



*The Corporation of the Township of Perry*

**MINUTES**  
**PUBLIC MEETING**  
**Zoning By-law Amendment**

Part of Lot 34, Concession 5, Township of Perry  
Located at 472 North Bay Lake Road (Somers)  
Wednesday September 7<sup>th</sup>, 2022 – 7:06 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:**

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

**Electronic Attendance:**

Councillors: Paul Sowrey, Joe Lumley, and  
Jim Cushman

Staff: Randy McLaren, Working Roads  
Supervisor

**Members of the Public:**

Ken Core, Karen and Ron Morris, Paula  
Somers, Brogen Aitkin, Brodie Aitkin, John  
Gallagher, Gary Alexander, Dan Somers, Nick  
Borgdorff

**Absent:**

Councillor Margaret Ann MacPhail

**Resolution No. 2022-346**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Corporation of the Township of Perry does 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 regards to a proposed Zoning By-law Amendment for lands legally described as Part of Lot 34, Concession 5, Township of Perry, located at 472 North Bay Lake Road (Somers)

**Carried**

**Resolution No. 2022-347**

**Moved by: Paul Sowrey**

**Seconded by: Jim Cushman**

**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 34, Concession 5, Township of Perry, located at 472 North Bay Lake Road (Somers)

**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 34, Concession 5, Township of Perry, located at 472 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 September 21<sup>st</sup>, 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.

Mayor Norm 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 August 12<sup>th</sup>, 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 two proposed severed lots being 4.8 hectares and 4.05 hectares in size from the Rural (RU) Zone to the Shoreline Residential Backlot (SBR) Zone to allow for residential uses on the lots. The rezoning is a condition of Consent Applications B-016/22 and B-017/22 filed with the Southeast Parry Sound District Planning Board. 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.

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

The applicants, Dan and Paula Somers, were in attendance but did not make any comment. Their agent, John Gallagher, noted that the rezoning request is in accordance with the Township of Perry Official Plan, and the severances have been approved by the South East Parry Sound District Planning Board. The building envelope within both proposed severed lots will still allow and maintain plenty of natural vegetation and will have limited affect on surrounding wildlife.

Members of the public in attendance did not make comment.

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.

Clerk-Administrator Beth Morton advised that written comments have been received from neighbouring property owners Douglas Varty and Pauline Moore. Ms. Morton read out the letters received in regards to this application. Highlights of the correspondence is below:

Pauline Moore, North Bay Lake Road

- Concerns surrounding urban sprawl, preservation of wildlife, and the water quality of the Bay Lake.

Douglas Varty, North Bay Lake Road

- Concerns surrounding affects on natural environment, compliance with the Township's Official Plan, and lake capacity.

No other comments or concerns from the public were received.

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 September 21<sup>st</sup>, 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, Mayor Hofstetter declared this public meeting to be conducted and presented the following resolution:

**Resolution No. 2022-348**

**Moved by: Jim Cushman**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Council of the Corporation of the Township of Perry hereby

now adjourn from this Public Meeting at 7:23 p.m. in order to recommence the Regular Meeting of Council of September 7<sup>th</sup>, 2022.

**Carried**

Dated this 21<sup>st</sup> day of September, 2022.

***"Originally Signed"***

Norm Hofstetter, Mayor

***"Originally Signed"***

Beth Morton, Clerk-Administrator