



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lots 12 and 13, Concession 3, Township of Perry
Located at 649 Long Lake Road
Wednesday February 15th, 2023 – 7:09 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

Members of the Public:

John Gallagher, Kartik Singla

Resolution No. 2023-34

Moved by: Jim Cushman

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 7:09 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lots 12 and 13, Concession 3, in the Township of Perry, located at 649 Long Lake Road (Calder)

Carried

Resolution No. 2023-35

Moved by: Paul Sowrey

Seconded by: Margaret Ann MacPhail

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 Lots 12 and 13, Concession 3, located at 649 Long Lake Road (Calder)

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 Lots 12 and 13, Concession 3, Township of Perry, located at 649 Long 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 March 1st, 2023, 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 on January 24th, 2023; 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-Nine (SR-39) Zone in order to allow for the minimum required front yard to be 8.43 metres and the minimum required side yard to be 6.5 metres to allow for the demolition of the existing legal non-conforming seasonal dwelling and expand upon the footprint for the rebuild of a new 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's agent, John Gallagher of John P. Gallagher & Associates, was in attendance. Mr. Gallagher highlighted that the proposed replacement dwelling maintains the setbacks from the road and southerly boundary. Additionally, the

dwelling is located where development has already occurred, to limit the amount of vegetation distribution. The new septic system will be under the permitted control of the North Bay Mattawa Conservation Authority.

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 following comments have been received from Les Rowley, a neighbouring property owner at 591 Long Lake Road: *"I have no objection to the rezoning as long as a new septic system is designed and installed to suit the area. That property is right across the road from Long Lake and sits on bed rock that goes directly under the road into the lake so special consideration to the type of septic will be needed. The bed rock is visible right at the side of the road all along in front of the existing dwelling and there is some of it the grader hits if he goes just a little bit too deep. The lake does not need septic runoff following the bedrock into it. I am no expert but I do not believe just a standard septic system will be adequate."*

No other comments have been 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 instruction. He advised that Council will be considering the by-law at the March 1st, 2023 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. 2023-36

Moved by: Margaret Ann MacPhail

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 7:24 p.m. in order to recommence the Regular Meeting of Council of February 15th, 2023.

Carried

Dated this 1st day of March, 2023.

"Originally Signed"

Norm Hofstetter, Mayor

"Originally Signed"

Beth Morton, Clerk-Administrator