



Township of Perry

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

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NOTICE OF COMPLETE APPLICATION AND 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 at 14 Oak Street, legally described as Lots 7 and 15, Plan 55, in the Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Institutional (I) Zone and Residential One (R1) Zone to the Residential One – Exception Two (R1-2) Zone to ensure consistent zoning on the merged lots to allow for residential uses, and to recognize a reduced front yard of 3 metres for a septic system and 7.9 metres for a garage. In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

DATE AND LOCATION OF PUBLIC MEETING IN-PERSON, ELECTRONICALLY or by TELECONFERENCE

Date: Wednesday, June 21, 2023
Time: During the Regular Meeting of Council at 7:00 pm
Location: Council Chambers located at 1695 Emsdale Road, Emsdale, Ontario

For those persons attending **electronically or by teleconference** who wish to participate orally at the Public Meeting, there is an option to join the meeting by live teleconference audio meeting by calling:

Phone Number: 1 (647) 374 4685 Meeting ID: 842 0364 6523

Passcode: 044953

Zoom Meeting Link:

<https://us06web.zoom.us/j/84203646523?pwd=MHhiVTJTU3Z4WXVMVGtxSHN6dHQyUT09>

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.

ANY PERSON may attend the meeting in person or 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: May 31, 2023
Beth Morton, Clerk/Administrator, Township of Perry

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

**Lots 7 and 15, Plan 55
Township of Perry
14 Oak Street**



Lands to be rezoned from the Institutional (I) Zone and Residential One (R1) Zone to the Residential One – Exception Two (R1-2) 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 Lots 7 and 15, Plan 55, in the 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 Lots 7 and 15, Plan 55, in the Township of Perry, from the Institutional (I) Zone and Residential One (R1) Zone to the Residential One – Exception Two (R1-2) Zone in accordance with Schedule 'A-1' attached hereto and by this reference forming part of this By-law.

2. Table 4.1, Residential One (R1) Zone Exception is hereby amended by adding the following:

Residential One (R1) Exception Number	Permitted/Prohibited Uses	Zone Regulations
R1-2		Minimum required front yard shall be 3 metres for a septic system and 7.9 metres for a garage

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

Lots 7 and 15, Plan 55
in the Township of Perry



Lands to be rezoned from the Residential One (R1) Zone and Institutional (I) Zone to the Residential One – Exception Two (R1-2) Zone

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

Mayor

Clerk