



*The Corporation of the Township of Perry*

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

Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985)  
Located at 37 Wildwood Lane

Wednesday, June 3<sup>rd</sup>, 2026  
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 Joe Lumley  
Councillors: Paul Sowrey and Margaret Ann MacPhail  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector

**Electronic Attendance:**

Councillor Jim Cushman

**Absent**

Mayor Norm Hofstetter

**Members of the Public:**

Cary Grant  
Eric Milligan  
Melissa Markham

**Declaration of Pecuniary Interest**

Nil

**Resolution No. 2026-218**

**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 6:02 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985), located at 37 Wildwood Lane (Rowe).

**Carried**

**Resolution No. 2026-219**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Corporation of the Township of Perry receives the report prepared by Jordan Ross, Development and Planning Coordinator Intern for lands legally described as Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985), located at 37 Wildwood Lane.

**Carried**

Acting Mayor Joe Lumley 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 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985).

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 June 17<sup>th</sup>, 2026 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 Lumley 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 May 13<sup>th</sup>, 2026; 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. She also noted that a revised Notice was circulated on May 21<sup>st</sup>, 2026 as the first notice stated an incorrect time for the Public Meeting.

The purpose of the proposed By-law is to rezone the lands owned by the applicant from the current Shoreline Residential – Exception Fifty (SR-50) Zone to the Shoreline Residential – Exception Fifty-Three (SR-53) Zone.

The purpose of the proposed application is to allow an increase in the maximum height of an accessory building from 6.5 metres to 7.7 metres for a proposed 120.3 square metre detached garage; to allow an increase in the maximum width of all shoreline structure from 8.0 metres to 17.8 metres; to allow an increase in the maximum area of docks and decks located within 30 metres of the shoreline from 60 square metres to 104.35 square metres; to allow a proposed 23.2 square metre patio, a proposed 81 square metre patio, a proposed 63.82 square metres patio, and a proposed 1.2 metre wide pathway from the dwelling to the detached garage to be located within the vegetative buffer; and to allow an increase in the total lot coverage within 60 metres of the shoreline from 10.32% to 11.34%.

<b>Shoreline Residential (SR) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
SR-53	Notwithstanding Section 3.2.3 (4) to the contrary, the maximum height of an accessory building in a Residential Zone shall not exceed 7.7 metres; Notwithstanding Section 3.2.5 (v) to the contrary, the maximum width of all shoreline structures, including docks, decks and boathouses shall be 17.8 metres; Notwithstanding Section 3.2.5(vi) to the contrary, the maximum area of docks and decks within 30 metres of the shoreline shall be 104.35 square metres; and Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a 23.2 square metre patio, a 81 square metre patio, a 63.82 square metres patio, and a 1.2 metre wide pathway from the dwelling to the detached garage.	Maximum lot coverage within 60 metres of the shoreline shall be 11.34%.

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 Lumley then declared this to be a public meeting to deal with the proposed zoning by-law amendment.

The applicant’s agent Melissa Markham, Melissa Markham Planning Consultants Ltd., 1025 Rebecca Lane, Huntsville, ON., P1H 2J6, was present. Ms. Markham stated that she reviewed the Township’s staff report that was prepared for Council’s consideration,

and she agrees with staff's recommendation. Ms. Markham had prepared a Planning Justification Report which was submitted in support of the application.

Ms. Markham stated that the application is for the development of a patio, a detached garage and the reconfiguration of an existing dock. The lands were previously two separately conveyable lots and were developed with two dwellings, two docks, an accessory shoreline structure, and a patio.

She stated that the application is for a new patio in front of the new dwelling, which is currently under construction, and a garage in the location of one of the original dwellings. This original dwelling is currently existing on the property and an agreement was entered into between the Owner and the Township to allow the original dwelling to remain during the construction of the new dwelling. The proposed garage will be the same height as the original dwelling.

She stated that the Owner also wishes to replace one of the existing docks. The reconfiguration of the dock will keep the same width, setbacks and projection of the existing dock but as the shape is changing, Township staff have identified that relief for the proposed dock is required.

She stated that the patio is low lying and is located in front of the dwelling which is currently under construction. The patio has greater than required setbacks and is proposed in an area that is clear of vegetation. She stated that no negative visual impacts are anticipated for the neighbours and the visual impact from the lake is considered minimal. The proposed garage maintains the same side yard setback as the original dwelling, however the garage has a much narrower face at the adjacent property line.

She stated that the configuration change for the dock is solely for repair and is more consistent with the owner's desires for the property.

Ms. Markham stated that in her opinion, the application is consistent with the Planning Act and Provincial Planning Statement (2024), conforms with the Township's Official Plan, and is appropriate and represents good planning.

She stated that she is not aware of any comments that were provided in advance of the meeting, and she is requesting that Council approve the application at the June 17<sup>th</sup>, 2026 Council Meeting.

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

Councillor Paul Sowrey asked if the weeping bed is the original weeping bed or will a new one being installed.

Melissa Markham stated the weeping bed is new and existing.

Clerk-Administrator, Beth Morton advised that as of 4:30 p.m. on June 3<sup>rd</sup>, 2026, staff have received no comments on the proposed Zoning By-law Amendment.

Acting Mayor Joe Lumley 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 June 17<sup>th</sup>, 2026 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, Acting Mayor Lumley declared this public meeting to be concluded and presented the following resolution:

**Resolution No. 2026-220**

**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 6:14 p.m. in order to recommence the Regular Meeting of Council of Wednesday, June 3, 2026.

**Carried**

Dated this day 17<sup>th</sup> of June, 2026.

***"Original signed by Joe Lumley"***

Joe Lumley, *Acting Mayor*

***"Original signed by Beth Morton"***

Beth Morton, *Clerk-Administrator*