



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Lot 13, Plan 180, Township of Perry
Located on Clear Lake Road (Stronks)
Wednesday September 21st, 2022 – 7:04 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,
Margaret Ann MacPhail, and Jim Cushman

Staff: Mike Wilmon, CBO/By-law Enforcement
Officer

Members of the Public:

Samantha MacLeod, Andrew Stronks, Kellie
Leeder, Dan Somers

Resolution No. 2022-389

Moved by: Joe Lumley

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:04 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 Lot 13, Plan 180, Township of Perry, located on Clear Lake Road (Stronks)

Carried

Resolution No. 2022-390

Moved by: Margaret Ann MacPhail

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 Lot 13, Plan 180, Township of Perry, located on Clear Lake Road (Stronks)

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 13, Plan 180, Township of Perry, vacant land located on Clear 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 October 5th, 2022, Meeting of Council. He stated that all person 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 on August 30th, 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-Eight (SR-38) Zone in order to increase the maximum overall lot coverage for principal structures to 11.5% to allow for a 303.5 square metre Single Detached Dwelling. 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 applicant, Andrew Stronks, was in attendance. Mr. Stronks advised that he is proposing to construct a single-family dwelling, a bungalow. The proposed bungalow would cover 11.5% of the lot, slightly more than the 10% permitted.

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 the Township received comments from the Ministry of Transportation, confirming that they do not object to the zoning amendment, with the conditions that no new access shall be created on Highway 592, access shall be taken from Clear Lake Road. Additionally, if the new proposed building is located within 180M of the intersection of Clear Lake Road and Highway 592, then the applicant will be required to obtain a building and land use permit prior to construction.

Additionally, Clerk-Administrator Beth Morton read out loud the letter received from a neighbouring property owner. Highlights of the correspondence is below:

Paul and Palm Fowler, Clear Lake Road outlined in their letter they agree with restriction of over building on lots in Perry Township and are thus "against" Exception 38 to the increase of lot coverage on Lot 13, Plan 180 in Perry.

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 October 5th, 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. 2022-391

Moved by: Jim Cushman

Seconded by: Paul Sowrey

Be it resolved that the Council of the Corporation of the Township of Perry hereby now adjourn from this Public Meeting at 7:12 p.m. in order to recommence the Regular Meeting of Council of September 21st, 2022.

Carried

Dated this 5th day of October, 2022.

"Originally Signed"

Norm Hofstetter, Mayor

"Originally Signed"

Beth Morton, Clerk-Administrator