The Corporation of the Township of Perry

MINUTES
PUBLIC MEETING
Zoning By-law Amendment

Part of Lot 33, Concession 4, in the Township of Perry
Located at 1276 Bay Lake Road

Wednesday, October 21st, 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 Erica Cole, Deputy Clerk Mike Wilmon, CBO/By-law Enforcement Officer Douglas Holland, Fire Chief/CEMC
Absent	Mayor Norm Hofstetter Leah Perron, CEO/Librarian Randy McLaren, Working Roads Supervisor
Electronic Attendance:	Councillor Jim Cushman
Members of the Public:	Cary Grant, Lanny Dennis

Declaration of Pecuniary Interest
Nil

Resolution No. 2026-393
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 6:03 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands located at 1276 Bay Lake Road being legally described as Part of Lot 33, Concession 4, in the Township of Perry, designated as Parts 1 and 2 on Plan 42R-23014 (Ruby Holdings Inc)
Carried

Resolution No. 2026-394

Moved by: Paul Sowrey **Seconded by: Margaret Ann MacPhail**

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 33, Concession 4, in the Township of Perry, designated as Parts 1 and 2 on plan 42R-23014 (Ruby Holdings Inc)(1276 Bay 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 33, Concession 4, designated as Parts 1 and 2 on Plan 42R-23014, 1276 Bay Lake Road, 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 November 4th, 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 September 30th, 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 to the Rural Residential (RR) Zone.

The purpose of the proposed application is to allow for residential uses on the proposed severed and retained lands. The rezoning is a condition of Consent Application No. B-048/25 filed with the Southeast Parry Sound District Planning Board.

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 applicants agent, Lanny Dennis, was present and briefly highlighted the purpose of the application, and was available to answer any questions from members of the Public and/or Council.

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 October 21st, 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 November 4th, 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. 2026-395

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 adjourns from this Public Meeting at 6:10 p.m. in order to recommence the Regular Meeting of Council of Wednesday October 21st, 2026.

Carried

Dated this day 4th of November, 2026.

"Original signed by Joe Lumley"
Joe Lumley, *Acting Mayor*

"Original signed by Beth Morton"
Beth Morton, *Clerk-Administrator*