



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lots 21 and 22, Concession 11, in the Township of Perry
Designated as Part 1 and Part 2 on Plan 42R-20089
Located at 604 Highway 518 East

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. 2026-180

Moved by: Paul Sowrey

Seconded by: Margaret Ann MacPhail

Be it resolved that the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 6:31 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lots 21 and 22, Concession 11, in the Township of Perry, designated as Part 1 and Part 2 on Plan 42R-20089, located at 604 Highway 518 East (Milligan).

Carried

Resolution No. 2026-181

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 report prepared by Jordan Ross, Development and Planning Coordinator Intern for lands legally described as Part of Lots 21 and 22, Concession 11, in the Township of Perry, designated as Part 1 and Part 2 on Plan 42R-20089, located at 604 Highway 518 East.

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 Lots 21 and 22, Concession 11, in the Township of Perry, designated as Part 1 and Part 2 on Plan 42R-20089.

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 15th, 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 a portion of the lands owned by the applicant from the current Rural (RU) Zone to the Rural Exception Thirteen (RU-13) Zone.

The purpose of the proposed application is to allow for a motor vehicle repair garage within the existing 185.81 square metre garage. Specific exceptions within the proposed By-law to be included are outlined as follows:

Rural (RU) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RU-13	A Motor Vehicle Repair Garage is also permitted.	

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

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

The applicant was not present at the time of the Public Meeting.

Members of the public present did not have any questions regarding the application.

Council did not have any questions regarding the application.

Clerk-Administrator Beth Morton advised that as of 4:30 p.m. on May 20th, 2026, staff have received no comments on the proposed zoning by-law amendment.

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 resolution:

Resolution No. 2026-182

Moved by: Paul Sowrey

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 6:38 p.m. in order to recommence the Regular Meeting of Council of Wednesday, May 20, 2026.

Carried

Dated this day 3rd of June, 2026.

"Original signed by Joe Lumley"

Joe Lumley, Acting Mayor

"Original signed by Beth Morton"

Beth Morton, Clerk-Administrator