



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 22, Concession 7, Township of Perry
Parts 6, 7, and 8 on Plan 42R-18201
Located at 554 Homeland Drive (Smart)
Wednesday April 20th, 2022 – 7:07 p.m.
Municipal Office 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:

Municipal Office:

Acting Mayor Paul Sowrey
Beth Morton, Clerk-Administrator
Kim Seguin, Treasurer-Tax Collector
Erica Cole, Deputy Clerk

Electronic Attendance:

Councillors: Margaret Ann MacPhail,
Joe Lumley, and Jim Cushman

Staff: Mike Wilmon, Chief Building Official

Absent:

Norm Hofstetter

Members of the Public:

Nicole Benn, John Jackson, Herb Schellhorn,
Andrew Meier, Debbie McAlpine, Randy Smart

Resolution No. 2022-142

Moved by: Margaret Ann MacPhail

Seconded by: Jim Cushman

Be it resolved that the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:07 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regards to a proposed Zoning By-law Amendment for lands legally described as Part of Lot 22, Concession 7, Township of Perry, designated as Parts 6, 7, and 8 on Plan 42R-18201, located at 554 Homeland Drive (Smart)

Carried

Resolution No. 2022-143

Moved by: Jim Cushman

Seconded by: Joe Lumley

Be it resolved that the Council of the Corporation of the Township of Perry receives the report prepared by Beth Morton, Clerk-Administrator, for lands legally described as Part of Lot 22, Concession 7, Township of Perry, designated as Parts 6, 7, and 8 on Plan 42R-18201, located at 554 Homeland Drive (Smart)

Carried

Acting Mayor Sowrey 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 22, Concession 7, designated as Parts 6, 7, and 8 on Plan 42R-18201, located at 554 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 May 4th, 2022, 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.

Acting Mayor Sowrey 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 March 28th, 2022; 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 is to rezone the lands from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Thirty-Two (SR-32) Zone to allow for an attached deck to be installed within the front yard and to allow for an increase to the maximum area of docks and decks within 30 metres of the shoreline. The applicant has requested the following exceptions to permit the proposed development: minimum required front yard shall be 18.9 metres for the deck; and the maximum area for docks and decks within 30 metres of the shoreline shall be 74.3 metres.

In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

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

Acting Mayor Sowrey then declared this to be a public meeting to deal with the proposed zoning by-law amendment.

The applicant, Randy Smart, was in attendance and highlighted that the proposed zoning by-law amendment is to permit a portion of the front lakeside deck and permanent residence within the 30m setback of Bay Lake.

Members of the public were in attendance but made no comment on the proposed zoning by-law amendment.

There were no questions or comments from Council.

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

No comments from the public or organizations were received.

Acting Mayor Sowrey 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 April 20th, 2022 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, Acting Mayor Sowrey declared this public meeting to be conducted and presented the following resolution:

Resolution No. 2022-144

Moved by: Joe Lumley

Seconded by: Jim Cushman

Be it resolved that the Council of the Corporation of the Township of Perry does hereby now adjourn from this Public Meeting at 7:18 p.m. in order to recommence the Regular Meeting of Council of April 20th, 2022.

Carried

Dated this 4th day of May, 2022.

Paul Sowrey, Acting Mayor

Beth Morton, Clerk-Administrator