



Township of Perry

PO Box 70, 1695 Emsdale Road, Emsdale, ON POA 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 lands located on the southwest corner of Highway 592 and Station Road legally described as Part of Lot 18, Concession 8, in the Township of Perry (key map). The purpose of the proposed By-law is to rezone the lands from the Environmental Protection (EP) Zone to the Rural Residential (RR) Zone in order to allow for residential uses on the lot and to recognize the existing lot area of 0.7 hectares. The applicant has submitted a Wetland Boundary Delineation and Rezoning Rationale Report completed by FRICORP Ecological Services to support the removal of the Environmental Protection (EP) Zone from the lands. In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

REVISED PROCEDURE

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

Council Meetings are being held electronically and by teleconference at this time. 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 POA 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](tel:+16474979373); 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.

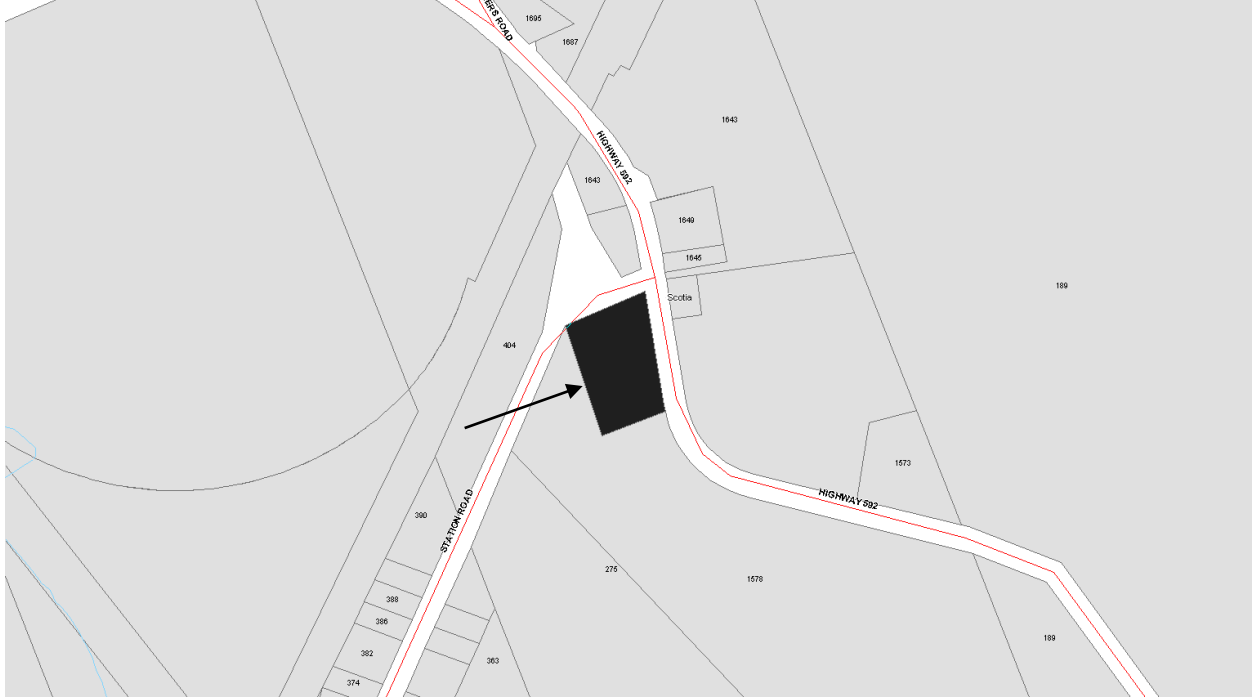
MAP OF LAND SUBJECT TO THE APPLICATION

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: November 10, 2022
Beth Morton, Clerk/Administrator, Township of Perry

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

**Part of Lot 18, Concession 8,
Township of Perry
Southwest corner of Highway 592 and Station Road**



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

THE CORPORATION OF THE TOWNSHIP OF PERRY
BY-LAW NO. 2023-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 18, Concession 8, 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 land 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. Schedule 'A', to Zoning By-law 2014-21, as amended, is further amended by zoning the lands legally described as Part of Lot 18, Concession 8, Township of Perry from the Environmental Protection (EP) Zone to the Rural Residential – Exception Thirteen (RR-13) Zone in accordance with Schedule 'A-1' attached hereto and by this reference forming part of this By-law.
2. Table 4.7, Rural Residential (RR) Zone Exceptions is hereby amended by adding the following:

Rural Residential (RR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RR-13		Minimum lot area shall be 0.7 hectares. In all other respects the provisions of this By-law shall apply.

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).

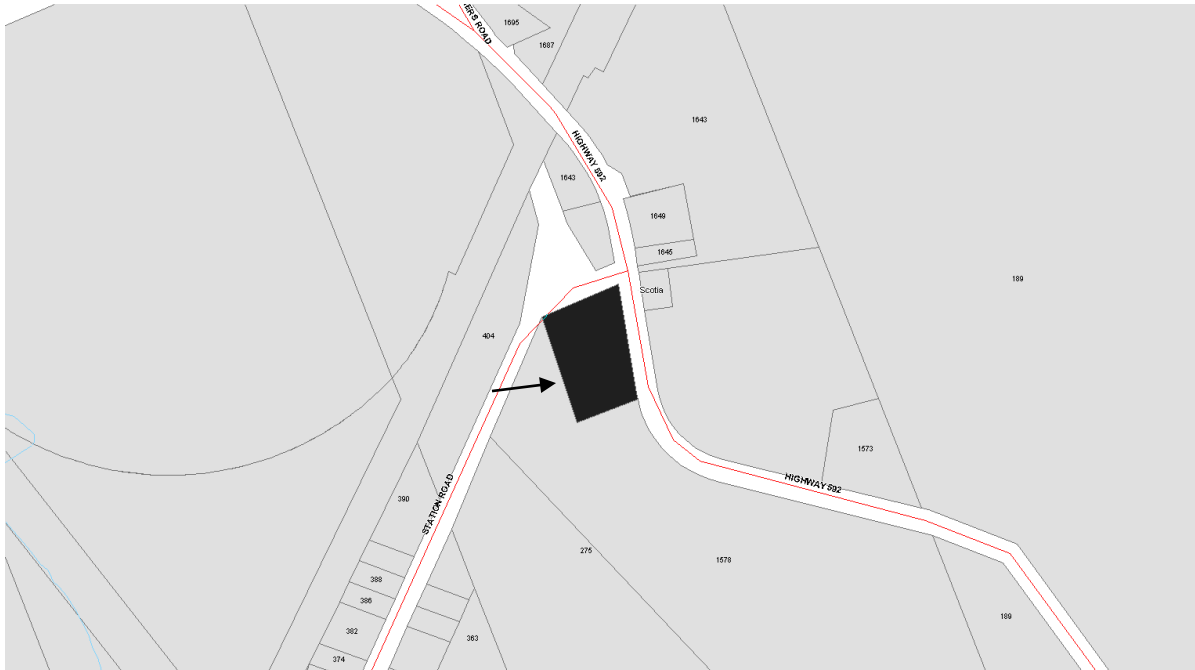
READ a First, Second, and Third Time and Finally Passed and Enacted in Open Council this _____ day of _____, 2023.


 Norm Hofstetter, *Mayor*

 Beth Morton, *Clerk/Administrator*

SCHEDULE "A-1"
BY-LAW NO. 2023-XX

Part of Lot 18, Concession 8, Township of Perry



 Lands to be rezoned from the Environmental Protection (EP) Zone to the Rural Residential – Exception Thirteen (RR-13) Zone

This is Schedule A-1 to Zoning By-law 2023-xx
Passed this ____ day of _____, 2023.

Mayor

Clerk