



*The Corporation of the Township of Perry*

**MINUTES**

**REGULAR MEETING**

**Wednesday, April 18<sup>th</sup>, 2018**

**7:00 p.m.**

**Council Chambers**

**(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 Members:**

Mayor Norm Hofstetter  
Councillors: Margaret Ann MacPhail,  
Jim Cushman, Jeff Marshall, Les Rowley

**Municipal Staff:**

Beth Morton, Clerk-Administrator  
Melinda Torrance, Deputy Clerk  
Kim Seguin, Treasurer  
David Creasor, Manager of Public Works &  
Facilities  
Andrew Boucher, Working Foreman

**Members of the Public:**

See sign in sheet

**Declaration of Pecuniary Interest**

No pecuniary interest was declared.

**Resolution No. 2018-129**

**Moved by: Les Rowley**

**Seconded by: Jeff Marshall**

***Be it resolved that*** the Council of the Township of Perry approves the Minutes of the following Meeting(s) as presented:

3.1. Regular Meeting of Council on Wednesday, April 4<sup>th</sup>, 2018

**Carried**

**Delegation**

Larry Ross, Vista Investments Muskoka Inc. attended the Council meeting to discuss the recommended conditions submitted by the Municipal Planner regarding Subdivision Application No. S-001/17. Mr. Ross stated that this particular development is straight forward and yet the planner has put forward 23 recommendations. Mr. Ross proposed that Council re-consider the suggested recommendations. Council expressed some of their concerns and would make a decision on those recommendations when they reached Item 7.1 on the Agenda.

**Resolution No. 2018-130**

**Moved by: Les Rowley**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Township of Perry hereby adopt the 2018 O. Reg 289/09 Report prepared by the Treasurer outlining the impact of the proposed 2018 Budget.

**Carried**

**Resolution No. 2018-131**

**Moved by: Jim Cushman**

**Seconded by: Jeff Marshall**

***Be it resolved that*** By-law No. 2018-20 "Being a By-law to adopt the estimates of all sums required during 2018 for the purposes of the Municipality" be given first and second reading.

**Carried**

**Resolution No. 2018-132**

**Moved by: Les Rowley**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** By-law No. 2018-20 "Being a By-law to adopt the estimates of all sums required during 2018 for the purposes of the Municipality" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2018-133**

**Moved by: Jeff Marshall**

**Seconded by: Jim Cushman**

***Be it resolved that*** By-law No. 2018-21 "Being a By-law to set reductions for prescribed property subclasses for municipal purposes for the Year 2018" be given first and second reading.

**Carried**

**Resolution No. 2018-134**

**Moved by: Les Rowley**

**Seconded by: Jeff Marshall**

***Be it resolved that*** By-law No. 2018-21 "Being a By-law to set reductions for prescribed property subclasses for municipal purposes for the Year 2018" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2018-135**

**Moved by: Jeff Marshall**

**Seconded by: Les Rowley**

***Be it resolved that*** By-law No. 2018-22 "Being a By-law to regulate Election Signs in Municipal, Provincial and Federal Elections" be given first and second reading.

**Carried**

**Resolution No. 2018-136**

**Moved by: Jim Cushman**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** By-law No. 2018-22 "Being a By-law to regulate Election Signs in Municipal, Provincial and Federal Elections" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2018-137**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Les Rowley**

***Be it resolved that*** By-law No. 2018-23 "Being a By-law to confirm delegated authorities during the "Lame Duck Period" of Council" be given first and second reading.

**Carried**

**Resolution No. 2018-138**

**Moved by: Jeff Marshall**

**Seconded by: Jim Cushman**

***Be it resolved that*** By-law No. 2018-23 "Being a By-law to confirm delegated authorities during the "Lame Duck Period" of Council" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2018-139**

**Moved by: Jim Cushman**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** By-law No. 2018-24 "Being a By-law to appoint a Fire Prevention Officer" be given first and second reading.

**Carried**

**Resolution No. 2018-140**

**Moved by: Les Rowley**

**Seconded by: Jeff Marshall**

***Be it resolved that*** By-law No. 2018-24 "Being a By-law to appoint a Fire Prevention Officer" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2018-141**

**Moved by: Jeff Marshall**

**Seconded by: Les Rowley**

***Be it resolved that*** By-law No. 2018-25 "Being a By-law to authorize the Corporation of the Township of Perry to enter into a Site Plan Agreement with Mark Rocheleau and Karen Rocheleau on lands legally described as Part of Lot 2, Concession 11, and Part 1, Plan 42R-19441" be given first and second reading.

**Carried**

**Resolution No. 2018-142**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Jim Cushman**

***Be it resolved that*** By-law No. 2018-25 "Being a By-law to authorize the Corporation of the Township of Perry to enter into a Site Plan Agreement with Mark Rocheleau and Karen Rocheleau on lands legally described as Part of Lot 2, Concession 11, and Part 1, Plan 42R-19441" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2018-143**

**Moved by: Les Rowley**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Manager of Public Works and Facilities supports the recommendation outlined in the Treasurer's Report to purchase two (2) Tandem Plow Trucks.

**Carried**

**Resolution No. 2018-144**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Jeff Marshall**

***Be it resolved that*** the Council of the Township of Perry award Tender 2008-001 to Northland Truck Centre and pass a By-law to authorize the Mayor and Clerk to sign the contract for the supply of (2) two 2019 Western Star 4700SB Tandem Plow trucks as outlined in the submitted tender on April 10, 2018 at 2:45 p.m in the amount of \$259,350.00 plus HST and additional items included in the tender in the amount of \$6,952.00 plus HST.

***And further that*** the purchase of the second 2019 Western Star 4700SB Tandem Plow Truck be financed from reserves.

**Carried**

**Resolution No. 2018-145**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Jeff Marshall**

***Be it resolved that*** By-law No. 2018-26 "Being a By-law authorizing the execution of Tender No. 2018-001 for the supply of two (2) 2019 Western Star 4700SB Tandem Plow Trucks between Northland Truck Centre and The Corporation of the Township of Perry" be given first and second reading.

**Carried**

**Resolution No. 2018-146**

**Moved by: Jim Cushman**

**Seconded by: Les Rowley**

***Be it resolved that*** By-law No. 2018-26 "Being a By-law authorizing the execution of Tender No. 2018-001 for the supply of two (2) 2019 Western Star 4700SB Tandem Plow Trucks between Northland Truck Centre and The Corporation of the Township of Perry" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2018-147**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Township of Perry hereby receive the April 18<sup>th</sup>, 2018 Health and Safety Administration Report.

**Carried**

**Resolution No. 2018-148**

**Moved by: Jeff Marshall**

**Seconded by: Les Rowley**

***Whereas*** the South East Parry Sound District Planning Board has submitted Notice of Application for Approval of a Plan of Subdivision No. S-001/17 to the Township of Perry for Council's comments;

**Now therefore be it resolved that** the Council of the Township of Perry has no objection to Plan of Subdivision Application No. S-001/17 for lands legally described as Part of Lot 25, Concession 9, in the Township of Perry, as submitted to the South East Parry Sound District Planning Board by Vista Investments Muskoka Inc., subject to the conditions attached to this resolution.

Revised Conditions April 18, 2018

<b>Township of Perry</b> <i>Date: April 18, 2018 to Resolution No. 2018-148</i>		<b>Draft Plan Conditions</b> <i>File Number: S-01/17</i>	
<b>Conditions of Draft Plan Approval</b>			
1.	That, prior to any site alteration and final approval, the Owner shall enter into a Subdivision Agreement with the Township of Perry in which the Owner agrees to satisfy all conditions, financial and otherwise of the Township.		
2.	That the Subdivision Agreement between the Owner and the Township shall be registered by the Township against the land to which it applies once the Plan of Subdivision has been registered.		
3.	<p>A qualified professional is to be retained to prepare and submit all drawings and reports required for final approval and construction of the Plan; to inspect construction as necessary to ensure proper installation and compliance with municipal and other relevant authority standards; and, to certify in writing that the required works were constructed in accordance with the plans, reports and specifications, as approved by the municipality and all other relevant authorities.</p> <p>The reference to retention of a qualified professional to prepare and submit all drawings would also include the services of a qualified Ontario Land Surveyor for preparation of the final plan which will create the proposed lots. We note that a final decision regarding utilities (ie hydro) is still unresolved and that, should hydro lines be extended to these lots, a utility drawing may be required. The Subdivision Agreement would include all details regarding any future drawings which may be required.</p>		
4.	Approval of the Draft Plan is contingent upon the owner satisfying all conditions of approval, such conditions being inter-related and inter-dependent and upon which the municipality has relied to significant extent in making its decision of approval. Therefore, in the event of any request (including appeal) for alteration to a single condition, the municipality reserves the right to alter or add to these conditions, or withdraw its approval.		
5.	All taxes, utilities and charges outstanding against the lands are to be paid prior to the registration of any plan of subdivision.		
6.	The Township will require that the Owner provide a payment of cash, in lieu of the required 5% parkland dedication pursuant to Section 51.1 of the Planning Act, R.S.O. 1990, c.P.13, as amended.		
7.	Applicable Final Approval fees and administrative charges, including deposits, are to be paid in accordance with the Subdivision Agreement.		
8.	All financial requirements of the municipality with respect to the approval and development of the subdivision are to be completed/submitted to the satisfaction of the Township.		

9.	All processing and administrative fees, including securities and deposits, shall be paid in accordance with the municipal policies, administrative practices and by-laws in effect at the time of signing of the agreement or as otherwise stipulated in the agreement.
10.	The Development Envelope Plan to be prepared to address all setback requirements for servicing and environmental regulations and identifies the resulting building envelope. The Owner shall agree, in the subdivision agreement, to comply with the approved Development Envelope Plan for Lot 6 and to ensure that all subsequent land owners are provided with a copy of the Development Envelope Plan and are advised of the vegetative buffer and all building restrictions and limitations.
11.	That the Owner agree, in the Subdivision Agreement, to comply with and carry out all recommendations of the Scoped Ecological Site Assessment, prepared by Fricorp Ecological Services and dated November 2017, to the satisfaction of the Township.
12.	That, prior to any site alteration and final approval, the Owner shall prepare a vegetative buffer as shown on the Development Envelope Plan.
13.	That the Owner agree, in the Subdivision Agreement, to comply with and carry out all recommendations of the Hydrogeologic Assessment Report, prepared by GHD and dated June 29, to the satisfaction of the Township.
14.	The subdivision agreement shall include provisions for such warning clauses as deemed necessary by the Township, including but not limited to those relating to the vegetative buffer for Lot 6, the Scoped Ecological Site Assessment, the Hydrogeologic Assessment Report, and the Development Envelope Plan.
15.	The development of all lots will be subject to Site Plan Control. A Site Plan Agreement with the Township must be entered into prior to a building permit being issued on the lot.
16.	The Owner shall agree, in the Subdivision Agreement, to include appendices of the Scoped Ecological Site Assessment and the Hydrogeologic Assessment Report. The Owner shall also agree to provide such appendices to the purchaser of each individual lot and recommendations within those reports shall be included in a Site Plan Agreement which will be required to be entered into prior to a building permit being issued on the lot.
17.	The Owner shall agree, in the subdivision agreement, to include all warning clauses in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease, as per the stipulations of the subdivision agreement.
18.	That a copy of the proposed final M-Plan is to be forwarded to the Township and the Approval Authority for review and approval.

**Carried**

**Resolution No. 2018-149**

**Moved by: Jim Cushman**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Council of the Township of Perry have received the Transfer Station Changes and Consistency report submitted by the Deputy Clerk on April 18, 2018.

**Carried**

**Resolution No. 2018-150**

**Moved by: Jeff Marshall**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Township of Perry hereby approve for one food truck vendor to operate on municipal property and direct staff to prepare a Request for Proposal for the lease of a portion of land in the large parking area at 1695 Emsdale Road, Emsdale, Ontario.

**Carried**

**Resolution No. 2018-151**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Township of Perry hereby appoint Mike De Marco to be members on the Novar Community Centre Committee for the remainder of the 2014-2018 election year.

**Carried**

**Resolution No. 2018-152**

**Moved by: Jim Cushman**

**Seconded by: Les Rowley**

***Be it resolved that*** the Council of the Township of Perry hereby appoint Diane De Marco to be members on the Novar Community Centre Committee for the remainder of the 2014-2018 election year.

**Carried**

**Resolution No. 2018-153**

**Moved by: Jeff Marshall**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Council of the Township of Perry hereby receives Correspondence Items 8.1 to 8.7 as outlined in the Agenda of April 18<sup>th</sup>, 2018.

**Carried**

Items 8.2 and 8.3 were requested to be brought back to the May 2, 2018 Council meeting.

The meeting adjourned at 9:46 p.m.

Dated this 2<sup>nd</sup> day of May, 2018.

Original Signed by Norm Hofstetter  
Norm Hofstetter, *Mayor*

Original Signed by Melinda Torrance  
Melinda Torrance, *Deputy Clerk*