



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 2294 Hwy 592 in Emsdale and is legally described as Part of Lot 15, Concession 11, including Part 3 on Plan 42R-2805 in the Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Residential Type One (R1) Zone to the General Industrial Exception (M2-X) Zone to recognize the existing legal non-complying structures and uses and additional proposed uses on the lands; and recognize a reduction in yard requirements for existing legal non-complying structures situated on the lands.

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, October 4th, 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 Residential Type One (R1) Zone of Zoning By-Law No. 2014-21, as amended on lands located at 2294 Hwy 592 in Emsdale and is legally described as Part of Lot 15, Concession 11, including Part 3 on Plan 42R-2805, in the Township of Perry to rezone the lands to the General Industrial Exception (M2-X) Zone to recognize the existing legal non-complying structures and uses and additional proposed uses on the lands; and recognize a reduction in yard requirements for existing legal non-complying structures situated on the lands. The lands are comprised of two garages, with an accessory single detached dwelling, with multiple outbuildings for storage. A contractor's yard for storage of metal, wood and septic system components, along with heavy equipment are also stored on the property specifically outlined in a detailed site plan.

The application, if approved, would rezone the lands from the Residential Type One (R1) Zone to the General Industrial – Exception (M2-X) Zone to recognize the legal non-complying General Industrial uses that are existing and proposed on the property; and the reduced yard requirements for existing legal non-complying structures and uses.

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.

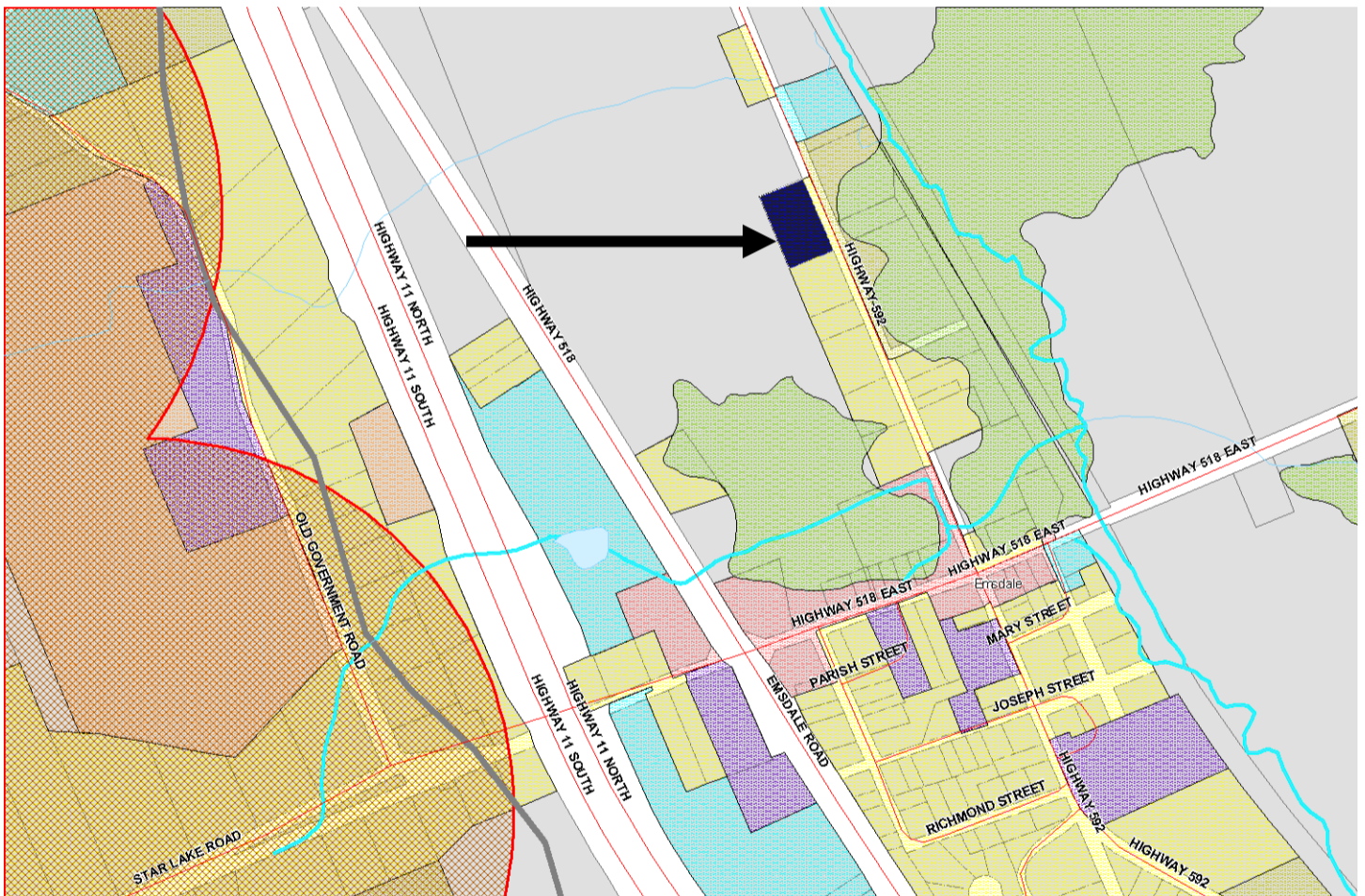
Additional information regarding the proposed amendment is available to the public for inspection at the Township of Perry Municipal Office located at 1695 Emsdale Road on Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Mailing Date of this Notice: September 11, 2017

Beth Morton, Clerk/Administrator
Township of Perry

**MAPPING FOR LANDS SUBJECT TO APPLICATION FOR
ZONING BY-LAW AMENDMENT**

**2294 Hwy 592, Emsdale, Ontario
Part of Lot 15, Concession 11, including Part 3 on Plan 42R-2805**



Lands to be rezoned from the Residential Type One (R1) Zone to the General Industrial Exception (M2-X) Zone