



*The Corporation of the Township of Perry*

**REGULAR MEETING**  
**Wednesday January 15, 2025**  
**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:**

Jim Cushman, Acting Mayor  
Councillors: Margaret Ann MacPhail, Joe Lumley, and Paul Sowrey  
Beth Morton, Clerk-Administrator  
Erica Cole, Deputy Clerk  
Kim Seguin, Treasurer-Tax Collector

**Absent:**

Norm Hofstetter, Mayor

**Electronic Attendance:**

None

**Members of the Public:**

None

**Declaration of Pecuniary Interest**

None

**Resolution No. 2025-01**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

***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 of Council on Wednesday December 18<sup>th</sup>, 2024

**Carried**

**Resolution No. 2025-02**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Joe Lumley**

***Be it resolved that*** By-law 2025-01 "Being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Perry (December 2024 Meetings)" be given first and second reading.

**Carried**

**Resolution No. 2025-03**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

***Be it resolved that*** By-law 2025-01 "Being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Perry (December 2024 Meetings)" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2025-04**

**Moved by: Paul Sowrey**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** By-law 2025-02 "Being a By-law authorizing the execution of the Municipal Funding Agreement for the Fire Protection Grant between the Province of Ontario and the Corporation of the Township of Perry" be given first and second reading.

**Carried**

**Resolution No. 2025-05**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Joe Lumley**

***Be it resolved that*** By-law 2025-02 "Being a By-law authorizing the execution of the Municipal Funding Agreement for the Fire Protection Grant between the Province of Ontario and the Corporation of the Township of Perry" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2025-06**

**Moved by: Joe Lumley**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** By-law 2025-03 "Being a By-law to Authorize Borrowing from Time to Time to Meet Current Expenditures During the Fiscal Year Ending December 31, 2025" be given first and second reading.

**Carried**

**Resolution No. 2025-07**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** By-law 2025-03 "Being a By-law to Authorize Borrowing from Time to Time to Meet Current Expenditures During the Fiscal Year Ending December 31, 2025" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2025-08**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

***Be it resolved that*** By-law 2025-04 "Being a By-law to Provide for an Interim Tax Levy for 2025" be given first and second reading.

**Carried**

**Resolution No. 2025-09**

**Moved by: Joe Lumley**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** By-law 2025-04 "Being a By-law to Provide for an Interim Tax Levy for 2025" be given third and final reading and enacted in open Council.

**Carried**

**Resolution No. 2025-10**

**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 the Health and Safety Report prepared by the Clerk-Administrator dated January 15<sup>th</sup>, 2025.

**Carried**

**Resolution No. 2025-11**

**Moved by: Paul Sowrey**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Council of the Corporation of the Township of Perry have no objection to Consent Application B-052/24 (Perreault), subject to the following conditions:

1. The Township of Perry requires a "Cash-in-lieu of Parkland" payment of 5% based on the vacant land assessed value of the newly created lot.
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 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 centred 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 four (4) paper copies and one PDF copy for its files.
4. The Township of Perry requires confirmation from the Working Road Supervisor that an entrance permit(s) can be obtained on the lot to be retained.
5. Applicant will be required to rezone the newly created lot to the Rural Residential (RR) Zone.
6. The Township requires payment of \$500 administration fee as per the Fees and Charges By-law.

**Carried**

**Resolution No. 2025-12**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Corporation of the Township of Perry have no objection to Consent Application B-054/24 (Ferrante), subject to the following conditions:

1. The minimum lot area on the severed lot shall be amended to 2 hectares in order to meet the minimum lot area requirement within Section B1.4.1.f) of the Official Plan.
2. The Township of Perry requires a "Cash-in-lieu of Parkland" payment of 5% based on the vacant land assessed value of the newly created lot.

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) paper copies and one PDF copy for its files.

5. The Township of Perry requires confirmation from the Ministry of Transportation that an entrance permit can be obtained on the newly created lot.

6. Applicant will be required to rezone the newly created lot to the Rural Residential (RR) Zone.

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

**Carried**

**Resolution No. 2025-13**

**Moved by: Margaret Ann MacPhail**

**Seconded by: Paul Sowrey**

***Be it resolved that*** the Council of the Corporation of the Township of Perry hereby approves the payment to the Almaguin Highlands Health Centre in the amount of \$5,348.00 to cover the 2023 deficit.

**Carried**

**Resolution No. 2025-14**

**Moved by: Paul Sowrey**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Council of the Corporation of the Township of Perry hereby receives Correspondence Items 8.1 to 8.12 as outlined in the Agenda of Wednesday January 15<sup>th</sup>, 2025.

**Carried**

**Resolution No. 2025-15**

**Moved by: Joe Lumley**

**Seconded by: Paul Sowrey**

***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 7:40 p.m. in order to address matters relating to Section 239(2)(d) labour relations or employee negotiations (Fire Department); and Section 239(2)(e) litigation or potential litigation, including matters before administrative

tribunals affecting the municipality or local board (Potential Litigation; Richmond Street)

**Carried**

**Resolution No. 2025-20**

**Moved by: Paul Sowrey**

**Seconded by: Margaret Ann MacPhail**

***Be it resolved that*** the Council of the Corporation of the Township of Perry reconvenes to its Regular Meeting of Council of Wednesday January 15<sup>th</sup>, 2025 at 8:04 p.m.

**Carried**

The Meeting adjourned at approximately 8:05 p.m.

Dated this 5<sup>th</sup> day of February, 2025.

***“Originally Signed”***  
\_\_\_\_\_  
Jim Cushman, Acting *Mayor*

***“Originally Signed”***  
\_\_\_\_\_  
Beth Morton, *Clerk-Administrator*