



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 31, Concession 3, in the Township of Perry
Located on Savage Settlement Road

Wednesday May 20th, 2026

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:

Acting Mayor Joe Lumley
Councillors: Paul Sowrey and Margaret Ann MacPhail
Beth Morton, Clerk-Administrator
Kim Seguin, Treasurer-Tax Collector
Mike Wilmon, CBO/By-law Enforcement Officer
Randy McLaren, Working Roads Supervisor
Douglas Holland, Fire Chief/CEMC
Leah Perron, CEO Perry Township Public Library

Electronic Attendance:

Larry Ross

Absent

Mayor Norm Hofstetter
Councillor Jim Cushman

Members of the Public:

See Sign-in Sheet

Declaration of Pecuniary Interest

Nil

Resolution No. 2026-183

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 6:39 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot 31, Concession 3, Township of Perry located on Savage Settlement Road (2152900 Ontario Inc.).

Carried

Resolution No. 2026-184

Moved by: Paul Sowrey

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 31, Concession 3, Township of Perry located on Savage Settlement Road.

Carried

Acting Mayor Joe Lumley as the Chair advised that this is a Public Meeting to hear public comments and answer questions regarding the proposed Zoning By-law Amendment for lands legally described as Part of Lot 31, Concession 3, in the Township of Perry.

He outlined how the Public Meeting would be conducted. He stated that the Clerk-Administrator, Beth Morton, would advise as to when, how, and to whom notice of the public meeting was circulated and outline the purpose of the proposed By-law.

He noted that the public meeting is not a public debate on the matter. The public will be afforded the opportunity to provide their comments or questions. He also advised that people providing comments or questions are asked to present them through him as the Chair.

He then noted that Council will have the opportunity to question the applicants, planning consultants, or agents. He also advised that Council will consider the Zoning By-law Amendment at the June 3rd, 2026 Meeting of Council. He stated that all persons addressing Council must state their full name, full mailing address and postal code, and must direct their comments through the Chair.

Acting Mayor Lumley then requested that the Clerk-Administrator, Beth Morton, advise as to how and to whom notice of the public meeting was circulated.

The Clerk-Administrator, Beth Morton, advised that Notice of this Public Meeting was given by posting the application on the Township's website, www.townshipofperry.ca on April 29th, 2026; posted at the property; and forwarding it to all persons and public bodies as prescribed under the Ontario Planning Act Regulation, including owners within 120 metres of the applicant's property; and to those requested.

The purpose of the proposed By-law is to rezone the lands owned by the applicant located on Savage Settlement Road being legally described as Part of Lot 31, Concession 3, in the Township of Perry.

The purpose of the proposed By-law is to rezone a portion of the lands from the Rural (RU) Zone and Rural Residential (RR) Zone to the Rural Residential – Exception Eighteen (RR-18) Zone to allow for a maximum of two (2) Additional Residential Units to be permitted, with one being permitted within the principal

dwelling, and one additional residential unit being permitted either within the principal dwelling or accessory structure, and to recognize the existing well located within the front yard of proposed Lot 2; and a portion of the lands from the Rural (RU) Zone and Rural Residential (RR) Zone to the Environmental Protection (EP) Zone to incorporate the environmental protection areas identified within the Scoped Environmental Impact Study prepared by FRICORP Ecological Services. The application is a condition of Plan of Subdivision S-01/25 filed with the Southeast Parry Sound District Planning Board.

Rural Residential (RR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RR-18	<p>Notwithstanding the provisions of Section 3.2.15 to the contrary, one Additional Residential Unit is permitted within the principal dwelling; and one Additional Residential Unit is permitted within either the principal dwelling or within a permitted accessory structure, with a maximum total of two Additional Residential Units permitted on the lot.</p> <p>In all other respects the provisions of this By-law shall apply.</p>	The minimum required front yard shall be 7 metres for a well within proposed Lot 2.

A full report was presented to Council and staff are recommending approval of the application.

The Clerk-Administrator, Beth Morton, noted that there was a minor adjustment to the Notice of Complete Application & Public Meeting and Zoning By-law Amendment. The original notice did not properly identify the existing zoning in place on the lands. The adjustment does not change the intent of the application; therefore Staff are recommending that Council deem that it is not necessary to recirculate the notice.

Acting Mayor Lumley then declared this to be a public meeting to deal with the proposed zoning by-law amendment.

The applicant and President of 2152900 Ontario Inc., Larry Ross was present. Mr. Ross stated that Clerk-Administrator, Beth Morton’s report on the proposed Zoning By-law Amendment summarized the application and he did not have very much further to add. Mr. Ross explained the reason for the 7 metre requirement for the

well located on Lot 2. The well was a test well and was too close to where the road would be located. Mr. Ross also explained that the reason for the requested two additional residential units is because many people are wanting to live with seniors, parents and adult children. The purpose of the request is to try to assist those families to allow additional units so that they can live in their own units on the same property. Mr. Ross stated that he is also in attendance to answer any questions that Council may have.

Acting Mayor Joe Lumley asked if the septic systems will be brought up to the required standard to service the additional units.

The CBO/By-law Enforcement Officer, Mike Wilmon stated that there will be two independent septic systems. Mr. Wilmon stated that the septic will be designed to accommodate the Additional Residential Units and the dwelling.

Council did not have any further questions regarding the application.

The Clerk-Administrator, Beth Morton advised that as of 4:30 p.m. on May 20th, 2026, Staff have received the following comments on the application:

On May 5, 2026, Staff received the following email from Janice Carlson & Helmet Lube and on behalf of Jeff and Nancy Patterson:

"Hello. We would like to raise our concerns in regards to a proposed bylaw amendment for Savage Settlement Road. Part of lot 1, Concession 3. The amendment is to allow for more than one dwelling on a lot.

At the time the original lot was divided into the eleven new lots/ subdivision, all study of impacts was based on a single dwelling per lot.

The water test apparently met the requirements for eleven single dwelling lots.

Was the test done early in the year? We can state for a fact that wells with depths of 300 feet were running low at the end of last summer. We believe that an additional test at the end of the summer and not early in the wet season should be done before adding any additional dwellings to a lot.

And what about the impact of the septic systems and lawn care products on the wetland it abuts? This wetland feeds Foote Lake.

We feel prior tests should be negated by the proposed increase on the environment and new tests should be required. Again, this should be performed at the end of summer not now with the above normal water table.

The additional impact to the environment and wildlife should also be taken into consideration. The area is used by wildlife as evident in my photo.

So therefore, we would like object to the proposed amendment.

Janice Carlson

Helmut Lube.

And on behalf of Jeff and Nancy Patterson, who has no access to the Internet.”

On May 5, 2026, Staff received the following email from Wynton Semple:

“Dear Sirs/Mesdames

This will serve as my request that I wish to be notified of the decision of the Township of Perry in respect of the Application to Amend Zoning By-law 2014-21 affecting Savage Settlement Road lands described as Part of Lot 31, Concession 3, Township of Perry. I understand the Application will be considered at the Meeting of Council on Wednesday, May 20, 2026.

Wynton Semple”

On May 11, 2026, Staff received the following email from Kate Venn, on behalf of Peter Smith:

“Dear Ms. Morton;

Please see the attached letter, sent on behalf of Peter Smith. Peter wishes to participate in the planning process by way of sending this letter and would like to be heard.

Warm regards,

Kate Venn, on behalf of Peter Smith”

“Dear Ms. Morton,

I have been the owner of the north 30 acres of Lot 30, Concession 3 since 1990. Since 1990 I have put considerable time and effort into keeping the unopened Third Concession Road drivable up to my property. The local snowmobile club has done likewise beyond my property.

The adjacent rezoning and potential future development raise two concerns.

- The additional residences next to the Concession Road will most probably add to the necessary effort to keep the road passable.*
- Also, an adjacent development could substantially add to the storm water flow crossing the Concession Road.*

I would therefore ask that the municipality requires the developer to upgrade the Concession Road sufficiently, so that additional use does not degrade it beyond the ability to maintain it in a passable condition.

I would also ask that the three culverts that will handle storm flow from the future development also be upgraded. The concern here is both structural and capacity.

I should perhaps mention that I am a professional engineer and was a designated consulting engineer for 25 years. In my practice I acted for several municipalities in a capacity as their engineer.

Beyond my concerns as an adjacent property owner, I would like to make a suggestion. If you have not already done so, perhaps you might consider requiring the developer to provide a secondary access to the development by upgrading the Concession Road to a level deemed suitable by emergency services.

Thank you for the opportunity to share my thoughts. I hope you will consider my requests and suggestion.

Finally, I will appreciate being notified of the decision of the Corporation of the Township of Perry on the proposed zoning bylaw amendment.

Sincerely,

Peter Smith"

On May 12, 2026, Staff received the following email from Laurel Muldoon:

"Hello Beth,

The Ministry of Transportation has reviewed the Zoning By-law application for the subject property located on Savage Settlement Road, in the Township of Perry. The application has been determined to be outside of MTO's permit control area; therefore, the Ministry has no comments to provide at this time.

Thank you,

Laurel"

Members of the public were present to make comments on the Zoning By-law Amendment Application.

Rick Leeman, 1124 Savage Settlement Road, Novar, Ontario, P0A 1R0. Mr. Leeman stated his concerns about adding additional housing to the approved subdivision and increasing the density of each lot.

Ms. Morton explained that the province is guiding and recommending that more residential development be permitted in Rural (RU), Rural Residential (RR), and Residential Type 1, 2 and 3 (R1, R2, R3) Zones if the services can accommodate it. She explained that these lands are already permissible to have a dwelling and an additional residential unit, either within the dwelling or attached to as accessory structure. Ms. Morton continued that on some properties, for example on a Rural Residential lot, a duplex and an additional residential unit is permitted. She explained that the applicant wants the opportunity to allow for the option to develop just a single detached dwelling or to also develop the additional residential units. Before a building permit can be issued, the applicant of the permit would have to prove there is proper water quantity and septic in place for their proposed development.

Mr. Leeman asked for clarification if the by-law is being changed to allow two additional residential units.

Ms. Morton clarified that Council is looking at the subject application and have not made a decision yet. Council will hear the public comments on the application.

Mr. Leeman asked why Council would change the Zoning By-law.

Shayne Yestal, 1035 Savage Settlement Road, Novar, Ontario, P0A 1R0. Mr. Yestal stated that if it is the regulation of Ontario to allow an additional residential unit, why do they not look at it on a case by case basis instead of changing the by-law. Mr. Yestal continued that if the owner of the lot wanted the additional residential units, they can make application on their own rather than having a blanket change to allow thirty-six dwellings in this area.

Mr. Leeman asked about Council's thoughts on the topic.

Councillor Margaret Ann MacPhail stated that the public meeting is for Council to receive the application and comments and information from the public and Council will make their decision on June 3rd, 2026.

Mr. Leeman stated that Council should take consideration for the people who live around the property and the increase of traffic, cars, people, dogs barking, and items in backyards.

Kim Yestal, 1035 Savage Settlement Road, Novar, Ontario, P0A 1R0. Ms. Yestal stated that she moved to this location to avoid subdivisions, traffic and all the chaos that comes with it. She stated that this is a rural area and for it to become subdivisions is horrid and not what everyone wants. She asked Council if they would like this in their home or on their street.

Council Paul Sowrey stated that it is concerning but with the government moving forward with allowing more development on lots, it almost ties your hands.

Ms. Yestal continued by stating that when you look at where the housing will be, we don't have the infrastructure. She stated that if you want to build subdivisions, then build it in the Town of Novar where there is sewer, gas stations, and a post office.

Mr. Yestal stated that there is one road in and one road out, there is not a lot of support for firefighters, and it is five kilometres in from the main road. Just because the developer has a lot he wants to build on doesn't make it the right spot to build this kind of development. If the developer is asking for thirty-six units, which looks like the intent, what stops him from coming back.

Acting Mayor Lumley stated that Council has previously heard Mr. Yestal's concerns about the number of lots. He reiterated that this meeting is not a debate between Council and the public. This meeting is to receive the public concerns and consider them to determine how to proceed.

Ms. Yestal stated that Council needs to look at this as if it was their own backyard.

Acting Mayor stated that it is his backyard, and all of Council's areas. He stated that they will look at it from the public's perspective and the developer's perspective and come up with the best possible solutions.

Cathy McFarland, 1040 Savage Settlement Road, Novar, Ontario, P0A 1R0. Ms. McFarland stated that her lands are directly connected to the subject lands. Her concern is the water. She stated that she has lived on her lot for twenty-four years and has a dug well and has not had any issues. She asked if all these homes go in, and she runs out of water, who pays for a new well to be dug for her or have a drilled well put in. She asked how that is fair to her. She stated that she is a PSW, and it is thirty thousand dollars to have a well dug, and she does not have that kind of money and that she is a widow. She asked if Mr. Ross is going to step up and put in a dug well for her? She stated that would be lovely, but the reality is that he won't. She reiterated that she has lived on a dug well for twenty-four years and has never run out of water. She has heard from Larry about how far he had to go with a drill well. She also reiterated that she is a widow, and she does not have that kind of money in her account.

Tim Hilliard, 1040 Savage Settlement Road, Novar, Ontario, P0A 1R0. Mr. Hilliard asked if anyone has completed a survey on the water table to see if it is viable for this to happen?

Acting Mayor Lumley stated that with the application that Mr. Ross has submitted, he believes there is a Hydrogeological Study submitted with it. He stated that it's extensive with serviceability on the subject lands. He continued that it is not just one well but several wells.

Mr. Hilliard asked about the Environmental Study that was completed and that it was not provided to them. He stated that it was previously provided on the

subdivision application, and he remembers there was some kind of recommendation that it would service the lots that they were planning for at the lot. But now that it is potentially being tripled, does the environmental study have to be reworked?

Ms. Morton advised that the Environmental Impact Study spoke to the area with wetlands. She referenced the map that was provided with the Notice of Complete Application & Public Meeting and explained that the green area is currently zoned as Rural (RU) and Rural Residential (RR) and will be rezoned to the Environmental Protection (EP) Zone. She advised that no development will occur on the land that is zoned Environmental Protection (EP).

Mr. Hilliard asked if there were any studies done.

Ms. Morton advised that the studies were with the Plan of Subdivision Application and are available on the Township's website. She stated that the Hydrogeological Study was conducted at the time of the Plan of Subdivision Application.

Mr. Hilliard asked if there was a change to the original application.

Ms. Morton advised that there was no change to the Plan of Subdivision Application. There were studies that had to be completed for the application which was part of the approval. As part of the approval, there was a condition that the applicant rezone the land to the Rural Residential (RR) Zone. The applicant made application to rezone and requested an exemption to recognize the existing well that is on one of the lots and to request for the second additional residential unit on the lands.

Mr. Hilliard asked if there was a study completed to say there was enough water in the water table to support the amount of housing.

Ms. Morton advised that the Hydrogeological Study was completed for the Plan of Subdivision but there was not an additional one completed. She explained that when the Plan of Subdivision is completed and the applicants make application on each of the lots, they have to provide proof of adequate water and septic services in order to proceed.

Mr. Hilliard clarified that the applicant put the application in to subdivide the land and there was a water study completed at that time. He asked if the study supported the amount of lots at that time.

Ms. Morton advised that the Hydrogeological Study did support the number of lots.

Mr. Hilliard asked if the study stated that it could go beyond that or if there was a limit.

Ms. Morton advised that the study spoke to the number of lots that could be created. Once the lots have been created, they may just come forward with just a

residential dwelling and accessory structure on the lot. If the property owner wishes to have Accessory Dwelling Units, they have to bring forward with their building application, proof of adequate water supply and proof that they have adequate area for septic.

Mr. Hilliard stated that we do not know the impact of doubling or tripling the amount in the area will be.

Acting Mayor Lumley reiterated that we do not know if the person who bought the lot from Mr. Ross will leave the lot vacant and bring up a RV and that there are many "what ifs." He stated that Council has heard the public concerns and they come back to the table on June 3rd, 2026 to discuss.

Mr. Hilliard stated that if they are changing the by-law to allow this to occur, you might as well assume it will happen.

Acting Mayor Lumley thanked the members of the public for coming out and speaking openly.

Acting Mayor Lumley advised that those wishing to receive further notice of the decision of the Zoning By-law must make a written request as per previous instruction. Council will consider the proposed by-law at the June 3rd, 2026 Meeting of Council. Once Council makes a decision on the by-law, please be advised that there is a 20-day appeal period from the date of notice of decision of the by-law during which time any specified person or public body may appeal the decision of the Council to the Ontario Land Tribunal.

Having received no further questions or comments, Acting Mayor Lumley declared this public meeting to be concluded and presented the following resolutions:

Resolution No. 2026-185

Moved by: Paul Sowrey

Seconded by: Margaret Ann MacPhail

Whereas Council recognizes that there was a minor clerical/description error within the Notice of Public Meeting and Complete Application for 2152900 Ontario Inc. and hereby acknowledges that a correction has been made;

And Further That Council hereby deems that no further Public Notice is required and hereby directs staff to note the correction in the Public Meeting Minutes.

Carried

Resolution No. 2026-186

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 7:11 p.m. in order to recommence the Regular Meeting of Council of Wednesday, May 20, 2026.

Carried

Dated this 3rd day of June, 2026.

"Original signed by Joe Lumley"

Joe Lumley, *Acting Mayor*

"Original signed by Beth Morton"

Beth Morton, *Clerk-Administrator*