



*The Corporation of the Township of Perry*

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

Lot 5, Plan 167, Township of Perry  
Parts 2 and 3 on Plan 42R-8015

Located at 17 Clear Lake Road (De Buck Van Overstraeten/Hoydonckx)  
Wednesday July 17<sup>th</sup>, 2024

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:**

**Council Chambers:**

Acting Mayor Paul Sowrey  
Councillor: Margaret Ann MacPhail, Jim  
Cushman, and Joe Lumley  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector  
Erica Cole, Deputy Clerk  
Mike Wilmon, Chief Building Official/By-law  
Enforcement Officer

**Electronic Attendance:**

Yasmine Hoydonckx

**Members of the Public:**

Nil

**Absent:**

Norm Hofstetter, Mayor

**Declaration of Pecuniary Interest**

Nil

**Resolution No. 2024-211**

**Moved by: Joe Lumley**

**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 7:17 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Lot 5, Plan 167, Township of Perry, designated as Parts 2 and 4 on Plan 42R-8015, located at 17 Clear Lake Road (De Buck Van Overtraeten / Hoydonckx)

**Carried**

**Resolution No. 2024-212**

**Moved by: Jim Cushman**

**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 Lot 5, Plan 167, Township of Perry, designated as Parts 2 and 4 on Plan 42R-8015, located at 17 Clear Lake Road.

**Carried**

Acting Mayor Paul 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 Lot 5, Plan 167, Township of Perry, designated as Parts 2 and 4 on Plan 42R-8015, located at 17 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 August 21<sup>st</sup>, 2024 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](http://www.townshipofperry.ca) on June 21<sup>st</sup>, 2024; 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 purpose of the proposed By-law is to rezone a portion of the lands from the Shoreline Residential (SR) Zone to the Shoreline Residential-Exception Forty-Three (SR-43) in order to allow for an exception to increase the maximum area for docks and decks within 30 metres of the shoreline to be 90.6 square metres for a floating dock.

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, Ms. Hoydonckx, was in attendance to answer any questions from Council or the public. She did not make comment.

There were no members of the public present.

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.

Clerk-Administrator Beth Morton advised that as of 4:30 p.m. on July 17<sup>th</sup>, 2024, staff had received comments from:

**Ministry of Transportation (MTO)**

*"The Ministry of Transportation of Ontario (MTO) would not object to the proposed zoning by-law amendment. Please note, the permit control area of MTO extends 180 metres from the centre point of an intersection with Highway 592 and 45 metres from the property limit along Highway 592. MTO building and land use permit may be required for any new buildings and structures or site alterations including grading or paving, septic systems, and wells, etc., located within the permit control area. Further information on MTO permit requirements and applications is available at [www.hcmc.mto.gov.on.ca](http://www.hcmc.mto.gov.on.ca)"*

**Laura Thompson, ■ Clear Lake Road**

*"We received the notice of zoning change request – exception forty-three (SR-43). Just does not seem very clear what the end goal is? What is the purpose or what change the zoning for?"*

Clerk-Administrator Beth Morton advised Council that staff did provide a response to Ms. Thompson noting the purpose of the proposed zoning by-law amendment is to increase the maximum area for docks and decks within 30 metres of the shoreline to 90.6 square metres for a floating dock. Ms. Thompson provided no further comment.

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 instruction. He advised that Council will be considering the by-law at the August 21<sup>st</sup>, 2024 Meeting of Council and outlined that once Council makes a decision on 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. 2024-213**

**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 7:25 p.m. in order to recommence the Regular Meeting of Council of Wednesday July 17<sup>th</sup>, 2024.

**Carried**

Dated this day 21<sup>st</sup> of August, 2024.

---

Norm Hofstetter, *Mayor*

---

Beth Morton, *Clerk-Administrator*