



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 456 Bay Lake Road in Emsdale and is legally described as Part of Lot 27, Concession 5, specifically described as Part 2 on Plan 42R-11266 in the Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone a portion of the lands from the Environmental Protection (EP) Zone to Rural Residential (RR) Zone to re-establish the residential use that previously existed.

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, November 1st, 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 Environmental Protection (EP) Zone of Zoning By-Law No. 2014-21, as amended on lands located at 456 Bay Lake Road in Emsdale and is legally described as Part of Lot 27, Concession 5, specifically described as Part 2 on Plan 42R-11266, in the Township of Perry to rezone a portion of the lands to the Rural Residential (RR) Zone. The lands were originally zoned Rural Residential (RuR) in the 94-10 and 2002-10 Comprehensive Zoning By-laws. The Comprehensive Zoning By-law 2014-21 changed the RuR Zone to Environmental Protection (EP). The lands were comprised of a single mobile home dwelling until 2016. Section 3.13.1 of the 2014-21 Zoning By-law states that where a non-conforming travel trailer or mobile home is removed from a lot the use shall be deemed to have been discontinued. The intended re-zoning would permit a dwelling with the same use that previously existed on the property and whereas the use is not intensifying the subject property.

The application, if approved, would rezone a portion of the lands from the Environmental Protection (EP) Zone to the Rural Residential (RR) Zone to re-establish a residential dwelling without intensifying the re-development of use.

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: October 11, 2017



Beth Morton, Clerk/Administrator
Township of Perry

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

**456 Bay Lake Road, Emsdale, Ontario
Part of Lot 27, Concession 5, including Part 2 on Plan 42R-11266**



Lands to be rezoned from the Environmental Protection (EP) Zone to the Rural Residential (RR) Zone