



**Notice of Passing of By-law No. 2017-69
Pursuant to Section 34 of the Planning Act, R.S.O. 1990**

Please Take Notice that the Council of the Corporation of the Township of Perry passed By-law No. 2017-69 on the 15th day of November, 2017 to amend Zoning By-law No. 2014-21 for lands legally described as Part of Lot 27, Concession 5, in the Township of Perry, by rezoning a portion of the lands from the Environmental Protection (EP) Zone to the Rural Residential (RR) Zone to re-establish the residential use that previously existed and to recognize the undersized lot as previously existed prior to the passing of the Zoning By-No. 2014-21.

And Take Notice that any person or agency may appeal to the Ontario Municipal Board in respect of the Zoning By-law Amendment by filing with the Clerk of the Municipality not later than the **7th day of December, 2017 at 4:30 p.m.**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. The filing fee of \$125.00 must accompany the objection by cheque payable to the Ontario Minister of Finance.

And Take Notice that only individuals, corporations or public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

An Explanation of the purpose and effect of the by-law is provided below. The complete Zoning By-law Amendment is available for inspection in the Municipal Office during regular office hours.

Dated at the Township of Perry this
17th day of November, 2017.

Original Signed by Melinda Torrance

Melinda Torrance
Deputy Clerk

Zoning By-law No. 2017-69
Purpose and Effect

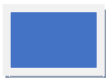
The subject lands being legally described as Part of Lot 27, Concession 5, Township of Perry.

By-law No. 2017-69 rezoned a portion of Part of Lot 27, Concession 5, from the Environmental Protection (EP) Zone to the Rural Residential (RR) Zone in accordance with By-law No. 2014-21.

And further amended the Rural Residential Zone to recognize that the minimum lot area shall be 0.72 ha.

The purpose of the rezoning is to re-establish the residential use that previously existed and to allow for relief from Section 4.3 of the Zoning By-law to recognize an exception for the undersized lot.

Lands Subject to Amendment 2017-69
456 Bay Lake Road
Part of Lot 27, Concession 5,
Township of Perry, District of Parry Sound



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

**THE CORPORATION OF THE TOWNSHIP OF PERRY
BY-LAW NO. 2017-69**

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 at Part of Lot 27, Concession 5, in the Township of Perry

WHEREAS the Council of the Corporation of the Township of Perry is empowered to pass By-laws to regulate the use of lands 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;

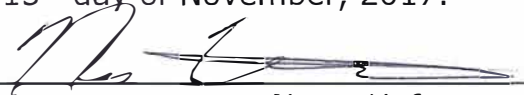
NOW THEREFORE the Council of the Corporation of the Township of Perry hereby enacts as follows:

1. **That** Schedule 'A-2', to Zoning By-law 2014-21, as amended, is further amended by zoning a portion of the lands located at Part of Lot 27, Concession 5, in the Township of Perry from the Environmental Protection (EP) Zone to the Rural Residential (RR) Zone in accordance with Schedule 'A-1' attached hereto and by this reference forming part of this By-law.
2. **That** Zoning By-law No. 2014-21, as amended, is hereby further amended by adding the following new subsection in Table 4.7:


| Rural Residential (RR) Exception Number | Permitted/Prohibited Uses | Zone Regulations |
|---|--|-----------------------------------|
| RR-5 | Notwithstanding Section 4.3, the minimum lot area requirement in the Rural Residential (RR) Zone is 0.8ha whereas the existing lot size is 0.72 ha | Minimum lot area shall be 0.72 ha |

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 15th day of November, 2017.



Norm Hofstetter, Mayor




Beth Morton, Clerk/Administrator

READ a Third and Final Time and Enacted in Open Council this 15th day of November, 2017.



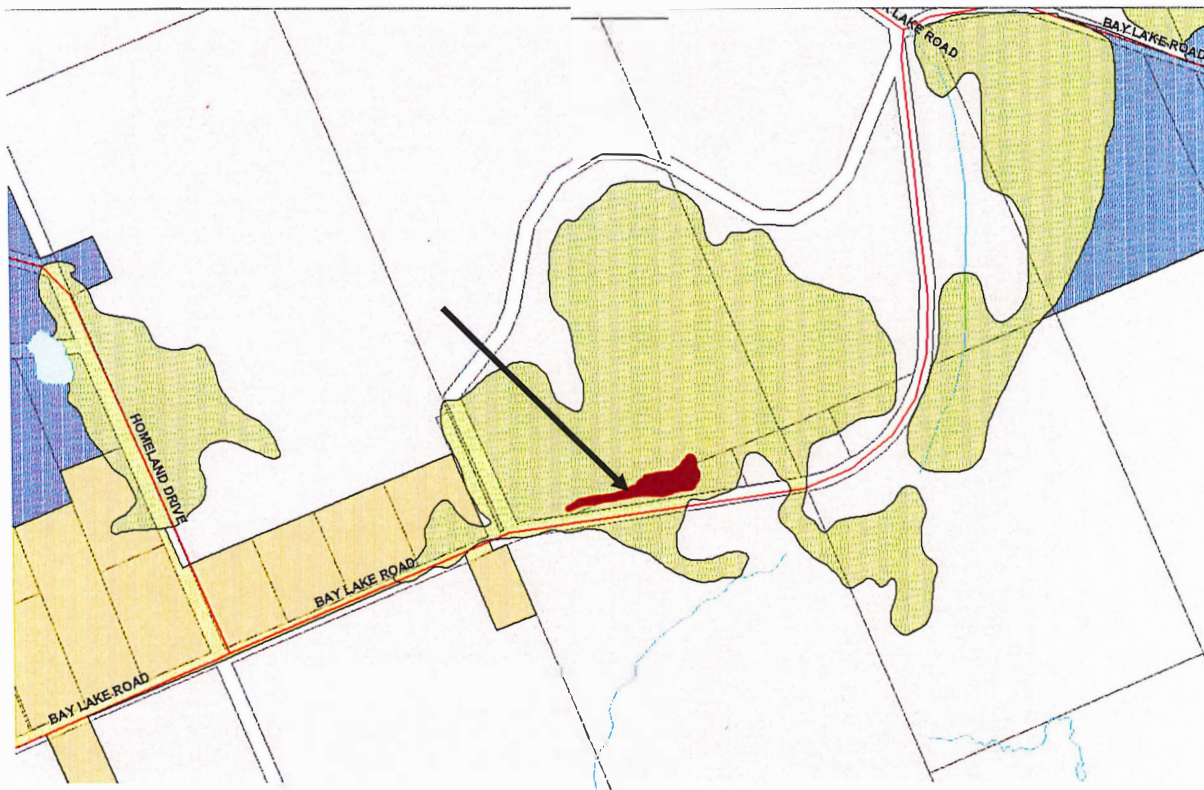
Norm Hofstetter, Mayor




Beth Morton, Clerk/Administrator

**SCHEDULE 'A-1'
TO BY-LAW NO. 2017-69**

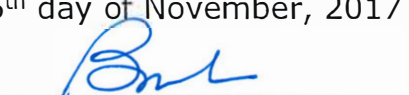
**Part of Lot 27, Concession 5,
including Part 2 on Plan 42R-11266,
in the Township of Perry**



This is Schedule 'A-1' to Zoning By-law 2017-69
Passed this 15th day of November, 2017



Mayor



Clerk-Administrator