



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Lot 22 and Part Lot 23, Plan 169, Township of Perry
Part 1 and 2, Plan 42R-20611
Located at 220 Homeland Drive (Barber)

Wednesday October 16th, 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, and Paul
Sowrey
Beth Morton, Clerk-Administrator
Kim Seguin, Treasurer-Tax Collector
Erica Cole, Deputy Clerk
Mike Wilmon, Chief Building Official/By-law
Enforcement Officer

Absent:

Councillor Joe Lumley, Councillor Jim
Cushman

Electronic Attendance:

Scott Barber, Jamie Robinson, Rocco
Frangione

Members of the Public:

None

Declaration of Pecuniary Interest

Nil

Resolution No. 2024-328

Moved by: Paul Sowrey

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 7:02 p.m. to commence a 'Public
Meeting' for a proposed Zoning By-law Amendment for lands legally described as
Lot 22 and Part Lot 23, Plan 169, Part 1 and 2 on Plan 42R-20611, Township of
Perry, located at 220 Homeland Drive (Barber)

Carried

Resolution No. 2024-329

Moved by: Margaret Ann MacPhail

Seconded by: Paul Sowrey

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 Lot 22 and Part Lot 23, Plan 169, Part 1 and 2, on Plan 42R-20611, Township of Perry, located at 220 Homeland Drive.

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 Lot 22 and Part Lot 23, Plan 169, Part 1 and 2 on Plan 42R-20611, Township of Perry, located at 220 Homeland Drive (Barber).

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 November 6th, 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 September 17th, 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 Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Six (SR-46) Zone in order to demolish and rebuild a garage in the same location on the lands. Specific exceptions within the proposed By-law to be included are outlined as follows:

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-46	<p>Notwithstanding Section 3.2.3 (2) to the contrary, the total lot coverage of all accessory buildings and structures on an individual lot may not exceed 7.3% of the lot area.</p> <p>Notwithstanding Section 3.2.3 (4) to the contrary, the maximum height of an accessory building in a Residential Zone shall not exceed 7.31 metres.</p> <p>In all other respects the provisions of this By-law shall apply.</p>	The permitted lot coverage within 60 metres of the shoreline shall be a maximum of 14.6%

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. Baber was in attendance to answer any questions from Council or the public. He highlighted that the proposed garage is being re-built in the same location of the current garage, cannot be seen from the lake, and will match the aesthetic of the cottage.

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

Clerk-Administrator Beth Morton advised that as of 4:30 p.m. on October 16th, 2024, staff have received no comments on the proposed zoning by-law amendment.

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 November 6th, 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. 2024-330

Moved by: Paul Sowrey

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 7:09 p.m. in order to recommence the Regular Meeting of Council of Wednesday October 16th, 2024.

Carried

Dated this day 6th of November, 2024.

"Originally Signed"

Norm Hofstetter, *Mayor*

"Originally Signed"

Beth Morton, *Clerk-Administrator*