

**The Corporation of the Township of Burpee and Mills**  
**Public Meeting Minutes**  
**Wednesday, May 10, 2023 – 7 p.m.**  
**At the Burpee and Mills Municipal Complex**

**PRESENT:** Ken Noland, Reeve and Councillors, Arthur F. Hayden, Kim Middleton, David Deeg, Roger Morrell. Lynn Jackes Deputy Clerk-Treasurer recorded the minutes.

**GUESTS:** Gail Andrews, Brenda Brizuela, Morley Runnells, Jim Stack, Fred and Bev Lewis, Roger and Donna Pearson, Mark and Marta Lamoureux.

The meeting was called to Order by Reeve Noland.

**Conflict of Interest:** None

**MOTION: 2023-001**

Moved By: Roger Morrell

Seconded By: David Deeg

BE IT RESOLVED THAT this meeting be opened at 7:00 p.m. on Wednesday, May 10th 2023, as a Public Meeting of the Township of Burpee-Mills, pursuant to the requirements of Section 34 of the Planning Act for purposes of providing information to the public and to allow for public representations on an application proposing to amend Zoning Bylaw No. 80-9 for the Township of Burpee-Mills, notice of which has been duly administered according to the requirements of Ontario Reg. 545/06.....carried K.N.

Recorded Vote:

Yea: K. Noland

Yea: A. Hayden

Yea: K. Middleton

Yea: D. Deeg

Yea: R. Morrell

**MOTION: 2023-002**

Moved By: Kim Middleton

Seconded By: Arthur F. Hayden

BE IT RESOLVED THAT the agenda for the Township of Burpee-Mills Public Meeting of May 10<sup>th</sup>, 2023 be adopted, as distributed.....carried K.N.

Recorded Vote:

Yea: K. Noland

Yea: A. Hayden

Yea: K. Middleton

Yea: D. Deeg

Yea: R. Morrell

Ken Noland read the Notice of Public Meeting.

Ken Noland asked Gail Andrews to take the floor and explain her request.

Gail explained:

- She requested approval for 4 tents. 2 for now and depending on the success of the venture 2 more in the future.
- Glamping is glamorous camping.
- The tents are 200sq ft. and will be available to rent from June to September.
- They are furnished with a queen size bed, a compost toilet and a sink.
- There will be an outdoor kitchen, BBQ and an outdoor shower.
- It will be an adult's only and pet free rental.

- If her renters would like to have visitors it would be decided on a case by case basis.
- Gail has 16 years' experience running a motel and cottages in Sauble Beach and has extensive experience in diffusing situations.
- Her target renters are nature lovers, photographers etc.

Concerns raised:

- Roger Pearson asked if it was necessary to have a grey water pit.
  - o Gail contacted the Sudbury and District Health Unit and explained her project including her inclusion of an outdoor kitchen and shower and was told there was no need for a visit from the Health Unit.
  - o She will call the Health Unit again and verify that she does not need grey water disposal.
- Roger Pearson asked where people will enter the property and where they will park.
  - o The plan is to use the driveway next to the garage, drive to the tents in the clearing and then park by the edge of the woods.
- Roger asked if there would be hydro.
  - o There will only be solar lights.
- Roger asked if the next generations must follow this agreement.
  - o Ken said yes the restrictions stay in place so they cannot be changed in the future.
- Jim Stack mentioned that he installed 2 outdoor kitchens, and the owner was required to have a grey water pit.
- Morley Runnells asked if she would need purified hot and cold water.
  - o Gail will ask the Health Unit.
- Morley also asked about the cost to the other ratepayers from the extra garbage or OPP calls.
  - o Ken replied that the garbage situation was already discussed with Gail.
  - o The agreement would cover a fee for extra garbage to the transfer station and the extra cost to Dodge Haulage if the household count is raised.
  - o Gail will keep track of her garbage until the end of the season to see how much of a burden it will be on the Transfer Station. She plans to separate her recyclables and compost.
  - o Ken explained that there is no charge back to the taxpayer for OPP calls for any property.
- Morley asked about Liability insurance.
  - o Gail plans on having 2 million liability. 1 million is required for a homeowner.
- An email was submitted asking the following questions:
  - o Will the property be considered a campground under the new Zone designation?
    - Ken replied and said no because it is only 2 tents.
  - o Will the new Zoning have an effect on the property taxes of the surrounding properties?
    - Ken replied that he could not see any reason to raise surrounding property taxes.
  - o Is the new zoning specific to the four glamping tents only or will it allow other small camping tents and/or trailers to be set up anywhere on the property as well?
    - Gail replied she is not allowing any other camping tents, trailers etc. except for her tents.
    - Ken replied that the amended is only for 4 tents only and anything else would put the amendment into contravention.
  - o What will the bathroom facilities be and where on the property will they be located? Will there be shower facilities.
    - Gail replied that the bathroom facilities will be composting toilets located inside the tents.
    - There will be an outdoor shower located closer to the house to allow for use of the house hot water.
    - Ken said the location of the tents is set in the Site-Specific Amendment and they are away from the lot lines by the required distance and cannot be moved.

- Donna Pearson asked about noise restrictions.
  - o Gail replied that there would be restrictions such as fires and music out by 11:00 pm.

Ken Noland thanked everyone for attending and their comments and input.

Ken believes that we will see more of this type of rental unit in the future. He is already aware of another situation where a landowner is thinking about putting up small rental units. Bunkies are a grey area when it comes to the size allowable without a building permit. David Deeg said it's not only the size but the cost determining the need for a building permit.

Gail also thanked everyone for their time and questions.

**MOTION: 2023-003**

Moved By: Arthur F. Hayden

Seconded By: Roger Morrell

BE IT RESOLVED THAT the Township of Burpee and Mills Public Meeting of May 10, 2023 be adjourned at 7:30 p.m.....carried K.N.

Recorded Vote:

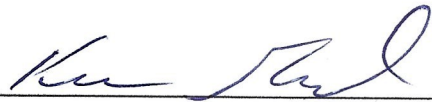
Yea: K. Noland

Yea: A. Hayden

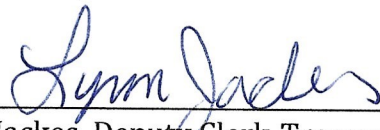
Yea: K. Middleton

Yea: D. Deeg

Yea: R. Morrell



Ken Noland, Reeve



Lynn Jackes, Deputy Clerk-Treasurer