



# Township of Perry

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## **NOTICE OF A PUBLIC MEETING TO INFORM THE PUBLIC OF A PROPOSED ZONING BY-LAW AMENDMENT Township of Perry Housekeeping By-law**

### **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 a proposed Zoning By-law Amendment to By-law 2014-21, the Comprehensive Zoning By-law for the Township of Perry.

The public meeting is being held for a housekeeping amendment 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:** December 6<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 Housekeeping By-law is to clarify and amend Section 3.2.2 Setback Requirements within Section 3 General Provisions of the new comprehensive Zoning By-law 2014-21 which was approved by Council on June 18th, 2014. The matters to be addressed within the housekeeping include considerations for exceptions within the Rural, Rural Residential, Shoreline Residential, Shoreline Backlot Residential and Limited Service Residential Zones and to specifically outline the types of structures permitted within these Zones.

The proposed housekeeping amendment would remove Section 3.2.2 Setback Requirements entirely and replace with the following:

#### **3.2.2 Setback Requirements**

Except as otherwise provided in this by-law, any accessory building or structure, shall be erected in compliance with the yard and setback requirements of the Zone in which such building is located, but shall not be closer to the front lot line or exterior side lot line than the principle building on the lot except:

- 1) Where the lot is zoned Shoreline Residential (SR), Shoreline Residential Backlot (SBR) or Limited Service Residential (LSR) and the lot abuts a shoreline, the following accessory buildings or structures, which is detached from the principle building, may be constructed:
  - a) Boathouse;
  - b) Boat port;
  - c) Dock;
  - d) Pumphouse, gazebo, marine storage building or shed not exceeding 10 square metres (107.6 sq. ft.) of floor area;

- e) Free-standing deck, not exceeding 1.8 metres (5.9 ft.) in height;
  - f) Stairs and landings, provided that the landings do not exceed the width of the stairs they serve and are not greater in width than 1.5 metres (4.9 ft.); and
  - g) an elevator or lift.
- 2) Where the lot is zoned Shoreline Residential (SR), Shoreline Backlot Residential (SBR) or Limited Service Residential (LSR) and the lot abuts a provincial, municipal year-round or seasonally maintained, or private road, the following accessory buildings or structures, which is detached from the principle building, may be constructed:
- a) Garage
  - b) Gazebo or shed, not exceeding 10 square metres (107.6 sq. ft.) of floor area;
  - c) Free-standing deck, not exceeding 1.8 metres (5.9 ft.) in height;
  - d) Stairs and landings, provided that the landings do not exceed the width of the stairs they serve and are not greater in width than 1.5 metres (4.9 ft.); and
  - e) an elevator or lift.
- 3) Where the lot is zoned Rural (RU) or Rural Residential (RR), an accessory building or structure that is not part of a principle building may be constructed in the front yard, excluding Sleeping Cabins/Bunkie.

A complete copy of the draft Zoning By-law will be available for review in the Municipal Office. Additional information relating to this proposed By-law 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**

The proposed amendment is general in nature and applies to the entire Township, therefore no key map has been provided in this notice.

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

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: November 7, 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 in order to amend Section 3.2.2 with respect to setback requirements within the Rural (RU), Rural Residential (RR), Shoreline Residential (SR), Shoreline Residential Backlot (SBR) and Limited Service Residential (LSR) Zones

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

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

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

Remove Section 3.2.2 Setback Requirements entirely and replace with the following:

3.2.2 Setback Requirements

Except as otherwise provided in this by-law, any accessory building or structure, shall be erected in compliance with the yard and setback requirements of the Zone in which such building is located, but shall not be closer to the front lot line or exterior side lot line than the principle building on the lot except:

- 4) Where the lot is zoned Shoreline Residential (SR), Shoreline Residential Backlot (SBR) or Limited Service Residential (LSR) and the lot abuts a shoreline, the following accessory buildings or structures, which is detached from the principle building, may be constructed:
  - a) Boathouse;
  - b) Boat port;
  - c) Dock;
  - d) Pumphouse, gazebo, marine storage building or shed not exceeding 10 square metres (107.6 sq. ft.) of floor area;
  - e) Free-standing deck, not exceeding 1.8 metres (5.9 ft.) in height;
  - f) Stairs and landings, provided that the landings do not exceed the width of the stairs they serve and are not greater in width than 1.5 metres (4.9 ft.); and
  - g) an elevator or lift.
  
- 5) Where the lot is zoned Shoreline Residential (SR), Shoreline Backlot Residential (SBR) or Limited Service Residential (LSR) and the lot abuts a provincial, municipal year-round or seasonally maintained, or private road, the following accessory buildings or structures, which is detached from the principle building, may be constructed:
  - a) Garage
  - b) Gazebo or shed, not exceeding 10 square metres (107.6 sq. ft.) of floor area;
  - c) Free-standing deck, not exceeding 1.8 metres (5.9 ft.) in height;

- d) Stairs and landings, provided that the landings do not exceed the width of the stairs they serve and are not greater in width than 1.5 metres (4.9 ft.); and
- e) an elevator or lift.

6) Where the lot is zoned Rural (RU) or Rural Residential (RR), an accessory building or structure that is not part of a principle building may be constructed in the front yard, excluding Sleeping Cabins/Bunkie.

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*