



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Lot 16 on Plan M-287, in the Township of Perry
and Part of the Original Shore Road Allowance lying in front of Lot 33,
Concession 4, Township of Perry, designated as Part 1, Plan 42R-22981
Located at 1365 Bay Lake Road

Wednesday, August 19th, 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
Mike Wilmon, CBO/By-law Enforcement
Officer
Douglas Holland, Fire Chief/CEMC
Leah Perron, CEO Perry Township Public
Library

Absent

Mayor Norm Hofstetter, Councillor Jim
Cushman

Electronic Attendance:

Randy McLaren, Working Roads Supervisor
Nathan Zimmer, Ava Cesarano, Brett
McCulloch

Members of the Public:

Cary Grant, Kim Strickland, Luigina-Alohnzi
Strickland, Nancy Bruce, Ron Bremner

Declaration of Pecuniary Interest

Nil

Resolution No. 2026-285

Moved by: Margaret Ann MacPhail

Seconded by: Paul Sowrey

Be it resolved that the Council of the Corporation of the Township of Perry does
now adjourn from this Regular Meeting at 6:17 p.m. to commence a 'Public
Meeting' for a proposed Zoning By-law Amendment for lands legally described as

Lot 16, Plan M-287, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 33, Concession 4, Township of Perry designated as Part 1, Plan 42R-22981, located at 1365 Bay Lake Road (Jenkins)

Carried

Resolution No. 2026-286

Moved by: Paul Sowrey

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Corporation of the Township of Perry hereby receives the report prepared by Jordan Ross, Development and Planning Coordinator Intern for lands legally described as Lot 16, Plan M-287, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 33, Concession 4, Township of Perry designated as Part 1 on Plan 42R-22981, located at 1365 Bay Lake Road.

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 Lot 16 on Plan M-287, in the Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 33, Concession 4, Township of Perry, designated as Part 1, Plan 42R-22981.

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 2nd, 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 on July 16th, 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.

The purpose of the proposed By-law is to rezone the lands owned by the applicant from the current Shoreline Residential Exception Thirty-Four (SR-34) Zone to the Shoreline Residential Exception Fifty-Five (SR-55) Zone.

The purpose of the proposed application is to allow for the construction of an attached deck consisting of a 44 square metre framed deck and a 9 square metre Muskoka room within the vegetative buffer and to allow a 18.68 metre front yard setback for the proposed attached deck, a 0.78 metre interior side yard setback for the proposed attached deck, to increase the total area of a dock and decks within 30 metres of the shoreline from 60 square metres to 106.5 square metres, and to increase the total lot coverage of the all structures within 60 metres of the shoreline from 10% to 19%.

While reviewing the proposed Zoning By-law Amendment, Staff discovered that a 53.5 square metre dock was constructed on the subject lands in 2018 without a building permit. As part of the development process, the Owners are required to obtain a building permit for the existing dock. Additional exceptions are required as part of the Zoning By-law Amendment application to permit the existing dock and bring the subject lands into compliance with Zoning By-law 2014-21. These exceptions include allowing an increase in the total lot coverage of all accessory structures from 5% to 5.4%, increasing the maximum length of a dock from 10 metres to 12.5 metres, and increasing the total width of all shoreline structures from 5.9 metres (25% of the shoreline frontage) to 6.1 metres. 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-55	Notwithstanding Section 3.2.3 to the contrary, the maximum overall accessory lot coverage shall be 5.4%; Notwithstanding Section 3.2.5(iv) to the contrary, the maximum length of a dock shall be 12.5 metres; Notwithstanding Section 3.2.5(v) to the contrary, the maximum width of all shoreline structures, including docks, decks and boathouses shall be 6.1 metres; Notwithstanding Section 3.2.5(vi) to the contrary, the maximum area of a dock and decks within 30m of the shoreline shall be 106.5 square metres; and Notwithstanding Section 3.29 to	Minimum required front yard shall be 18.68 metres for an attached deck; Minimum required interior side yard shall be 0.78 metres for an attached deck; and Maximum lot coverage within 60 metres of the shoreline shall be 19%.

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
	the contrary, the vegetative buffer may be interrupted to allow for the development of a 53 square metre attached deck.	

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 agent Nathan Zimmer, 101 Hunters Bay Drive, Huntsville, ON, P1H 1M8 made presentation. Mr. Zimmer explained that he was approached by the applicants to design a new deck and Muskoka room to replace the existing deck. Mr. Zimmer submitted the proposal to the Township and was informed that the applicants will need to purchase the Original Shore Road Allowance (OSRA) abutting the subject lands. He stated that the subject lands have been surveyed and the sale of the OSRA was recently approved by Council. A building permit has also been submitted to bring the existing dock into compliance.

Mr. Zimmer stated that the Zoning By-law Amendment application was submitted to bring the existing site into compliance with the Zoning By-law and to have the new deck and Muskoka room approved.

Mr. Zimmer explained that some of the exceptions to bring the subject lands into compliance are due to existing conditions. The new deck will only slightly reduce the existing setback to the water and due to the existing cottage location, a small reduction in the vegetative buffer and side yard setback is needed.

Mr. Zimmer stated that he hopes that Council approves the application and allows the applicants to move forward with a permit application to construct a new deck and Muskoka room.

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

Council did not have any questions regarding the application.

Mr. Zimmer commented that the requested reduction to the front yard setback on the Notice of Complete Application is 18.68 metres but on the site plan the setback from the proposed deck is 17.16 metres. Mr. Zimmer requested that the proposed Zoning By-law Amendment is amended to reflect the 17.16 metre setback.

Clerk-Administrator, Beth Morton explained that a draft by-law is being presented to Council at this meeting and it will be brought back to Council at the September 2nd, 2026 meeting for consideration. Ms. Morton noted that the requested amendment to the draft by-law will be brought to the attention of planning staff.

Clerk-Administrator, Beth Morton advised that as of 4:30 p.m. on August 19th, 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 Amendment must make a written request as per previous instruction. Council will consider the proposed by-law at the September 2nd, 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. 2026-287

Moved by: Margaret Ann MacPhail

Seconded by: Paul Sowrey

Be it resolved that the Council of the Corporation of the Township of Perry hereby now adjourns from this Public Meeting at 6:27 p.m. in order to recommence the Regular Meeting of Council of Wednesday August 19th, 2026.

Carried

Dated this day 2nd of September, 2026.

Originally Signed

Joe Lumley, *Acting Mayor*

Originally Signed

Beth Morton, *Clerk-Administrator*