



*The Corporation of the Township of Perry*

**REGULAR MEETING**  
**Wednesday November 6, 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  
Councillors: Margaret Ann MacPhail, Joe Lumley, and Paul Sowrey  
Beth Morton, Clerk-Administrator  
Erica Cole, Deputy Clerk

**Absent:**

Councillor Jim Cushman

**Electronic Attendance:**

Kim Seguin, Treasurer-Tax Collector  
Scott Barber, Jack Marshall, Ernest Yeung

**Members of the Public:**

Amy L. Marshall

**Declaration of Pecuniary Interest**

Nil

**Resolution No. 2024-361**

**Moved by: Joe Lumley**

**Seconded by: Margaret Ann MacPhail**

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

3.1. Regular Meeting Minutes of Council – Wednesday October 16<sup>th</sup>, 2024

3.2. Public Meeting Minutes – Wednesday October 16<sup>th</sup>, 2024, Zoning By-law Amendment – Lot 22 and Part Lot 23, Plan 169, Part 1 and 2 on Plan 42R-20611, Township of Perry (Barber – 220 Homeland Drive)

3.3. Public Meeting Minutes – Wednesday October 16<sup>th</sup>, 2024, Zoning By-law Amendment – Part of Lot 28, Concession 9, Township of Perry (Breen – 205 Hall's Road)

**Carried**

**Resolution No. 2024-362**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 7:04 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot 24, Concession 6, Township of Perry, located at 48 Beach Road (Todd)

**Carried**

**Resolution No. 2024-363**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

***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 24, Concession 6, Township of Perry, located at 48 Beach Road.

**Carried**

**Resolution No. 2024-364**

**Moved by: Joe Lumley**

**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 7:11 p.m. in order to recommence the Regular Meeting of Council of Wednesday November 6<sup>th</sup>, 2024.

**Carried**

**DELEGATION: Amy Lee Marshall and Jack Marshall, re: Request for consideration of entrance off 239 Old Government Road for Equipment Storage and Professional Office**

Ms. Marshall and Mr. Marshall highlighted the following to Council regarding the Request for an entrance off 239 Old Government Road for their property directly abutting the right-of-way access:

- Provided history to the reason why, what Ms. Marshall refers to as an Unassumed Road Allowance, was created by her father in 1989 was to give 239 road access as that property was cut off by Highway 11;
- Does not agree that it's a right-of-way only benefitting 239 Old Government Road but an allowance transferred to the Township in 1989 as depicted now in the Official Plan. The right-of-way was never formally accepted by Council in 1989;
- The subject Marshall property has necessary frontage off the allowance, it would be the safest access off the current driveway;
- The current subject Marshall property is zoned for the light industrial development being proposed;
- Ms. Marshall has been in contact with the property owners at 239 Old Government Road and they have no concerns with the proposed Marshall driveway access coming off their driveway, and would be in favor of Ms. Marshall taking ownership of the unassumed road allowance for maintenance purposes, with an agreement in place to permit 239 Old Government Road driveway access to remain the same.

- Will be little cost associated with civic address and 9-1-1 update, as 239 Old Government Road can remain the same and simply issue 239A for the subject Marshall property.

Mayor Hofstetter thanked Ms. Marshall and Mr. Marshall for their presentation and noted that Council is open to further discussion regarding their request to access off the right-of-way instead of Old Government Road if the immediately affecting property owners of 239 Old Government Road submit a letter of support and acknowledge that if the Township transfers the right-of-way to Ms. Marshall, a separate civil agreement will be in place to protect 239 Old Government Road driveway access.

**Resolution No. 2024-365**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Corporation of the Township of Perry hereby provides direction to the Clerk-Administrator with respect to the request from Amy Lee Marshall for a commercial entrance for a Light Industrial Use off of the Township Right of Way which currently serves as the residential entrance for 239 Old Government Road.

**Carried**

**Resolution No. 2024-366**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Council of the Corporation of the Township of Perry hereby receives and approves the Minutes and/or Reports from the following Municipal Boards and Committees:

**5.1. Almaguin Highlands Health Centre**

- 5.1.1. October 2024 Draft Meeting Minutes
- 5.1.2. October 2024 Special Meeting Draft Minutes
- 5.1.3. Support of MAHC Multi-Site Model

**5.2. Almaguin Community Economic Development Committee**

- 5.2.1. Director of Economic Development Report - October 2024
- 5.2.2. September 2024 Meeting Minutes
- 5.2.3. ACED Staff Transition Report
- 5.2.4. ACED Projected Budgets 2025-2028

**5.3. Township of Perry Recreation and Culture Committee**

- 5.3.1. October 2024 Draft Minutes

**5.4. Parry Sound EMS Advisory Committee**

- 5.4.1. October 2024 Minutes and Budget Update

**5.5. Joint Waste Management Committee**

- 5.5.1. October 2024 Minutes

**5.6. North Bay Parry Sound District Board of Health**

- 5.6.1. September 2024 Minutes

**Carried**

**Resolution No. 2024-367**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

**Be it resolved that** the Council of the Corporation of the Township of Perry has received the Monthly Reports, as circulated, from the following Municipal Departments:

**6.1. Fire Department**

6.1.1. Chief's Meeting and Fire Training Report – October 2024

**6.2. By-law Department**

6.2.1. October 2024

**6.3. Building Department**

6.3.1. October 2024

**6.4. Transfer Station**

6.4.1. October 2024 {Res}

**6.5. Public Works**

6.5.1. October 2024

**6.6. Finance Department**

6.6.1. October 2024

**Carried**

**Resolution No. 2024-368**

**Moved by: Paul Sowrey**

**Seconded by: Margaret Ann MacPhail**

**Be it resolved that** the Council of the Corporation of the Township of Perry hereby receives the November 6<sup>th</sup>, 2024 Report for the Transfer Station from the Clerk-Administrator and provides feedback on the location for the brush bin.

**Carried**

Council discussed the proposed location for the brush bin, and requested further information be acquired from the Clerk-Administrator and Working Roads Supervisor regarding the cost for shipping the brush to the Rain Lake Landfill, how often they predict the Bin would fill-up, and the general cost of hauling the brush away.

**Resolution No. 2024-369**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Joe Lumley**

**Be it resolved that** By-law 2024-64 "Being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Perry (October 2024 Meetings)" be given first and second reading.

**Carried**

**Resolution No. 2024-370**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

**Be it resolved that** By-law 2024-64 "Being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Perry (October 2024 Meetings)" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2024-371**

**Moved by: Paul Sowrey**

**Seconded by: Margaret Ann MacPhail**

**Be it resolved that** By-law 2024-65 "Being a By-law to amend By-law 2024-21, as

amended, the Zoning By-law for the Township of Perry with respect to lands located in Lot 22 and Part of Lot 23, Registered Plan 169, Township of Perry, designated as Parts 1 and 2 on Plan 42R-20611" be given first and second reading.

**Carried**

**Resolution No. 2024-372**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

**Be it resolved that** By-law 2024-65 "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 located in Lot 22 and Part of Lot 23, Registered Plan 169, Township of Perry, designated as Parts 1 and 2 on Plan 42R-20611" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2024-373**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

**Be it resolved that** By-law 2024-66 "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 28, Concession 9, in the Township of Perry, designated as Part 1 on Plan 42R-22591" be given first and second reading.

**Carried**

**Resolution No. 2024-374**

**Moved by: Joe Lumley**

**Seconded by: Margaret Ann MacPhail**

**Be it resolved that** By-law 2024-66 "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 28, Concession 9, in the Township of Perry, designated as Part 1 on Plan 42R-22591" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2024-375**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

**Be it resolved that** By-law 2024-68 "Being a By-law authorizing the extension of landfill monitoring for 2025-2029: WSP Canada Inc. and The Corporation of the Township of Perry" be given first and second reading.

**Carried**

**Resolution No. 2024-376**

**Moved by: Paul Sowrey**

**Seconded by: Margaret Ann MacPhail**

**Be it resolved that** By-law 2024-68 "Being a By-law authorizing the extension of landfill monitoring for 2025-2029: WSP Canada Inc And The Corporation of the Township of Perry" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2024-377**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Joe Lumley**

**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 November 6<sup>th</sup>, 2024.

**Carried**

**Resolution No. 2024-378**

**Moved by: Joe Lumley**

**Seconded by: Margaret Ann MacPhail**

**Whereas** upon the receipt of the Letter of Intent and applicable administration fees and deposit from Jack Marshall Developments;

**Be it resolved that** the Council of the Corporation of the Township of Perry directs staff to bring a report to a future meeting of Council to:

- Consider declaring the subject Township-owned Lands known as Lot 6, Plan 34, Roll #3-06000 to be surplus to Township needs, in accordance with By-law 2008-09;
- Consider granting preliminary approval to stop up and close the subject Township-owned Road Allowances (Mary Street, Mitchell Street, and Joseph Street), in accordance with By-law 2008-09.

**Carried**

**Resolution No. 2024-379**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

**Be it resolved that** the Council of the Corporation of the Township of Perry receives the 2024 Bridge Inspection Report by Tulloch Engineering.

**Carried**

**Resolution No. 2024-380**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

**WHEREAS** the Federation of Northern Ontario Municipalities (FONOM) recognizes how vital the Forestry Industry is to the Economy in Ontario;

**WHEREAS** the success of the forest sector is critical to the economic and social prosperity of Ontario communities, employing 137,000 people;

**WHEREAS** the forest industry has invested over \$3.8 billion in Ontario since 2018;

**WHEREAS** Ontario has an opportunity to market global investment in the bioeconomy, similar to critical minerals and electric vehicle manufacturing, and become a leading international jurisdiction;

**WHEREAS** over the last 20 years, the North American pulp and paper sector has seen a significant rationalization in production capacity, with investment dollars going to competing international jurisdictions;

**WHEREAS** in the last year, Ontario has seen three pulp, paper, and containerboard mills idle or close, negatively impacting communities and the solid wood mills that depend on these facilities as markets for mill by-products and pulpwood;

**WHEREAS** U.S. tariffs on softwood lumber are expected to double in 2025, to approximately 30%;

**WHEREAS** Ontario should work with federal colleagues to pursue a softwood lumber settlement that works in the best interests of Ontario lumber producers and advocate for a financial backstop;

**WHEREAS** Ontario has an opportunity to procure greater amounts of energy (i.e., electricity, heat, fuels, biochar, etc.) from forestry by-products and forests to assist in heavy industry decarbonization and Ontario's forecasted electricity demands;

**WHEREAS** Ontario's successful and oversubscribed *Forest Biomass Program* should continue post-2027;

**WHEREAS** Ontario will actively seek investment to restart idled softwood kraft lines in Ontario and Quebec to provide immediate relief for some sawmill producers;

**WHEREAS** Ontario's \$10 million *Sawmill Chip Program*, ending March 25, 2025, will likely need to continue and expand in the absence of an immediate restart of a currently idled pulp mill to avoid curtailments at solid wood facilities;

**WHEREAS** 5-year bilateral power purchase agreements (PPAs) with forest biomass-fired electrical generation facilities are insufficient and should be expanded both in terms of length and volume to provide communities, industry, and workers with a certain future;

**WHEREAS** the public *Forest Access Roads Funding Program*, which provides for the public use of Ontario's forests, should be increased to \$75 million/year to reflect inflationary pressures and support legacy infrastructure upgrades (i.e., roads, bridges, and water crossings);

**BE IT RESOLVED THAT** the Council of the Corporation of the Township of Perry support the implementation of the Ontario Forest Industries Association's 2025 Ontario Budget Recommendations in support of attracting investment and maintaining forest operations and employment in Ontario;

**FURTHER THAT** a copy of this Resolution be sent to Minister Vic Fedeli, Economic Development, Job Creation and Trade, Minister Graydon Smith, Natural Resources, Associate Minister Kevin Holland, Forestry and Forest Products, Minister Andrea Khanjin, Environment, Conservation and Parks, Minister Todd McCarthy, Environment, Conservation and Parks, Minister George Pirie, Mines, Minister Steven Lecce, Energy and Electrification, Associate Minister Sam Oosterhoff, Energy Intensive Industries, Minister Peter Bethlenfalvy, Finance, Graydon Smith, MPP, Muskoka-Parry Sound, the leaders of the Opposition Parties, the Federation of Northern Ontario Municipalities (FONOM), AMO, ROMA, and OFIA.

**Carried**

**Resolution No. 2024-381**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Joe Lumley**

**Be it resolved that** the Council of the Corporation of the Township of Perry hereby

supports the Corporation of the Town of Corbourg's Resolution re: "*Regulations for the Importation & Safe Use of Lithium-Ion Batteries*";

**And further that** Council directs staff to forward this resolution of support to the Town of Cobourg, Minister Scott Aitchison, MP Muskoka-Parry Sound, Minister Graydon Smith, MPP Muskoka-Parry Sound, the Ontario Municipal Fire Prevention Officers Association, and all Ontario Municipalities.

**Carried**

**Resolution No. 2024-382**

**Moved by: Paul Sowrey**

**Seconded by: Margaret Ann MacPhail**

**Be it resolved that** the Council of the Corporation of the Township of Perry hereby receives Correspondence Items 8.1. to 8.7. as outlined in the Agenda of Wednesday October 16<sup>th</sup>, 2024.

**Carried**

**Item 9.8. Proposed Ownership & Long-Term Funding Model for Almaguin Highlands Health Centre (from Village of Burk's Falls) – Discussion**

Mayor Hofstetter highlighted that the Village of Burk's Falls is looking for \$100,000 from the 10 participating municipalities within the region, for \$1 million dollars, to rebuild the Almaguin Highlands Health Centre. Mayor Hofstetter believes \$1 million dollars is not enough money to rebuild.

There is lack of transparency with the Village and all other municipalities; where we do not see any reports, engineer statistics, building plans, no invoices, etc. The Village of Burk's Falls is proposing to sever off the 3 acres behind the building, to be retained by the Village, and the 10 municipalities would own the building. The Village of Burk's Falls bought the property for \$1. Could be an issue in the future if we do rebuild and need more land, will have to purchase the 3 acres from the Village of Burk's Falls.

More information and details will follow from subsequent Almaguin Highlands Health Council Meetings.

**Resolution No. 2024-383**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Joe Lumley**

**Be it resolved that** in accordance with Section 239 of the *Municipal Act, 2001, as amended*, Council of the Corporation of the Township of Perry shall proceed into Closed Session at 8:49 p.m. in order to address matters relating to Section 239 (2)(d) labour relations or employee negotiations (Fire Department)

**Carried**

**Resolution No. 2024-386**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

**Be it resolved that** the Council of the Corporation of the Township of Perry



reconvenes to its Regular Meeting of Council of Wednesday November 6<sup>th</sup>, 2024 at 9:46 p.m.

**Carried**

The Meeting adjourned at approximately 9:46 p.m.

Dated this 20<sup>th</sup> day of November, 2024.

***"Originally Signed"***

Norm Hofstetter, *Mayor*

***"Originally Signed"***

Beth Morton, *Clerk-Administrator*