

The Corporation of the Township of Perry

MINUTES

PUBLIC MEETING

Part Lot 24, Concession, Parts 3,4,5 & 6, PSR-660

63 Trillium Lane (Watt)

Wednesday, July 15th, 2015

7:11 p.m.

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;
Members of the Public: See Visitors List for Regular Meeting, July 15th, 2015

Resolution No. 2015-299

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 7:11 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to a proposed Zoning By-law Amendment for lands legally described as Part of Lot 24, Concession 7, in the Township of Perry, designated as Parts 3, 4, 5 and 6 on Plan PSR-660 located at 63 Trillium Lane (Watt).

Carried.

Mayor 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 at at 63 Trillium Lane to allow for the reconstruction and relocation of the dwelling and the placement of a new Class 4 Septic System on the lands.

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 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 then have the opportunity to question the applicants, their consultants or planning consultants. He also advised that Council will consider the Zoning By-law at a future 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 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 the application on the Township's website, www.townshipofperry.ca on June 23rd, 2015; forwarding it to all persons and public bodies as prescribed under the Ontario Planning Act Regulation, including owners within 600' feet of the applicant's property; 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 requested that the Township's Planner, Jim Dymont, describe the proposal and provide a summary of the planning report that has been received by Council.

Mr. Dymont outlined is quite large being that the lot is 1.8 acres in size, with roughly 215 metres or frontage on a peninsula, therefore all property is front yard. The applicant is proposing a 1,900 square foot cottage. The old cottage is located 14 metres from the tip of the peninsula, and the new building is proposed to be approximately 30 metres from the tip of the peninsula. The applicant is also proposing 120 square metres of docks and under the Zoning By-law, only 60 square metres of docks are permitted. The height of the building proposed is 10.8 metres, therefore this will also need to be considered in the amendment as the By-law allows for 10 metres. The proposed building size is in excess of what is permitted in the LSR Zone. The property will be subject to Site Plan Control which will include a clause on dark sky lighting; vegetative buffer; and tertiary septic system. The By-law will need to be drafted to help control the front yard as the front yard proposed will be from 6.0 metres to 16.6 metres; to allow the septic to be place 18.6 metres from the shoreline; to allow for an approximate 183 square metre building; to increase the height to 10.8 metres; and to increase decks and docks to 120 square metres. There is considerable mature vegetation. The Site Plan will stipulate that the applicant plant trees where the old cottage is. Mr. Dymont is working with the applicant to reduce the docks/decks. Mr. Dymont completed a site visit today and the structure will not be above the current tree line of the lake.

Mayor Hofstetter then invited the applicant and/or their representative to provide their comments on the proposal. Adam Watt introduced himself. His address is 63 Trillium Lane, Emsdale, Ontario. He noted that the cottage will have a main floor approximately 1,200 square feet with a loft. He also advised that the height will most likely be less than 10.8 metres. He was being generous in the drawings, so most likely it will be a foot less making it to be within 10 metres. He also noted that 400 square feet of the porch is part of the deck calculation.

Mayor Hofstetter then invited members of the public to speak on the proposed Zoning By-law Amendment.

Debbie Dale of 524 Homeland Drive advised that she is in support of the application other than too much dock on the property.

Wayne Cooper of 314 Homeland Drive advised that Mr. Dymont did a thorough job. As per the height, can you ensure the trees will always be there. He has an issue with the height and the dock space. He commended the owners for moving the cottage back. He wants to see more shoreline buffer. His initial concern was the septic system. He has an issue with the location of the tank, what if the pump were to fail, it is closer to the lake. Otherwise, no objections.

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 the following letters of support: Bruce Dow of 406 Homeland Drive, dated July 11, 2015; Geoff Pantling of 416 Homeland Drive, dated July 11, 2015; and Bill and Shirley DeConkey of 36 Trillium Lane, dated July 12, 2015. The Township has also received a response from MTO dated June 30th, 2015, advising that they have no objections with the application.

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

Mayor Hofstetter advised that those wishing to receive further notice of the passing of the Zoning 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. 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. 2015-300

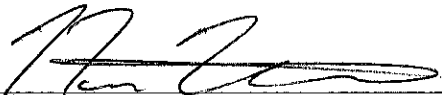
Moved by: Jeff Marshall

Seconded by: Jim Cushman

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:32 p.m. in order to recommence the Regular Council Meeting of July 15th, 2015.

Carried

Dated this 5th day of August, 2015



Norm Hofstetter, *Mayor*



Beth Morton, *Clerk/Administrator*