



*The Corporation of the Township of Perry*

**MINUTES**

**REGULAR MEETING**

**Wednesday January 17<sup>th</sup>, 2024**

**7:00 p.m.**

**Municipal Office 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:**

Norm Hofstetter, Mayor  
Councillor: Paul Sowrey (*arrived at 7:08 p.m.*)  
Beth Morton, Clerk-Administrator  
Kim Seguin, Treasurer-Tax Collector

**Electronic Attendance:**

Councillors: Margaret Ann MacPhail, Jim Cushman, and Joe Lumley  
Erica Cole, Deputy Clerk

**Members of the Public  
(Electronic):**

Lanny Dennis, Anita Corral, Savas Varadas,  
Amanda Barraclough

**Declaration of Pecuniary Interest**

Nil

**Resolution No. 2024-01**

**Moved by: Jim Cushman**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Council of the Corporation of the Township of Perry approves the Minutes of the following Meetings as presented:

- 3.1. Regular Meeting Minutes of Council on Wednesday December 20<sup>th</sup>, 2023
- 3.2. Public Meeting – Zoning By-law Amendment for lands legally described as Part of Lot 30, Concession 10, Township of Perry located at 1371 Highway 518 East (Corral)
- 3.3. Public Meeting – Zoning By-law Amendment for lands legally described as Part of Lot 6, Concession 3, Township of Perry located on Whitney Road (Marshall)

**Carried**

**Resolution No. 2024-02**

**Moved by: Joe Lumley**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:03 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot

27, Concession 7, Township of Perry, located at 250 Rochester Lake Road (Doyle)  
**Carried**

**Resolution No. 2024-03**

**Moved by: Jim Cushman**

**Seconded by: Margaret Ann MacPhail**

**Be it resolved that** the Council of the Corporation of the Township of Perry receives the report prepared by Beth Morton, Clerk-Administrator, for lands legally described as Part of Lot 27, Concession 7, Township of Perry, located at 250 Rochester Lake Road.

**Carried**

**Resolution No. 2024-04**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

**Be it resolved that** the Council of the Corporation of the Township of Perry hereby now adjourn from this Public Meeting at 7:14 p.m. in order to recommence the Regular Meeting of Council of January 17<sup>th</sup>, 2024.

**Carried**

**Resolution No. 2024-05**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

**Be it resolved that** the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:15 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot 4, Concession 6, Township of Perry, located at 1403 Fern Glen Road (Lickiss/Barraclough)

**Carried**

**Resolution No. 2024-06**

**Moved by: Joe Lumley**

**Seconded by: Jim Cushman**

**Be it resolved that** the Council of the Corporation of the Township of Perry receives the report prepared by Beth Morton, Clerk-Administrator, for lands legally described as Part of Lot 4, Concession 6, Township of Perry, located at 1403 Fern Glen Road.

**Carried**

**Resolution No. 2024-07**

**Moved by: Jim Cushman**

**Seconded by: Margaret Ann MacPhail**

**Be it resolved that** the Council of the Corporation of the Township of Perry hereby now adjourn from this Public Meeting at 7:22 p.m. in order to recommence the Regular Meeting of Council of January 17<sup>th</sup>, 2024.

**Carried**

**Item 4.3. DELEGATION: Lanny Dennis – Proposed Plan of Subdivision for lands legally described as Part of Lot 11, Concession 12, Township of Perry (Highway 518 and Mason’s Road (Shillolo Estate))**

Lanny Dennis of Lanny Dennis Planning, on behalf of his clients, highlighted the following to Council regarding a proposed Plan of Subdivision within the Township of Perry:

- Client is proposing a 4-Lot Plan of Subdivision located at Highway 518W / Mason’s Road; 3 lots would have access of Mason’s Road, 1 lot would have access off Highway 518 West;
- The Township’s Official Plan (OP) details various studies that “may be” required during pre-consultation when proposing a Plan of Subdivision, including Archaeological, Ecological, and Hydrological studies. “May” allows for some flexibility:
  - Archaeological: the OP identifies historically relevant/settlement areas within the Township. This area is not identified as historically relevant. By not having an Archaeological study completed will save money and time. Additionally, some archaeological protection clauses can be included in the Subdivision Agreement. Requests that Council waive this study;
  - Ecological: the OP does not identify any risks with the subject land, and additional protection for ecological matters can be found in the Planning Act. Due to the size of the proposed lots and the small development envelopes, there would be little disturbance to the subject lands. Requests that Council waive this study;
  - Hydrological: study required when more than 5 new lots. What is being proposed is 4 new, large lots and therefore firmly believes each new, large lot, can accommodate a private well / septic system and recommends that the North Bay Mattawa Conservation Authority provide comment on the proposed Plan of Subdivision. Requests that Council waive this study.
- Ministry of Transportation still needs to be circulated and provide comment on the proposed entrance off of Hwy 518W;
- As the proposed Plan of Subdivision is in the rural, non-densely populated area of the Township, believes that the lands can accommodate 4 new large lots;
- Requests that Council accommodates with not requiring the 3 studies above as part of the proposal.

Mayor Hofstetter thanked Mr. Dennis for this presentation and advised that staff will prepare a report regarding the above studies for Council consideration at a future meeting. There were no questions from Council.

**Resolution No. 2024-08**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** By-law 2024-01 “Being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Perry (December 2023 Meetings)” be given first and second reading.

**Carried**

**Resolution No. 2024-09**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

***Be it resolved that*** By-law 2024-01 “Being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Perry (December 2023 Meetings)” be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2024-10**

**Moved by: Joe Lumley**

**Seconded by: Jim Cushman**

***Be it resolved that*** By-law 2024-02 "Being a By-law to amend By-law No. 2014-21, as amended, the Zoning By-law for the Township of Perry with respect to lands legally described as Part of Lot 30, Concession 10, in the Township of Perry" be given first and second reading.

**Carried**

**Resolution No. 2024-11**

**Moved by: Jim Cushman**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** By-law 2024-02 "Being a By-law to amend By-law No. 2014-21, as amended, the Zoning By-law for the Township of Perry with respect to lands legally described as Part of Lot 30, Concession 10, in the Township of Perry" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2024-12**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** By-law 2024-03 "Being a By-law to amend By-law No. 2014-21, as amended, the Zoning By-law for the Township of Perry with respect to lands legally described as Part of Lot 6, Concession 3, in the Township of Perry" be given first and second reading.

**Carried**

**Resolution No. 2024-13**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

***Be it resolved that*** By-law 2024-03 "Being a By-law to amend By-law No. 2014-21, as amended, the Zoning By-law for the Township of Perry with respect to lands legally described as Part of Lot 6, Concession 3, in the Township of Perry" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2024-14**

**Moved by: Joe Lumley**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Council of the Corporation of the Township of Perry hereby receives the Health and Safety Report prepared by the Clerk-Administrator dated January 17<sup>th</sup>, 2024.

**Carried**

**Resolution No. 2024-15**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Jim Cushman**

***Be it resolved that*** the Council of the Corporation of the Township of Perry have no objection to Consent Application B-037/23 (Phinney), subject to the following conditions:

1. The minimum frontage on the severed lot shall be amended to 135 metres in order to meet the minimum lot frontage requirement within Section B1.4.5 a) of the Official Plan.
2. The Township of Perry requires a "Cash-in-lieu of Parkland" payment of 5% based on the assessed value of the newly created lots.

3. 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 maintained by the Municipality as a public 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.

4. The Township of Perry requires four (4) papers copies and one PDF copy for its files.

5. The Township of Perry requires confirmation from the Working Road Supervisor that an entrance permit(s) can be obtained on the lots to be created.

6. The Township of Perry requires confirmation from North Bay-Mattawa Conservation Authority that there is an area within the proposed severed lot that is suitable for a conventional sewage disposal system (i.e. Class 4).

7. Applicant will be required to rezone the newly created lot to the Shoreline Residential Backlot (SBR) Zone.

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

**Carried**

**Resolution No. 2024-DEFER**

**Moved by:**

**Seconded by:**

***Be it resolved that*** the Council of the Corporation of the Township of Perry hereby receives and supports the Township of Clearview's Resolution re: "Cemetery Transfer / Abandonment Administration & Management Support";

***And further that*** Council directs staff to forward this resolution of support to Honourable Todd McCarthy, Ministry of Public and Business Service Delivery, Jim Cassimatis, BAO Interim CEO/Registrar, Graydon Smith MPP Parry Sound Muskoka, and Sasha Helmkey-Playter, Clerk/Director of Legislative Services.

**Carried**

Council deferred this resolution to a future meeting, amending it to remove Recommendation #1 Province to Take Ownership of Abandoned Cemeteries. All other recommendations were to remain included.

**Item 7.4. Proposal for an Almaguin Health Hub & Village of Burk's Falls Resolution {Discussion}**

Council discussed the report and information provided by staff and made the decision that while local healthcare is critically important, it is too premature to table and/or support a resolution regarding the proposed Almaguin Health Hub as there is very limited information and detail on the proposal.

At the next Almaguin Highlands Health Council Meeting, representative Councillor MacPhail will advise the group that Perry Township is interested, but not prepared at this time to support until more information becomes available.

**Resolution No. 2024-16**

**Moved by: Paul Sowrey**

**Seconded by: Jim Cushman**

**Be it resolved that** the Council of the Corporation of the Township of Perry hereby accept the request submitted by MHBC Planning on behalf of Timothy Breen, in principle, to transfer to the Township a sixty-six (66') foot wide portion of road allowance, located within the W1/2 of Lot 28, Concession 9, Township of Perry, and hereby directs the Clerk to proceed accordingly.

**Carried**

**Resolution No. 2024-17**

**Moved by: Jim Cushman**

**Seconded by: Margaret Ann MacPhail**

**Whereas** the Council of the Corporation of the Township of Perry receives Resolution #23-11-03 from the District of Parry Sound Social Services Administration Board (DPSSAB) regarding their support for the National Housing Accord's multisector approach to ending Canada's rental housing crisis;

**Be it resolved that** the Council of the Corporation of the Township of Perry recognizes the importance of affordable housing in our community and hereby endorses DPSSAB's Resolution #23-11-03;

**And further that** this resolution be forwarded to the Honourable Chrystia Freeland, Minister of Finance; Deputy Prime Minister, the Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities, Honourable Scott Aitchison, MP Parry Sound-Muskoka, Honourable Anthony Rota, MP Nipissing-Timiskaming, and the District of Parry Sound Social Services Administration Board.

**Carried**

**Resolution No. 2024-18**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

**Be it resolved that** the Council of the Corporation of the Township of Perry hereby receives Correspondence Items 8.1 to 8.9 as outlined in the Agenda of Wednesday January 17<sup>th</sup>, 2024.

**Carried**

The Meeting adjourned at approximately 8:40 p.m.

Dated this 7<sup>th</sup> day of February, 2024.

***"Originally Signed"***

\_\_\_\_\_  
Joe Lumley, *Acting Mayor*

***"Originally Signed"***

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Beth Morton, *Clerk-Administrator*