



Township of Perry

1695 Emsdale, Road, PO Box 70, Emsdale, ON P0A 1J0

PHONE: (705)636-5941

FAX: (705)636-5759

www.townshipofperry.ca

NOTICE OF COMPLETE APPLICATION AND ELECTRONIC PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Township of Perry has received a complete application to amend Zoning By-law 2014-21. The application affects an existing non-complying lot approximately 0.48859 hectares in area with 36.58 metres lot frontage, located at 554 Homeland Drive. The owners have made application to rezone a portion of their lands legally described as Part of Lot 22, Concession 7, Township of Perry, designated as Parts 6, 7 and 8 on Plan 42R-18201 (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Thirty-Two (SR-32) Zone to allow for an attached deck to be installed within the front yard and to allow for an increase to the maximum area of docks and decks within 30 metres of the shoreline. The applicant has requested the following exceptions to permit the proposed development: minimum required front yard shall be 18.9 metres for the deck; and the maximum area for docks and decks within 30 metres of the shoreline shall be 74.3 metres. In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

REVISED PROCEDURE DUE TO COVID-19 PANDEMIC

Date: Wednesday, April 20, 2022
Time: 7:00 pm
Location: Electronic / Teleconference Attendance

Council Meetings are being held electronically and by teleconference in response to the current pandemic situation. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email, mail or telephone to Beth Morton, Clerk-Administrator, at beth.morton@townshipofperry.ca, by mail at the Corporation of the Township of Perry, PO Box 70, Emsdale, Ontario P0A 1J0 or by calling 705-636-5941.

For those persons who wish to participate orally at the Public Meeting, there is an option to join the meeting electronically or by teleconference. To join the Electronic Meeting electronically from your computer, tablet or smartphone, use the following link: <https://global.gotomeeting.com/join/450191541>. You can also dial in using your phone by dialing - Canada: +1 (647) 497-9373; and use Access Code: 450-191-541.

ANY PERSON may attend the meeting by electronic means or teleconference and/or make written or verbal representation, either in support of or in opposition to the proposed zoning by-law amendment.

IF A PERSON OR PUBLIC BODY does not make oral submissions via electronic means or teleconference at a public meeting or make written submissions to the Corporation 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 Corporation of the Township of Perry to the Local Planning Appeal Tribunal.

IF A PERSON OR PUBLIC BODY does not make an oral submission via electronic means or teleconference at a public meeting or make written submissions to the Corporation of the Township of Perry before the 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 Tribunal, there are reasonable grounds to add the person or public body.

IF you wish to be notified of the decision of the Corporation of the Township of Perry on the proposed Zoning By-law Amendment, you must make a written request to the Clerk-Administrator at the address listed above.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection electronically by contacting the Clerk-Administrator at beth.morton@townshipofperry.ca.

MAP OF LAND SUBJECT TO THE APPLICATION

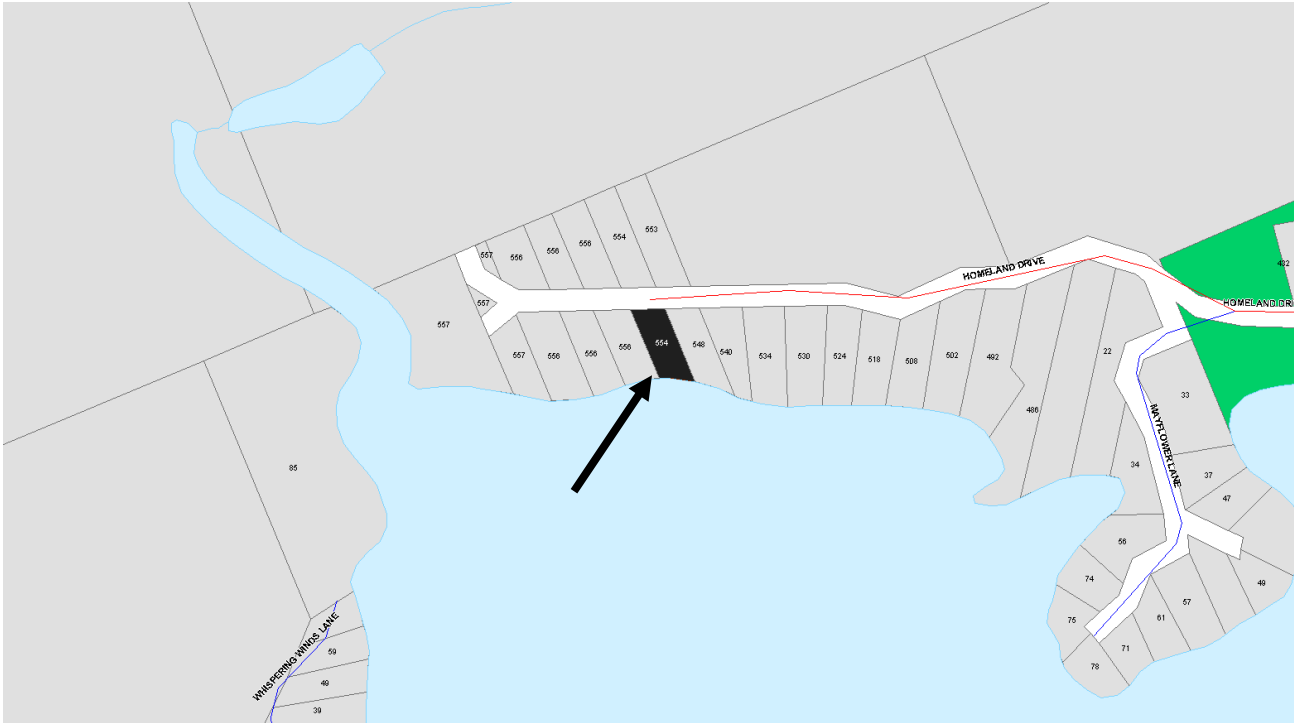
A key map showing the land to which the proposed Zoning By-law Amendment applies is provided on this Notice.

Mailing Date of this Notice: March 28, 2022
Beth Morton, Clerk/Administrator, Township of Perry

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

554 Homeland Drive

Part of Lot 22, Concession 7, Township of Perry, designated as Parts 6, 7 and 8
on Plan 42R-18201



Lands to be rezoned from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Thirty-Two (SR-32) Zone

**THE CORPORATION OF THE TOWNSHIP OF PERRY
BY-LAW NO. 2022 - 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 legally described as Part of Lot 22, Concession 7, Township of Perry, designated as Parts 6 to 8 on Plan 42R-18201

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 22, Concession 7, Township of Perry, designated as Parts 6 to 8 on Plan 42R-18201 from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Thirty-Two (SR-32) 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 4.4:

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-32	Notwithstanding Section 3.2.5(vi) to the contrary, the maximum area of a dock and decks within 30 metres of the shoreline shall be 74.3 square metres. In all other respects the provisions of this By-law shall apply.	Minimum front yard shall be 18.9 metres for the deck;

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, Second, and Third Time and Finally Passed and Enacted in Open Council this ___ day of _____, 2022.

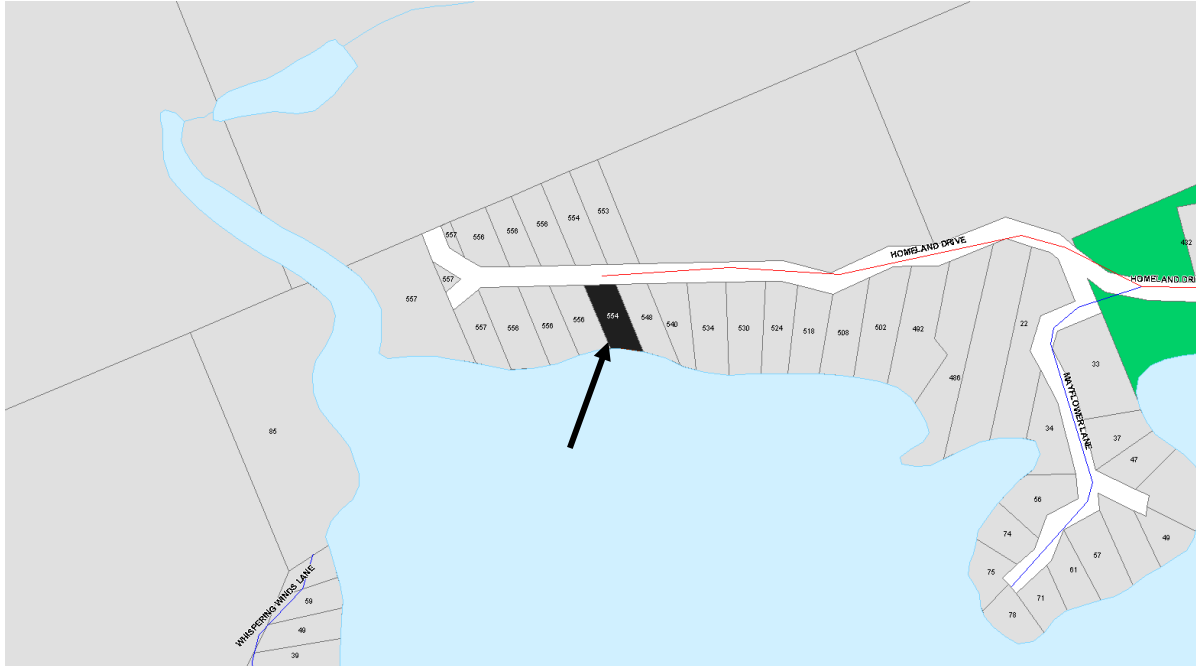
Norm Hofstetter, *Mayor*

Beth Morton, *Clerk/Administrator*

**SCHEDULE 'A-1'
TO BY-LAW NO. 2022-XX**

**Part of Lot 22, Concession 7, Township of Perry, designated as
Parts 6 to 8 on Plan 42R-18201**

554 Homeland Drive



Lands to be rezoned from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Thirty-Two (SR-32) Zone

This is Schedule 'A-1' to Zoning By-law 2022-XX
Passed this _____ day of _____, 2022.

Mayor

Clerk-Administrator