



*The Corporation of the Township of Perry*

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

Lot 5, Plan 42M670, Township of Perry  
located on Fish Lake Road

Wednesday November 5<sup>th</sup>, 2025

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  
Councillors: Joe Lumley, Margaret Ann  
MacPhail, and Paul Sowrey  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector  
Douglas Holland, Fire Chief/CEMC  
Leah Perron, CEO Perry Township Public  
Library

**Electronic Attendance:**

Councillor Jim Cushman

**Members of the Public:**

Graeme Huizinga  
Adam Mancini

**Declaration of Pecuniary Interest**

Nil

**Resolution No. 2025-367**

**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 7:01 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Lot 5, Plan 42M670, Township of Perry located on Fish Lake Road (Mancini).

**Carried**

**Resolution No. 2025-368**

**Moved by: Joe Lumley**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Council of the Corporation of the Township of Perry receives the report prepared by Jordan Fraser, Development and Planning Coordinator Intern and Beth Morton, Clerk-Administrator, for lands legally described as Lot 5, Plan 42M670, Township of Perry located on Fish 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 Lot 5, Plan 42M670, Township of Perry.

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 19<sup>th</sup>, 2025 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](http://www.townshipofperry.ca) on October 16<sup>th</sup>, 2025; 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 owned by the applicant from the current Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty-One (SR-51) Zone.

The purpose of the proposed application is to reduce the minimum required front yard of 15.2 metres to allow for a 9.7 square metre bunkie with attached deck and a driveway to be located within the vegetative buffer; and to allow for a 9.7 square metre bunkie with attached deck and two shipping containers to be located on the lot prior to the construction of the principal building.

The specific exceptions within the proposed By-law to be included are outlined as follows:

| <b>Shoreline Residential (SR) Exception Number</b> | <b>Permitted/Prohibited Uses</b>                  | <b>Zone Regulations</b>                                    |
|----------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|
| SR-51                                              | Notwithstanding Section 3.29 to the contrary, the | Minimum required front yard shall be 15.2 metres for a 9.7 |

| Shoreline Residential (SR) Exception Number | Permitted/Prohibited Uses                                                                                                                                                                                                                                                                                               | Zone Regulations                          |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
|                                             | vegetative buffer may be interrupted to allow for the development of a 9.7 m <sup>2</sup> bunkie with attached deck.<br>Notwithstanding Section 3.2.1 to the contrary, a 9.7 m <sup>2</sup> bunkie with deck and two shipping containers may be located on the lot prior to the construction of the principal building. | m <sup>2</sup> bunkie with attached deck. |

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 Agent, Graeme Huizinga, Tulloch Engineering, 80 Main Street West, Huntsville, P1H 1W9, made presentation. Mr. Huizinga stated that the purpose of the application is to allow for an existing bunkie to stay in its current location as well as two shipping containers that the applicant has placed on the property. He states that theses structures will be used to store materials and provided sleeping quarters during the construction of the principal dwelling. He states that he understands the purpose of the 30 metre vegetation buffer but Fish Lake Road is in between the property and the shoreline so the setback from the shoreline will be around 35 metres for the bunkie. He stated that the bunkie cannot be viewed from the road and is well incorporated into the surrounding environment.

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

Mayor Hofstetter asked if the two shipping containers will be removed upon the completion of construction of the principal dwelling. The Agent, Graeme Huizinga stated that the shipping containers will remain on the property after construction is finished for future storage purposes.

Clerk-Administrator Beth Morton advised that as of 4:30 p.m. on November 5<sup>th</sup>, 2025, staff have received no comments on the proposed zoning by-law amendment.

Mayor Norm Hofstetter advised that those wishing to receive further notice of the decision of the Zoning By-law must make a written request as per previous instruction. Council will consider the proposed by-law at the November 19<sup>th</sup>, 2025 Meeting of Council. Once Council makes a decision on the by-law, please be advised that there is a 20-day appeal period from the date of notice of decision of the by-law during which time any specified person or public body may appeal the decision of the Council to the Ontario Land Tribunal.

Having received no further questions or comments, Mayor Hofstetter declared this public meeting to be conducted and presented the following resolution:

**Resolution No. 2025-251**

**Moved by: Joe Lumley**

**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 7:11 p.m. in order to recommence the Regular Meeting of Council of Wednesday, November 5, 2025.

**Carried**

Dated this day 19<sup>th</sup> of November, 2025.

**"Original Signed by Norm Hofstetter"**

Norm Hofstetter, Mayor

**"Original Signed by Beth Morton"**

Beth Morton, Clerk-Administrator