



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 9, Concession 11, Township of Perry,
Designated as Part 1 on Plan 42R-23004
Located at 514 Star Lake Road

Wednesday, July 15th, 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
Randy McLaren, Working Roads Supervisor
Douglas Holland, Fire Chief/CEMC
Leah Perron, CEO Perry Township Public Library

Absent

Mayor Norm Hofstetter, Councillor Jim Cushman

Electronic Attendance:

Nil

Members of the Public:

Cary Grant, Chris Robbins, Hana Robbins, Amy Marshall, Hunter Marshall

Declaration of Pecuniary Interest

Nil

Resolution No. 2026-252

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 6:01 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Part of Lot 9, Concession 11, Township of Perry, designated as Part 1 on Plan 42R-23004, located at 514 Star Lake Road (Marshall)

Carried

Resolution No. 2026-253

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 report prepared by Jordan Ross, Development and Planning Coordinator Intern for lands legally described as Part of Lot 9, Concession 11, Township of Perry, located at 514 Star Lake 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 9, Concession 11, Township of Perry, designated as Part 1 on Plan 42R-23004.

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 outlined that persons in favour of the application would go first. Those in opposition to the application would follow. 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 August 19th, 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 June 10th, 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 from the current Rural (RU) Zone and Environmental Protection (EP) Zone to the Rural Residential (RR) Zone. In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

The rezoning is a condition of Consent Application No. B-025/25 filed with the Southeast Parry Sound District Planning Board.

During the pre-consultation for consent application B-025/25, the applicants indicated that the Environmental Protection (EP) wetlands are situated on the neighboring property to the East and there are no wetlands on the subject lands.

In April 2023, Randy McLaren, Working Roads Supervisor, attended the property. Mr. McLaren stated that the subject lands are very dry, and the wet grounds are located to the East.

Based on discussions with the applicants, Mr. McLaren's site inspection, and aerial photos, Staff have determined that the Environmental Protection (EP) zoning on the subject lands is a mapping error and there are no environmental concerns with rezoning the lands to the Rural Residential (RR) Zone.

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, Amy Marshall, was present and stated that the purpose of the application is to create a lot that a family member will build a dwelling on.

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

Josephine Robbins stated that she does not want a subdivision to be located on the subject lands because the traffic on the road is terrible.

Clerk-Administrator, Beth Morton clarified that the application is to allow one residential dwelling to be located on the subject lands.

Clerk-Administrator, Beth Morton advised that as of 4:30 p.m. on July 15th, 2026, staff have received the following on the proposed application.

June 18, 2026 – Karen Robinson

"Hello Beth,

I recently received a notice of the application and public meeting regarding my neighbour's, Amy and Andy Marshall, application for a zoning by-law amendment to allow for residential building on their newly severed lot, that is adjacent to the most westerly side of my property here at [redacted] Star Lake Road in Emsdale.

The purpose of my email today is to voice my support for the zoning by-law amendment going through for them.

Thank you.

- Karen Robinson"

Council did not have any questions regarding the application.

Acting Mayor Joe 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 August 19th, 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. 2026-254

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 adjourns from this Public Meeting at 6:11 p.m. in order to recommence the Regular Meeting of Council of Wednesday July 15th, 2026.

Carried

Dated this day 19th of August, 2026.

"Original signed by Joe Lumley"

Joe Lumley, Acting Mayor

"Original signed by Beth Morton"

Beth Morton, Clerk-Administrator