



The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Lot 19, Plan 180, in the Township of Perry
Located on Highway 592 and Fairview Lane

Wednesday, August 19th, 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
Douglas Holland, Fire Chief/CEMC
Leah Perron, CEO Perry Township Public Library

Absent

Mayor Norm Hofstetter, Councillor Jim Cushman

Electronic Attendance:

Randy McLaren, Working Roads Supervisor
Nathan Zimmer, Ava Cesarano, Brett McCulloch

Members of the Public:

Cary Grant, Kim Strickland, Luigina-Alohnzi Strickland, Nancy Bruce, Ron Bremner

Declaration of Pecuniary Interest

Nil

Resolution No. 2026-282

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 6:08 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands legally described as Lot 19, Plan 180, Township of Perry, located on Highway 592 and Fairview Lane (McCulloch).

Carried

Resolution No. 2026-283

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 Lot 19, Plan 180, Township of Perry, located on Highway 592 and Fairview Lane (McCulloch).

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 Lot 19, Plan 180, 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 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 September 2nd, 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 July 16th, 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 Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty-Four (SR-54) Zone.

The purpose of the proposed application is to allow for the development of a single detached dwelling with a private septic system; to allow for a reduced minimum required front yard of 17 metres for a proposed septic filter; to allow for a reduced minimum required exterior side yard of 6 metres for a proposed septic filter; to

allow for a reduced minimum required exterior side yard of 10 metres for a proposed septic tank; and to increase the maximum lot coverage for the principal structure from 10% to 11.61%. The specific exceptions within the proposed By-law to be included are outlined as follows:

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-54		Minimum required front yard shall be 17 metres for a septic filter. Minimum required exterior side yard shall be 6 metres for a septic filter. Minimum required exterior side yard shall be 10 metres for a septic tank. Maximum overall lot coverage for principal structures shall be 11.61%.

In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

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, Brett McCulloch and the agent, Ava Cesarano of Tulloch, 621 Main Street, North Bay, ON, P1B 2V6 were present. Ms. Cesarano stated that she had no further information to add but was present to answer any questions.

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 August 19th, 2026, staff have received no comments on the proposed Zoning By-law Amendment.

Acting Mayor Joe Lumley advised that those wishing to receive further notice of the decision of the Zoning By-law Amendment must make a written request as per previous instruction. Council will consider the proposed by-law at the September 2nd, 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. 2026-284

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 6:16 p.m. in order to recommence the Regular Meeting of Council of Wednesday August 19th, 2026.

Carried

Dated this day 2nd of September, 2026.

Originally Signed

Joe Lumley, *Acting Mayor*

Originally Signed

Beth Morton, *Clerk-Administrator*