



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 32, Concession 4, Township of Perry
Parts 4, 5, and 6 on Plan 42R-20602 and Part 11 on Plan 42R-18448
Located at 1097 Bay Lake Road (Trott/Monett)

Wednesday August 21st, 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:

Mayor Norm Hofstetter
Councillor: Margaret Ann MacPhail, Paul
Sowrey, 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:

Bilan Mohamud, Aimee Powell, Mark Rykman,
Marc Reaman, Sandy Tyers

Members of the Public:

Brad Trott, See Sign In Sheet

Declaration of Pecuniary Interest

Nil

Resolution No. 2024-238

Moved by: Paul Sowrey

Seconded by: Joe Lumley

Be it resolved that the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:48 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot 32, Concession 4, located at 1097 Bay Lake Road (Trott/Monett)

Carried

Resolution No. 2024-239

Moved by: Joe Lumley

Seconded by: Jim Cushman

Be it resolved that the Council of the Corporation of the Township of Perry hereby receives the report prepared by Beth Morton, Clerk-Administrator, for lands legally

described as Part of Lot 32, Concession 4, Township of Perry, located at 1097 Bay Lake Road.

Carried

Mayor Norm 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 32, Concession 4, located at 1097 Bay Lake Road (Trott/Monett).

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 4th, 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.

Mayor 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 July 12th, 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 the lands from the Shoreline Residential (SR) Zone to the Shoreline Residential-Exception Forty-Four (SR-44) Zone in order to allow a reduction to the minimum front yard to 15.1 metres, to allow for an exception to Section 3.25.6 to reduce the minimum setback to the normal or controlled high water mark of any lake or cold-water stream to 15.8 metres and to allow for an exception to Section 3.29 to allow for the vegetative buffer to be interrupted for a single detached dwelling. The purpose of the application is to allow for the demolition of the existing cottage and accessory structures in order to develop a new single detached dwelling with attached garage on the lands.

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, Mr. Trott was in attendance to answer any questions from Council or the public. He did not make any comment. Mr. Trott's agent, Bilan Mohamud, provided Council with a presentation regarding the zoning application for the subject property and was available to answer any questions.

Members of the public present did not have any questions regarding the application.

One question was received from:

Angela Slager, [REDACTED] Hwy 518E

- How is the zoning amendment maintained to ensure that what is approved and permitted is followed?

Mayor Hofstetter advised that through way of Site Plan Agreement, staff can ensure that the amendment is maintained as approved.

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 August 21st, 2024, staff had received comments from:

Colin & Linda Marr, Bay Lake Road

"To whom it may concern,

We are owners of [REDACTED] Bay Lake Road, one lot down from Brad Trott and Erin Monett. We are in full support of the new build on Brad and Erin's property. New construction brings higher and safer level of building and ensures proper environmental standards and forest management. We believe that a new build done to today's standards can only help the lake and water system.

Colin & Linda Marr 416-[REDACTED]"

Gail Rand, Bay Lake Road

Hello, I am the owner of [REDACTED] Bay Lake Road, the immediate neighbours of 1097 Bay Lake. I am writing to give my support for the zoning amendment that they are requesting. As their neighbour we in no way feel it will affect us, the lake nor any adjoining properties. We in fact look forward to seeing a permanent home on this property.

*Thank you for your time.
Yours, Gail Rand"*

Mayor Norm 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 September 4th, 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, Mayor declared this public meeting to be conducted and presented the following resolution:

Resolution No. 2024-240

Moved by: Jim Cushman

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Corporation of the Township of Perry hereby now adjourn from this Public Meeting at 8:08 p.m. in order to recommence the Regular Meeting of Council of Wednesday August 21st, 2024.

Carried

Dated this day 4th of September, 2024.

"Originally Signed"

Norm Hofstetter, *Mayor*

"Originally Signed"

Beth Morton, *Clerk-Administrator*