



Township of Perry

PO Box 70, Emsdale, ON P0A 1J0

PHONE: (705)636-5941

FAX: (705)636-5759

www.townshipofperry.ca
beth.morton@townshipofperry.ca

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 lands approximately 2.51 acres in size located at 1914 Highway 518 East and legally described as Part of Lot 35, Concession 12, in the Township of Perry, designated as Parts 1 and 2 on Plan 42R-15390 (see Key Map). The purpose of the proposed By-law is to rezone the lands from the General Commercial (CG) Zone to the General Commercial - Exception Two (CG-2) Zone to allow the required minimum 15 metre front yard to be reduced to 8.5945 metres for the installation of a septic system.

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, January 16, 2019

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 permit a septic system to be placed 8.5945 metres from the front yard adjacent to Highway 518 E. The application, if approved, would rezone the lands from the General Commercial (CG) Zone to the General Commercial – Exception Two (CG-2).

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 Local Planning Appeal Tribunal.

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 Local Planning Appeal Tribunal 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.

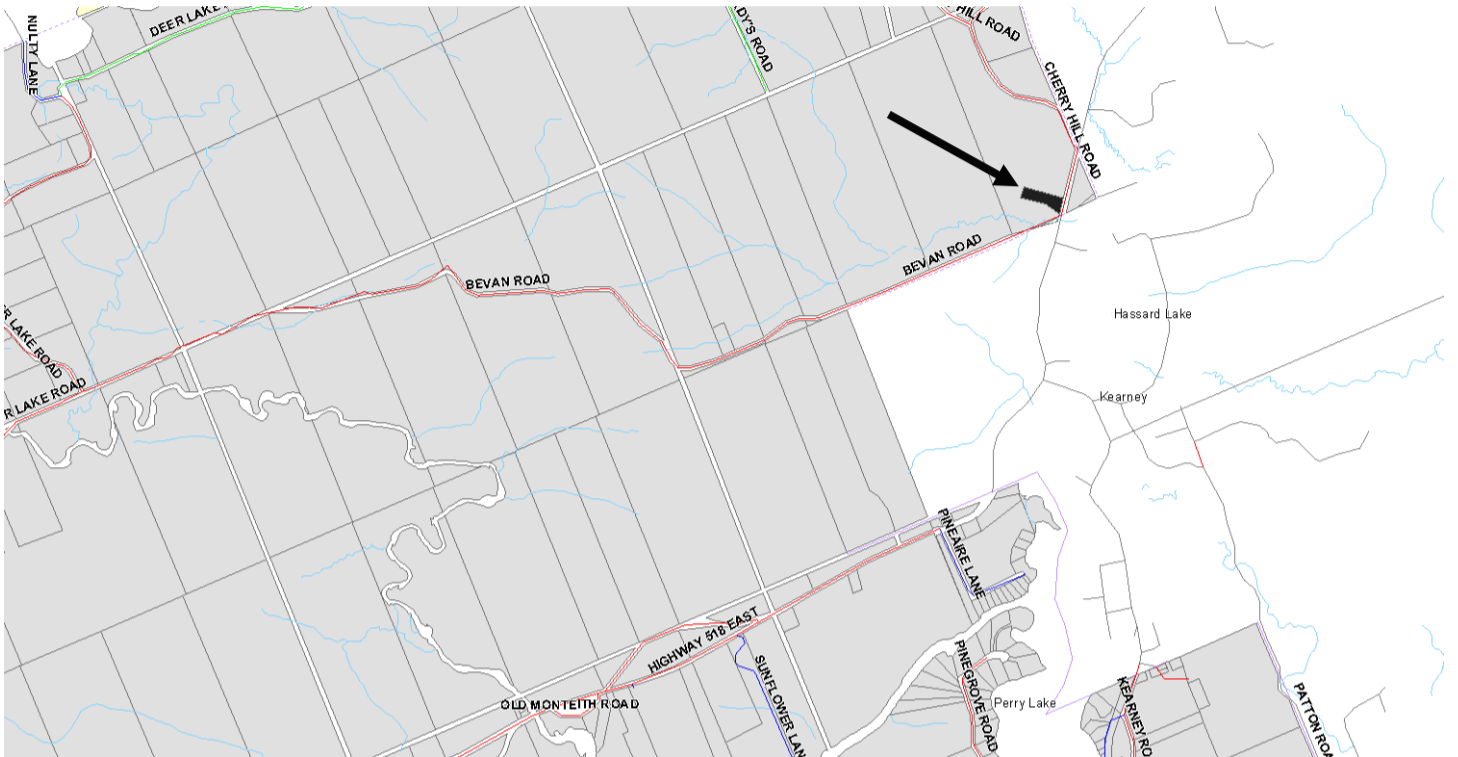
Mailing Date of this Notice: December 21, 2018

Beth Morton, Clerk/Administrator - Township of Perry

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

1914 Highway 518 East

**Part of Lot 35, Concession 12 in the Township of Perry,
designated as Parts 1 and 2 on Plan 42R-15390**

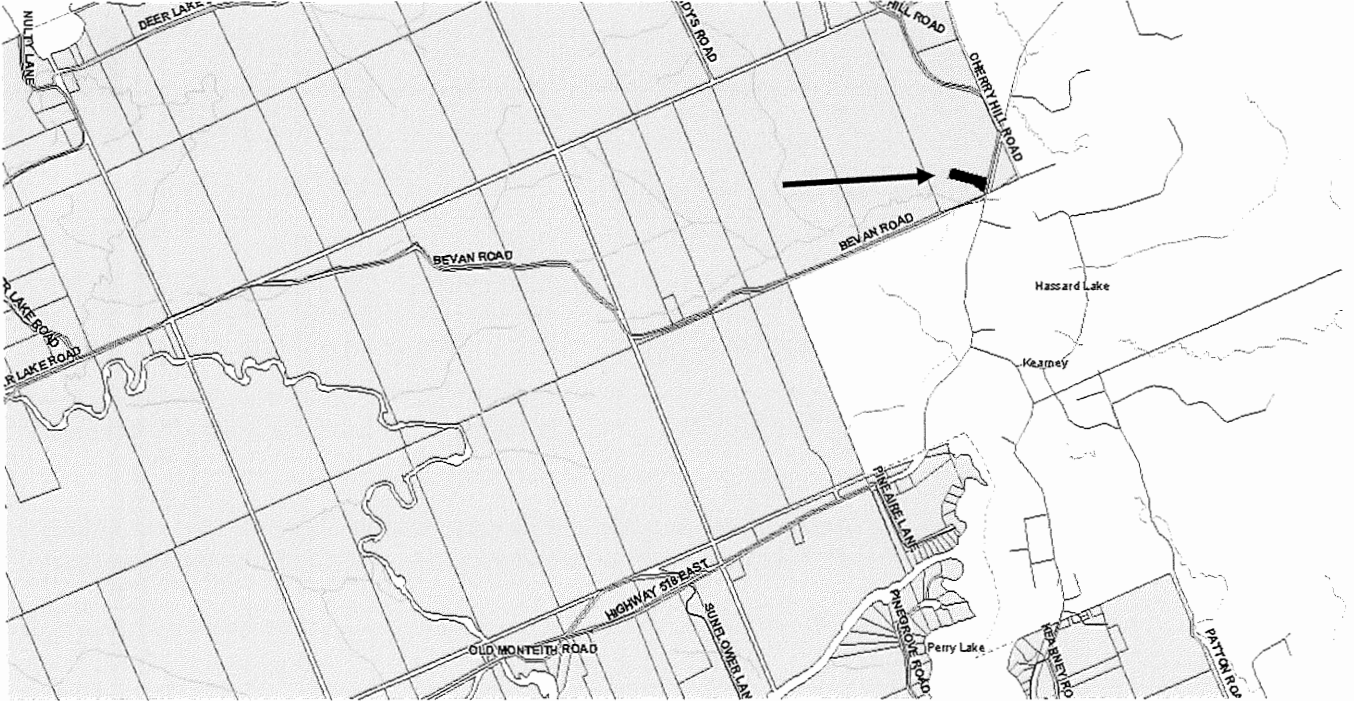


Lands to be rezoned from the General Commercial (CG) Zone to the General Commercial – Exception Two (CG-2) Zone

**SCHEDULE 'A-1'
TO BY-LAW NO. 2019-DRAFT**

**Part of Lot 35, Concession 12, in Township of Perry, designated
as Parts 1 and 2 on Plan 42R-15390**

1914 Highway 518 East



Lands to be rezoned from the General Commercial (CG) Zone
to the General Commercial – Exception Two (CG-2) Zone

This is Schedule 'A-1' to Zoning By-law 2019-DRAFT
Passed this 6th day of February, 2019

Mayor

Clerk-Administrator

**THE CORPORATION OF THE TOWNSHIP OF PERRY
BY-LAW NO. 2019 - DRAFT**

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 legally described as Part of Lot 35, Concession 12, in Township of Perry, designated as Parts 1 and 2 on Plan 42R-15390

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', to Zoning By-law No. 2014-21, as amended, is further amended by zoning lands legally described as Part of Lot 35, Concession 12, in Township of Perry, designated as Parts 1 and 2 on Plan 42R-15390 from the General Commercial (CG) Zone to the General Commercial – Exception Two (CG-2) Zone in accordance with Schedule 'A-1' attached hereto and by this reference forming part of this By-law.
2. Zoning By-law No. 2014-21, as amended, is hereby further amended by adding the following new subsection in Table 5.1:

Rural (RU) Exception Number	Permitted/Prohibited Uses	Zone Regulations
CG-2		Minimum required front yard 8.5945 metres

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 6th day of February, 2019.

Norm Hofstetter, *Mayor*

Beth Morton, *Clerk/Administrator*

READ a Third and Final Time and Enacted in Open Council this 6th day of February, 2019.

Norm Hofstetter, *Mayor*

Beth Morton, *Clerk/Administrator*