



# 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 27.31 acre lot located on Foote Lake Road in Novar and is legally described as Part of Lot 33, Concession 1, designated as Part 1 on Plan 42R-19498 in the Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Rural (RU) Zone portion of the lands to a Rural Exception Eight (RU-8) Zone to allow one 9.66 square metre accessory building to be located on the lot prior to the construction of the principal building.

**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, February 7<sup>th</sup>, 2018

**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 allow an exception to the Rural (RU) Zone to allow for one 9.66 square metre accessory building to be located on the lot as a permitted use prior to the construction of the principal building. The application, if approved, would rezone the lands from the Rural (RU) Zone to a Rural Exception Eight (RU-8) Zone allowing one 9.66 square metre accessory building on the lands prior to the principal building.

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.



**THE CORPORATION OF THE TOWNSHIP OF PERRY  
BY-LAW NO. 2018-XX**

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 33, Concession 1, in the Township of Perry, designated as Part 1 on Plan 42R-19498

**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** Zoning By-law No. 2014-21, as amended, is hereby further amended by adding the following new subsection in Table 8.1:

<b>Rural (RU) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
RU-8	Notwithstanding Section 3.2.1 to the contrary, one 9.66 metre accessory building can be located on a lot prior to the construction of the principal 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 21<sup>st</sup> day of February, 2018.

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Norm Hofstetter, *Mayor*

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

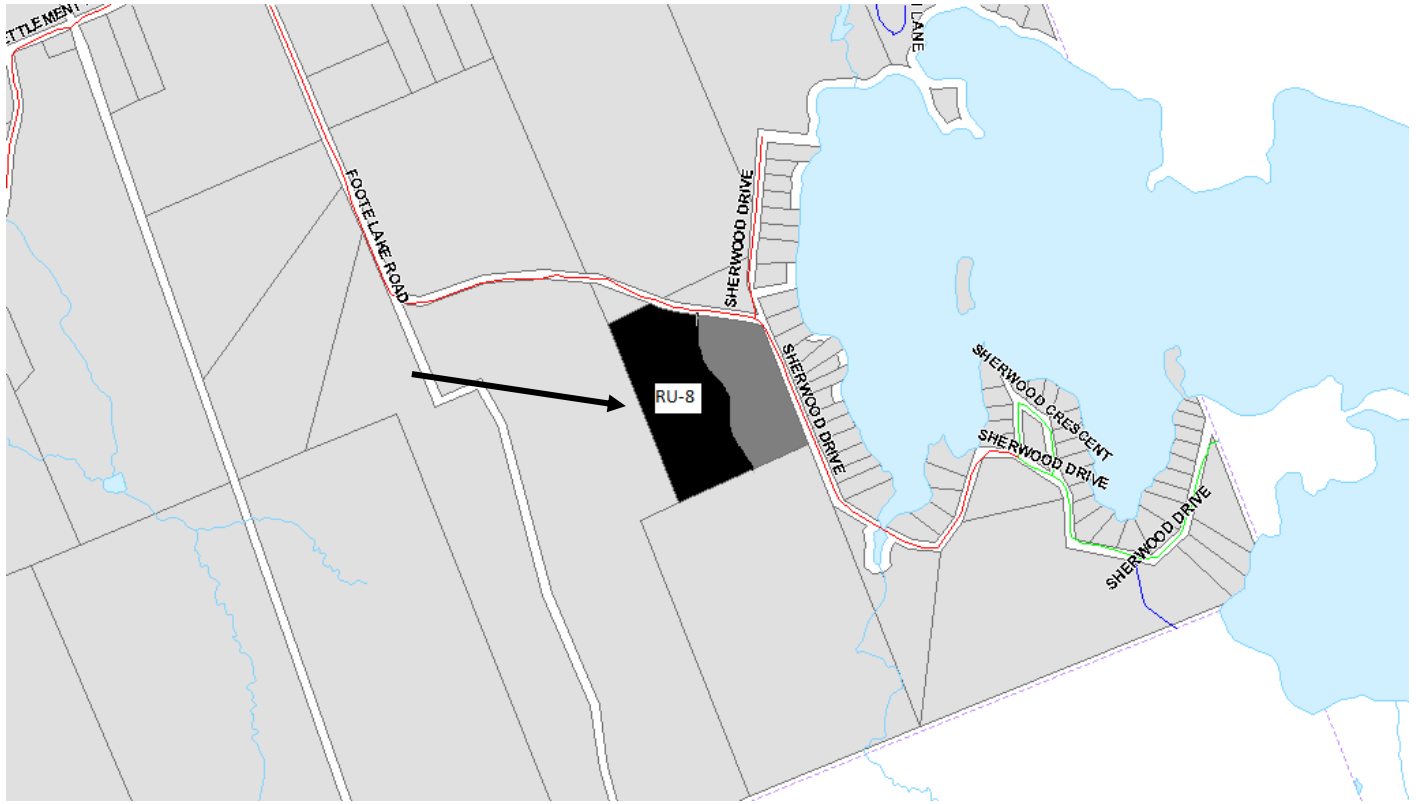
READ a Third and Final Time and Enacted in Open Council this 21<sup>st</sup> day of February, 2018.

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

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Beth Morton, *Clerk/Administrator*

**SCHEDULE 'A-1'  
TO BY-LAW NO. 2018-XX**

**Part of Lot 33, Concession 1, Township of Perry  
Designated as Part 1 on Plan 42R-19498**



This is Schedule 'A-1' to Zoning By-law 2018-XX  
Passed this 21<sup>st</sup> day of February, 2018

\_\_\_\_\_  
Mayor

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