



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 13 and Part of Lot 14
located at 184 Homeland Drive (Morin)
Wednesday, September 15th, 2021 – 7:09 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 Chambers:

Mayor Norm Hofstetter
Beth Morton, Clerk-Administrator
Kim Seguin, Treasurer-Tax Collector

Electronic Attendance:

Councillors: Margaret Ann MacPhail,
Joe Lumley, Paul Sowrey and Jim Cushman
Staff: Mike Wilmon, Chief Building Official

Members of the Public:

Graeme Huizinga, Ken Core, Paul Morin, Dean
Thomson

Resolution No. 2021-372

Moved by: Jim Cushman

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Corporation of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:09 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 13 and Part of Lot 14, Plan 169, Township of Perry, located at 184 Homeland Drive (Morin)

Carried

Resolution No. 2021-373

Moved by: Margaret Ann MacPhail

Seconded by: Joe Lumley

Be it resolved that the Council of the Corporation of the Township of Perry receives the Planning Report prepared by Beth Morton, Clerk-Administrator for proposed Zoning By-law Amendment for lands legally described as Part of Lot 13

and Part of Lot 14, Plan 169, Township of Perry, located at 184 Homeland Drive (Morin)

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 Part of Lot 13 and Part of Lot 14, Plan 169, Township of Perry, located at 184 Homeland Drive.

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 October 6th, 2021, 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 August 24th, 2021; 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 the lands from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Twenty-Eight (SR-28) Zone to facilitate the redevelopment of the lands by demolishing the existing dwelling, garage and septic system and replacing them with a new dwelling, garage and septic system. The applicant has requested the following exceptions to permit the proposed development: maximum principal lot coverage within 60 metres of the shoreline to be increased to 17.4%; the minimum required front yard to be reduced to 17.3 metres for the dwelling and 15.0 metres for a deck; maximum overall accessory lot coverage to be increased to 9.4%; maximum width of all shoreline structures including docks and decks to be increased to 8.23 metres; the maximum area of docks and decks within 30 metres to be increased to 127.8 square metres; and

that 28.4% of the shoreline buffer be occupied with buildings and structures. In all other respects, the provisions of Zoning By-law 2014-21 shall apply. A Planning Justification report was prepared by the applicant's agent, Graeme Huizinga of Wayne Simpson and Associates in support of the application.

A full report was presented to Council and staff are recommending approval of the application.

Mayor Hofstetter then declared this to be a public meeting to deal with the proposed Zoning By-law amendment.

The applicant Paul Morin, and his agent Graeme Huizinga, were in attendance.

Mr. Morin highlighted that he is moving to the area permanently and the new garage will provide storage for snowmobiles and classic cars.

Mr. Huizinga noted the garage will not be visible from the lake, and the new dwelling will be moved further away from the lake than the current cottage. The applicant is prepared to completed a Site Plan Agreement if required to address vegetation and to recognize the existing shoreline development. In the least, more trees will be planted to ensure a vegetation buffer.

Ken Core, President of the Clear Lake Property Owners Association, was in attendance. Mr. Core had no comments on the proposed Zoning By-law Amendment and was appreciative that a new septic system would be installed on the property to help protect and improve the water quality of Clear Lake.

No other members of the public were in attendance to comment on the proposed zoning by-law amendment.

There were no questions or comments from Council.

Mayor Hofstetter then asked the Clerk/Administrator, Beth Morton, what correspondence has been received with respect to the application.

As of 4:30 p.m. today, the Township has not received any comments from the public.

Mayor Hofstetter advised that those wishing to receive the Notice of Decision with respect to the application must make a written request as per previous instructions. He advised that Council will be considering the by-law at the October 6th, 2021 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 conducted and presented the following resolution:

Resolution No. 2021-374

Moved by: Joe Lumley

Seconded by: Paul Sowrey

Be it resolved that Council of the Corporation of the Township of Perry does hereby now adjourn from this Public Meeting at 7:23 p.m. in order to recommence the Regular Meeting of Council of September 15th, 2021.

Carried

Dated this 6th day of October, 2021.

"Originally Signed"

Norm Hofstetter, Mayor

"Originally Signed"

Beth Morton, Clerk-Administrator