is to increase the lot coverage by 48 sq. ft. and is modest in size. The

lot lines are reasonably well vegetated and the dock is a reasonable distance to the waters edge. The extra dock length is a result of shall water and the additional length would not be visible by the neighbours. Mr. Dennis is recommending that Council approve the Zoning By-law Amendment.

No members of the public attending electronically had any questions.

Mayor Hofstetter asked if Council had any questions or comments on the application. There were no questions or comments.

Mayor Hofstetter then asked the Clerk/Administrator, Beth Morton what letters have been received with respect to the application. The Clerk/Administrator, Beth Morton advised that the municipality received one letter of objection from Betty Attwood and Margaret Hutter who own land adjacent to the subject land. The Clerk provided written correspondence further explaining the applicant's zoning by-law application. Ms. Attwood and Ms. Hutter were satisfied with the explanation and later withdrew their objection through written correspondence to the Clerk.

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. 2020-334

Moved by: Margaret Ann MacPhail

Seconded by: Paul Sowrey

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 Meeting of Council of October 21, 2020.

Carried

Dated this 4th day of November, 2020.

Original Signed by Norm Hofstetter
Norm Hofstetter, *Mayor*

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