



# Township of Perry

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## **NOTICE OF A PUBLIC MEETING TO INFORM THE PUBLIC OF A PROPOSED ZONING BY-LAW AMENDMENT**

### **RECEIPT OF COMPLETE APPLICATION**

**TAKE NOTICE** that the Township of Perry has received a complete application to amend Zoning By-law 2014-21. The application affects a lot located at 843 Hwy 518 W in Emsdale and is legally described as Part of Lot 4, Concession 12, in the Township of Perry, designated as Part 2 on Plan 42R-5523 (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Rural (RU) Zone to a Rural Exception Six (RU-6) Zone to allow an accessory building to be closer to the front lot line than the principle building on the lot. The principle building is located approximately 71 metres from the front lot line, with the proposed accessory building to be located approximately 60 metres from the front lot line.

**AND PURSUANT** to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Municipal Clerk to arrange to review this file.

### **NOTICE OF PUBLIC MEETING WITH COUNCIL**

**TAKE NOTICE** that the Council for The Corporation of the Township of Perry will be holding a public meeting under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to allow the public to comment on this application for a proposed Zoning By-law Amendment.

The public meeting is being held for the application described below to enable interested members of the public to understand and comment on the Zoning By-law Amendment.

### **DATE AND LOCATION OF PUBLIC MEETING**

**Date:** Wednesday, August 16<sup>th</sup>, 2017

**Time:** During the Regular Meeting of Council at 7:00 pm

**Location:** Council Chambers located at 1695 Emsdale Road, Emsdale, Ontario

### **DETAILS OF THE ZONING BY-LAW AMENDMENTS**

The purpose of the proposed By-law is to amend the Rural (RU) Zone of Zoning By-Law No. 2014-21, as amended on lands located at 843 Hwy 518 W legally described as Part of Lot 4, Concession 12, in the Township of Perry, designated as Part 2 on Plan 42R-5523 to allow an accessory building to be closer to the front lot line than the principle building on the lot.

The application, if approved, would rezone the lands from the Rural (RU) Zone to a Rural Exception Six (RU-6) Zone to allow for the construction of a garage closer to the front lot line than the principle building on the lot.

Additional information relating to this application is available at the Township of Perry Municipal Office for public review during regular office hours.

### **ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATION**

A key map showing the land to which the proposed amendment applies is provided on this Notice.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed Zoning By-law Amendment. Any person who attends the meeting shall be afforded an opportunity to make representations in respect of the applications.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Perry before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Perry to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Perry before the proposed By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information regarding the proposed amendment is available to the public for inspection at the Township of Perry Municipal Office located at 1695 Emsdale Road on Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Mailing Date of this Notice: July 20, 2017

Beth Morton, Clerk/Administrator  
Township of Perry

**THE CORPORATION OF THE TOWNSHIP OF PERRY  
BY-LAW NO. 2017-DRAFT**

Being a By-law to amend By-law No. 2014-21, as amended, the Zoning By-law for the Township of Perry with respect to lands located in part of Lot 4, Concession 12, Township of Perry, designated as Part 2 on Plan 42R-5523

**WHEREAS** the Council of the Corporation of the Township of Perry is empowered to pass By-laws to regulated the use of land pursuant to Section 34 of the Planning Act, 1990;

**AND WHEREAS** the owner of the subject lands has filed an application with the Township of Perry to amend By-law No. 2014-21, as amended;

**AND WHEREAS** the Council of the Corporation of the Township of Perry deems it advisable to amend By-law 2014-21, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Perry hereby enacts as follows:

1. Schedule 'A', to Zoning By-law 2014-21, as amended, is further amended by zoning the lands located at part of Lot 4, Concession 12, Township of Perry, designated as Part 2 on Plan 42R-5523 from the Rural (RU) Zone to the Rural Exception Six (RU-6) Zone in accordance with Schedule 'A-1' attached hereto and by this reference forming part of this By-law.

2. Table 8.1, Rural (RU) Exceptions is hereby amended by adding the following:

Rural (RU) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RU-6	Notwithstanding Section 3.2.2 to the contrary, an accessory building can be closer to the front lot line than the principle building.	

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ a First and Second Time this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Norm Hofstetter, *Mayor*

\_\_\_\_\_  
Beth Morton, *Clerk/Administrator*

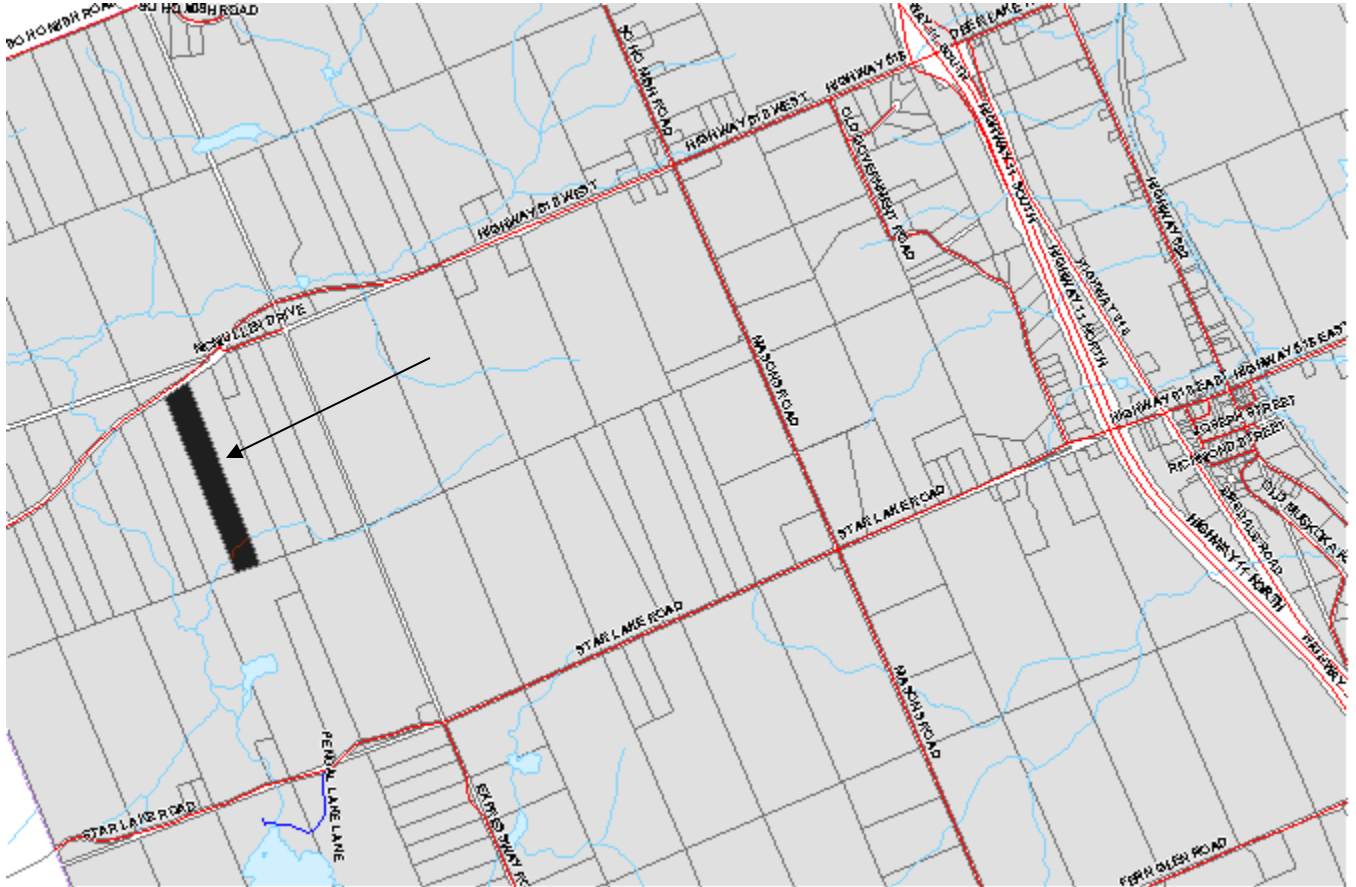
READ a Third and Final Time and Enacted in Open Council this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Norm Hofstetter, *Mayor*

\_\_\_\_\_  
Beth Morton, *Clerk/Administrator*

**SCHEDULE 'A-1'  
TO BY-LAW NO. 2017-DRAFT**

**Part of Lot 4, Concession 12,  
Township of Perry,  
designated as Part 2 on Plan 42R-5523  
843 Hwy 518 W, Emsdale**



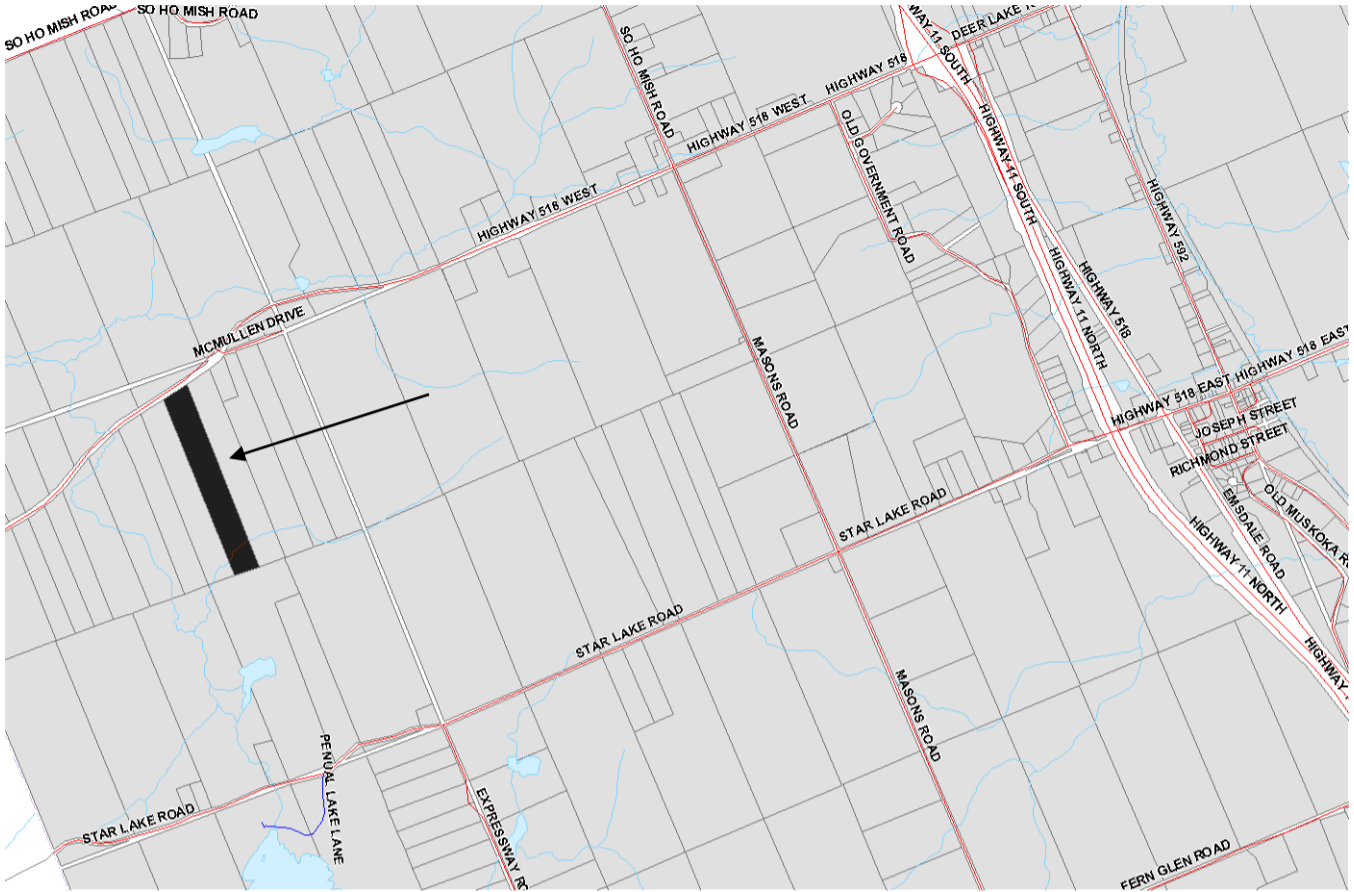
Lands to be rezoned from the Rural (RU) to  
Rural Exception Six (RU-6) Zone

This is Schedule 'A-1' to Zoning By-law 2017-DRAFT  
Passed this \_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk-Administrator

**MAPPING FOR LANDS SUBJECT TO APPLICATION FOR  
ZONING BY-LAW AMENDMENT  
843 Hwy 518 W  
Part of Lot 4, Concession 12, in the Township of Perry,  
designated as Part 2 on Plan 42R-5523**



Lands to be rezoned from the Rural (RU) Zone to the Rural Exception Six (RU-6) Zone