



The Corporation of the Township of Perry

MINUTES

REGULAR MEETING

Wednesday, June 16th, 2021

7:00 p.m.

**Council Chambers 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:

Mayor Norm Hofstetter
Beth Morton, Clerk-Administrator

Electronic Attendance:

Councillors: Jim Cushman, Joe Lumley,
Margaret Ann MacPhail, and Paul Sowrey

Staff: Kim Seguin, Treasurer-Tax Collector
(arrived at 7:03 p.m.)
Mike Wilmon, Chief Building Official,

Members of the Public:

Todd Weiler, Elizabeth Sowrey, Judy Kleinhuis

Declaration of Pecuniary Interest

Councillor Sowrey declared pecuniary interest on Agenda Items 3.2 and 7.1, due to being the property owner of the lands which the Special Meeting of Council on June 14, 2021 was held and the applicant of Consent Applications B-006/21 and B-007/21.

As previously declared, Councillor Sowrey did not participate or vote on Resolution No. 2021-249.

Resolution No. 2021-249

Moved by: Margaret Ann MacPhail

Seconded by: Joe Lumley

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

3.1 Regular Meeting of Council on Wednesday, June 2nd, 2021

3.2 Special Meeting of Council on Monday, June 14th, 2021

Carried

Resolution No. 2021-250

Moved by: Joe Lumley

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 7:05 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to proposed Amendments to the Township Official Plan and Zoning By-law to Allow for Additional Dwelling Units.

Carried

Resolution No. 2021-251

Moved by: Paul Sowrey

Seconded by: Jim Cushman

Whereas the Council of the Township of Perry receives the Report from the Clerk-Administrator for the Zoning By-law Amendment and Official Plan Amendment to allow for additional residential units; make a minor clarification to Section 1 Administration; and amend Section B1.4.2b) related to the creation of new infill lots in the Rural Designation;

Be it resolved that the Council of the Township of Perry hereby supports the Official Plan Amendment and Zoning By-law Amendment as presented and directs the Clerk-Administrator to bring forward the By-law for Official Plan Amendment for Council consideration at the July 7th, 2021, Regular Meeting of Council.

Carried

Resolution No. 2021-252

Moved by: Jim Cushman

Seconded by: Joe Lumley

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting at 7:23 p.m. in order to recommence the Regular Meeting of Council of June 16th, 2021.

Carried

Item 4.2. – Presentation from Judy Kleinhuis, Grant Thornton LLP – Township of Perry 2020 Draft Financials

Council deferred this item until 7:30 p.m. when Ms. Kleinhuis would be available to speak on the presentation.

Item 5: By-laws - NONE

Resolution No. 2021-253

Moved by: Jim Cushman

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Township of Perry hereby receives the June 16th, 2021, Health and Safety report from the Clerk-Administrator.

Carried

Item 7.1 – Consent Application B-006/21 and B-007/21 located on Deer Lake Road within Part of Lot 18, Concession 13, Township of Perry (Sowrey)

Council deferred this item until after the presentation from Judy Kleinhuis of Grant Thornton LLP was completed.

Resolution No. 2021-254

Moved by: Joe Lumley

Seconded by: Paul Sowrey

Be it resolved that the Council of the Corporation of the Township of Perry hereby approves the amendment to its by-law template by removing the ‘first and second reading’ date and signature block requirement and amalgamating the readings into one line stating: “READ a First, Second, and Third Time and Finally Passed and Enacted in Open Council this ____ day of _____, 20XX”; and

Further that all by-laws shall continue to be duly signed by the Mayor/Chair and Clerk-Administrator/Deputy Clerk and sealed with the seal of the Corporation; and

Further that this revision to the by-law template will take effect at the next regular meeting of Council scheduled for July 7th, 2021.

Carried

Resolution No. 2021-255

Moved by: Paul Sowrey

Seconded by: Jim Cushman

Be it resolved that the Council of the Corporation of the Township of Perry hereby supports the resolution received from the Town of Fort Erie regarding the proposed Capital Gains Tax on Primary Residences; and

Further that a copy of this support be circulated to The Right Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Doug Ford, Premier of Ontario, Honourable Scott Aitchison, MP Parry Sound-Muskoka, Honourable Norm Miller, MPP Parry Sound-Muskoka, The Town of Fort Erie, and All Ontario Municipalities.

Carried

Presentation 4.2. – Presentation from Judy Kleinhuis, Grant Thornton LLP – Township of Perry 2020 Draft Financials

Ms. Judy Kleinhuis provided Council with a summary of the Township’s 2020 Draft Financials.

Resolution No. 2021-256

Moved by: Joe Lumley

Seconded by: Paul Sowrey

Be it resolved that the Council of the Township of Perry accept the 2020 Draft Financials as presented by Judy Kleinhuis of Grant Thornton for the Township of Perry and for the Township of Perry Trust Funds.

Carried

As previously declared, Councillor Sowrey did not participate or vote on Item 7.1 below.

Item 7.1 – Consent Application B-006/21 and B-007/21 located on Deer Lake Road within Part of Lot 18, Concession 13, Township of Perry (Sowrey)

Todd Weiler of 220 Deer Lake Road requested to make presentation on the amended application under Item 7.1. The Applicants also wished to provide further information on their amended application. Council agreed to the request.

Resolution No. 2021-TABLED

Moved by: Margaret Ann MacPhail

Seconded by: Joe Lumley

Be it resolved that the Council of the Township of Perry have no objection to Consent Applications B-006/21 and B-007/21 (Sowrey), subject to the following conditions:

1. The Township of Perry requires four (4) copies of the new survey, together with a digital pdf copy for our records.
2. A draft reference plan of survey shall be submitted to the Secretary-Treasurer of the District Planning Board and to the Municipality, for review, prior to registration.

If the reference plan or other evidence discloses that either the severed property or the retained property owned by the Applicant, contains a deviation road, then the Applicant shall survey and transfer such deviation road to the Municipality as a condition of severance. The area to be surveyed and transferred shall generally be sixty-six (66') feet in width and centered upon the centre line of the present travelled road. In situations where this is impractical, the Applicant should discuss how this requirement will be fulfilled with the Municipality before the reference plan is finalized.

Prior to the finalization of consent, The District Planning Board must be advised in writing by the Municipality that the above condition has been satisfied.

3. The Township of Perry requires that both of the severed lands be rezoned to the Shoreline Residential (SR) Zone, and that the retained lands be rezoned to the Shoreline Residential – Exception Zone to recognize a reduced road frontage.

4. The Township requires payment of \$500 administration fee as per the Fees and Charges By-law.

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Item 7.1 Based upon the items presented within the presentation, this item was deferred by Council to be presented at the July 7th, 2021 Regular Meeting.

Resolution No. 2021-257

Moved by: Jim Cushman

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Township of Perry hereby receives Correspondence Items 8.1 to 8.6 as outlined in the Agenda of June 16th, 2021.

Carried

The Meeting adjourned at approximately 8:44 p.m.

Dated this 7th day of July, 2021.

Originally Signed By Norm Hofstetter

Norm Hofstetter, Mayor

Originally Signed By Beth Morton

Beth Morton, Clerk-Administrator