



*The Corporation of the Township of Perry*

**MINUTES**

**SPECIAL MEETING**

**Monday, June 14, 2021 at 9:30 am**

**316 Deer Lake Road**

(Sowrey Consent Applications B-006/21 & B-007/21)

Any and all Minutes are to be considered Draft until approved by Council at the next Regular or Special of Meeting of Council

**In Attendance:**

Council: Mayor Norm Hofstetter, Councillors: Margaret Ann MacPhail, Joe Lumley, and Paul Sowrey  
Absent: Councillor Jim Cushman  
Staff: Beth Morton, Clerk-Administrator; Mike Wilmon, CBO/By-law Enforcement Officer  
Public: Elizabeth Sowrey, Todd Weiler

**Declaration of Pecuniary Interest**

Councillor Sowrey declared a pecuniary interest due to being the applicant of the subject Consent Applications B-006/21 and B-007/21.

Mr. Todd Weiler made a request that Council attend a site visit so that he could better outline his objections and concerns to the proposed Consent Applications by demonstrating in person the importance of protecting the Ragged Creek and other environmentally significant features adjacent to the Sowrey lands.

Prior to the site walk, Mr. and Mrs. Sowrey provided a sketch demonstrating the approximate location of a future septic and dwelling at 316 Deer Lake Road; existing dwelling and well at 322 Deer Lake Road; together with structures on the Weiler property to show approximate distance of all from the Ragged Creek. Mr. Sowrey outlined that the proposed lot addition will allow for both structures at 316 Deer Lake Road to be located in excess of 30 metres from the Ragged Creek, as per the Township Zoning By-law.

Council, Staff and the Public walked the property at 316 Deer Lake Road and along Mr. Weiler's property to view the setbacks and structures adjacent to the Ragged Creek, and the fish habitat area within the Ragged Creek.

During the walk, Mr. Weiler outlined his concerns of the dense development with creating four lots with reduced lot frontages in close proximity to the Ragged Creek all not in compliance with the Official Plan and Zoning By-law. Staff reiterated that the application does not create new lots and that it will provide for additional lands to be added to two of the existing legal non-complying lots. Mr. Weiler addressed that the lot frontage on the retained lands would be reduced a further 15 metres.

The Clerk-Administrator advised that the Sowreys have filed an application to amend their Consent application that they no longer require an amendment to reduce the lot frontage of the retained lot.

Mr. Weiler continued his walk through showing existing structures on his property including a cabin, outhouse and bridge with cribbing across the Ragged Creek.

Although not overly pleased with the development, Mr. Weiler is happy to see that the applicants, in working with Council are proposing to implement a Site Plan Agreement on the benefitting lots, to be registered on title. The Site Plan Agreement is to ensure that future development protects the Ragged Creek and other environmental features of the property and it will make sure that current and future owners abide by the Agreement moving forward. Mr. Weiler is pleased that the septics are being replaced and that they will be located further from the Ragged Creek, but he does have concerns with the driveway being proposed for 316 Deer Lake Road adjacent to the fence line at the property. Mr. Sowrey confirmed that the surveyor will verify the fence line and that it will be in excess of the required side yard required for a driveway.

Mr. Weiler noted that he still has concerns with respect to the zoning and discussed the exception required for the retained lands for the reduced lot frontage and the rezoning to Shoreline Residential for the benefitting lots. The Clerk-Administrator verified that the retained lands no longer require rezoning due to the amended application maintaining the existing lot frontage, and that the benefitting lots are to be rezoned to the Shoreline Residential Zone to eliminate the split zoning on the lots.

Mayor Hofstetter noted that no decision would be made during the Special Meeting and that this item is on the Agenda of the June 16, 2021 Regular Meeting for Council consideration.

The Meeting adjourned at approximately 10:23 a.m.

*Originally Signed By Norm Hofstetter*

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Norm Hofstetter, Mayor

*Originally Signed By Beth Morton*

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Beth Morton, Clerk-Administrator