



## *The Corporation of the Township of Perry*

### MINUTES

#### **PUBLIC MEETING Housekeeping By-law Wednesday, June 17<sup>th</sup>, 2015**

**Council Chambers, 1695 Emsdale Road, Emsdale, Ontario**

*Any and All Minutes are to be considered Draft until approved by Council at the Regular Meeting of Council*

#### **IN ATTENDANCE**

**Mayor:** Norm Hofstetter  
**Councillors:** Jim Cushman; Margaret Ann MacPhail; Jeff Marshall & Les Rowley  
**Clerk/Administrator:** Beth Morton, Clerk/Administrator;  
Brian Gilmer, Deputy Clerk  
**Members of the Public:** See Visitors List for Regular Meeting, June 17<sup>th</sup>, 2015

#### **Resolution No. 2015-266**

**Moved by: Les Rowley**

**Seconded by: Margaret Ann MacPhail**

*Be it resolved that* the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:01 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to a proposed Housekeeping By-law to Amend Zoning By-law 2014-21.

**Carried.**

Mayor Hofstetter as the Chair advised that this is a Public Meeting to hear public comments and answer questions regarding the proposed Housekeeping By-law to amend By-law No. 2014-21, as amended, the Zoning By-law for the Township of Perry in order to clarify and correct certain provisions.

He outlined how the Public Meeting would be conducted. He stated that the Clerk would advise as to when, how and to whom notice of the public meeting was circulated and confirm proper notice was given.

He noted that the public meeting is not a public debate on a matter. The public will be afforded the opportunity to provide their comments or questions. He outlined that persons in favour of the Housekeeping By-law would go first. Those in opposition to the Housekeeping By-law would follow. He also advised that people providing comments or questions are asked to present them through him as the Chair.

He also advised that Council will consider the Housekeeping By-law at Meeting of Council in August. 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 advise as to how and to whom notice of the public meeting was circulated.

The Clerk advised that Notice of this Public Meeting was given by posting Notice on the Township's website, [www.townshipofperry.ca](http://www.townshipofperry.ca) on May 25<sup>th</sup>, 2015; forwarding it to all persons and public bodies as prescribed under the Ontario Planning Act Regulation, and to those requested. Notice was also posted at the Municipal Office.

Mayor Hofstetter then declared this to be a public meeting to deal with the proposed Zoning By-law amendment. He then called on the Township's Planner Jim Dymont to describe the Housekeeping By-law and provide a summary of the planning report that has been received by Council.

Jim Dymont provided a summary of the proposed changes to the Zoning By-law, outlining the following: necessary mapping changes; the priority of registered agreements; slight expansion to boathouses; the 300 metre setback on shoreline residential backlots; established building lines; definition of a boat port to be one and the same as a boathouse; and updated definitions of front lot and planting strip. Mayor Hofstetter thanked Mr. Dymont for his presentation and then opened the floor to the public for their comments.

Larry Ross of 36 Gouldie Street, Huntsville, Ontario commented that the updates are good. He has a concern with the Shoreline Backlot Residential Zone. He understands the changes, but has concerns. The Official Plan contemplates development of new back lots. If there is adequate acreage/frontage for severance in the SBR zone, and the applicant were to proceed with a severance, the condition to rezone could potentially be a challenge. If Council were to turn it down, it would be very difficult for Council to defend. He understands that Council is trying to limit backlot development, however there are only 1-2 lakes at capacity and applying the 'at capacity' policies to all of the shoreline areas is going to be very difficult to defend, if required.

Debbie Dale of 524 Homeland Drive, Emsdale, Ontario made comment that she is the President of Clear Lake Property Owners Association (CLPOA). She is pleased to participate in the public review process. CLPOA request that Council not make a decision prior to July 31<sup>st</sup>, 2015, to allow them to survey members so that they may obtain the insight needed on items such as the rooftop decks on boathouses and the increased size of boathouses. CLPOA is particularly concerned about vegetative buffering, septic inspection processes and other lake related matters which Ms. Dale noted the Township having control over. CLPOA is requesting to know of any developments currently registered on title to properties that do not comply with the current Zoning By-law so that it may further consider this By-law amendment proposal and comment back. Ms. Dale remarked that the lake is at a fragile state with an uncertain future. The Lake Capacity Assessment by Hutchinson Environment Sciences confirms that the lake is well beyond its carrying capacity per MOE guidelines. CLPOA believes, therefore, that any future development which may in any manner impact, or further over use/destroy the lake should be prohibited if it is contrary to the 2014 Zoning By-law provisions. She advised that if the Township cannot provide development information as requested, then CLPOA objects to the proposed amendment to automatically allow such further

development(s). Ms. Dale presented Council with photos of the blue green algae which covered the lake in September 2014, along with the notice from the Health Unit, which remains in effect at this time.

Sarah Adams of 101 Maple Drive, Emsdale, Ontario commented that it is difficult to digest all of these changes. Would concur that time is provided to become better informed.

Craig Young of 46 Fairview Lane, Emsdale, Ontario advised that he is in favour of the proposed changes.

Edna Fisher of 24 Lilac Lane, Emsdale, Ontario requested to know what property in part of Lot 23 Concession 6 is affected by the mapping changes. The Clerk confirmed the property.

Mayor Hofstetter then asked the Clerk what letters have been received by Council with respect to the application.

The Clerk advised that as of 4:30 p.m. today, the Municipality has received a letter from Matt Alexander, Planner with the Ministry of Municipal Affairs and Housing advising that they will not be submitting any formal comments, and has provided Jim Dymont with suggestions for the sake of clarity only. He has no major concerns with the Housekeeping By-law. The Township also received comments from John Alguire concerning his property located in Part of Lot 23, Concession 6. His property was rezoned to the Shoreline Backlot Residential Zone in Zoning By-law 2014-21. His property was originally zoned Commercial Tourist Park in Zoning By-law 2002-10. He has commented that the most appropriate zone for his property would be Commercial Tourist.

Mayor Hofstetter asked if there were any questions or comments from Council on the proposed Housekeeping By-law. Council had no questions or comments.

Mayor Hofstetter advised that those wishing to receive further notice of the passing of the Housekeeping By-law must make a written request as per previous instruction. He advised that Council will consider the by-law at a future Council Meeting in August. He outlined that once Council makes a decision on the by-law, there is a 20-day appeal period from the date of notice of passage of the by-law during which time any person may appeal the decision of Council to the Ontario Municipal Board.

Having received questions and comments from the public and Council, Mayor Hofstetter declared this public meeting to be concluded and presented the following resolution:

**Resolution No. 2015-267**

**Moved by: Les Rowley**


**Seconded by: Jeff Marshall**

*Be it resolved that* the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:33 p.m. in order to recommence the Regular Council Meeting of June 17<sup>th</sup>, 2015.

**Carried.**

Dated this 15<sup>th</sup> day of July, 2015

  
\_\_\_\_\_  
Norm Hofstetter, *Mayor*

  
\_\_\_\_\_  
Beth Morton, *Clerk/Administrator*