



**Notice of Decision of By-law No. 2024-65  
Pursuant to Section 34 of the Planning Act, R.S.O. 1990**

**Please Take Notice** that the Council of the Corporation of the Township of Perry passed By-law No. 2024-65 on the 6<sup>th</sup> day of November, 2024 to amend Zoning By-law No. 2014-21 for lands located at 220 Homeland Drive, legally described as Lot 22 and Part of Lot 23, Registered Plan 169, Township of Perry, designated as Parts 1 and 2 on Plan 42R-20611. The purpose of the proposed By-law is to rezone the lands from Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Six (SR-46) Zone in order to demolish and rebuild a garage in the same location on the lands. Specific exceptions within the proposed By-law to be included are outlined as follows:

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-46	<p>Notwithstanding Section 3.2.3 (2) to the contrary, the total lot coverage of all accessory buildings and structures on an individual lot may not exceed 7.3% of the lot area.</p> <p>Notwithstanding Section 3.2.3 (4) to the contrary, the maximum height of an accessory building in a Residential Zone shall not exceed 7.31 metres.</p> <p>In all other respects the provisions of this By-law shall apply.</p>	<p>The permitted lot coverage within 60 metres of the shoreline shall be a maximum of 14.6%</p>

**And Take Notice** that only individuals, corporations or public bodies may appeal a decision of the municipality to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

**And Take Notice** that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submission at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal there are reasonable grounds to add the person or public body as a party.

**An Appeal** to the Ontario Land Tribunal in respect of the Zoning By-law Amendment may be completed by filing with the Clerk of the Municipality of the Township of Perry no later than the **3<sup>rd</sup> day of December, 2024 at 4:30 p.m.**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection accompanied by the required fee of \$1,100.00 (certified cheque or money order) made payable to the **Minister of Finance**. Upon receipt, the letter of appeal, a copy of the appeal form, which is available from the Ontario Land Tribunal website at [olt.gov.on.ca](http://olt.gov.on.ca) and other documents from the application file will be forwarded to the Ontario Land Tribunal.

**An Explanation** of the purpose and effect of the by-law is provided below. The complete Zoning By-law Amendment is available for inspection at the Municipal Office during regular office hours.

Dated at the Township of Perry this 13<sup>th</sup> day of November, 2024.

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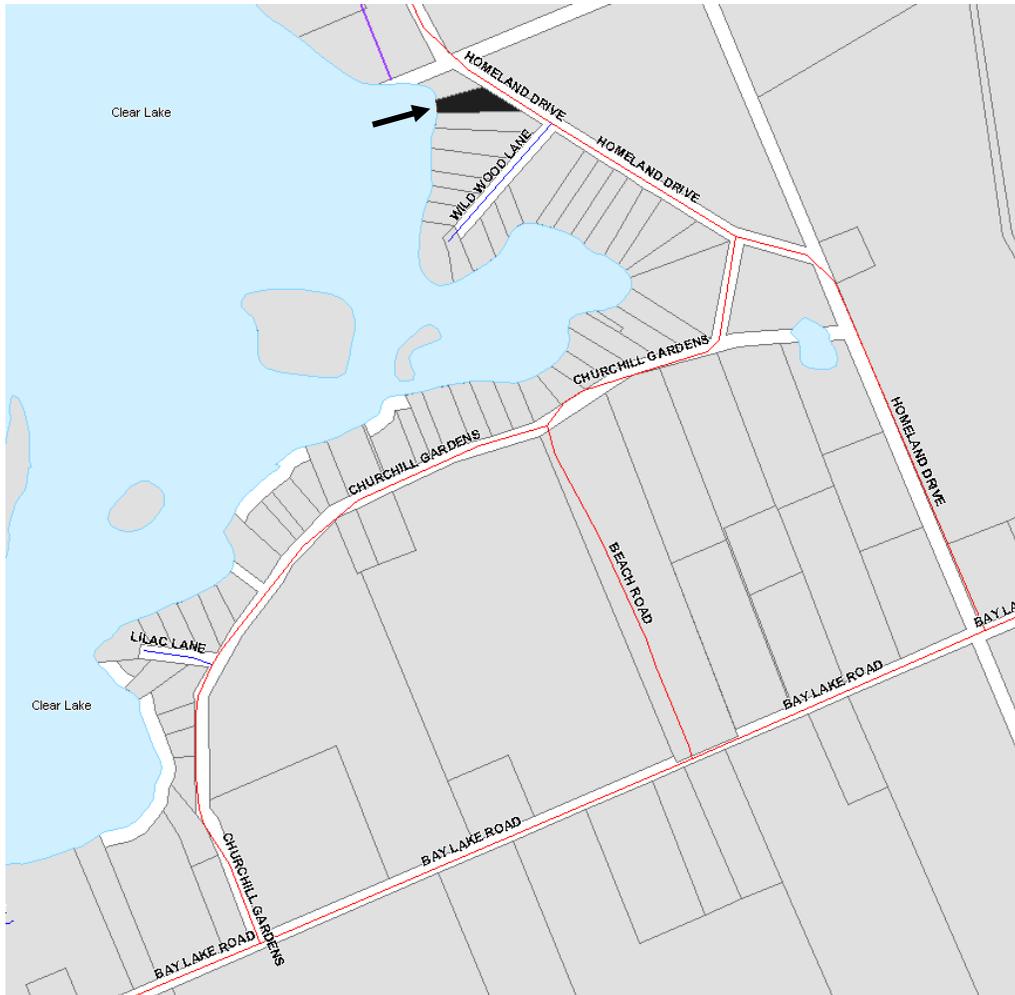
Beth Morton, Clerk-Administrator

**Zoning By-law No. 2024-65  
Purpose and Effect**

The subject lands are legally described as Lot 22 and Part of Lot 23, Registered Plan 169, Township of Perry, designated as Parts 1 and 2 on Plan 42R-20611. The purpose of the proposed By-law is to rezone the lands from Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Six (SR-46) Zone in order to demolish and rebuild a garage in the same location on the lands. Specific exceptions within the proposed By-law to be included are outlined as follows:

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**Lot 22 and Part of Lot 23, Registered Plan 169,  
Township of Perry,  
designated as Parts 1 and 2 on Plan 42R-20611  
Located at 220 Homeland Drive**



Lands to be rezoned from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Six (SR-46) Zone

**THE CORPORATION OF THE TOWNSHIP OF PERRY  
BY-LAW NO. 2024-65**

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 Lot 22 and Part of Lot 23, Registered Plan 169, Township of Perry, designated as Parts 1 and 2 on Plan 42R-20611

**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. **That** Schedule 'A', to Zoning By-law No. 2014-21, as amended, is further amended by zoning lands located in Lot 22 and Part of Lot 23, Registered Plan 169, Township of Perry, designated as Parts 1 and 2 on Plan 42R-20611 from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Six (SR-46) Zone in accordance with Schedule 'A-1' attached hereto and by this reference forming part of this By-law.
2. **That** Zoning By-law No. 2014-21, as amended, is hereby further amended by adding the following new subsection in Table 4.4:

<b>Shoreline Residential (SR) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
SR-46	Notwithstanding Section 3.2.3 (2) to the contrary, the total lot coverage of all accessory buildings and structures on an individual lot may not exceed 7.3% of the lot area.  Notwithstanding Section 3.2.3 (4) to the contrary, the maximum height of an accessory building in a Residential Zone shall not exceed 7.31 metres.  In all other respects the provisions of this By-law shall apply.	The permitted lot coverage within 60 metres of the shoreline shall be a maximum of 14.6%

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 6<sup>th</sup> day of November, 2024.



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Norm Hofstetter, *Mayor*



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Beth Morton, *Clerk/Administrator*

**SCHEDULE 'A-1'  
TO BY-LAW NO. 2024-65**

Lot 22 and Part of Lot 23, Registered Plan 169, Township of Perry,  
designated as Parts 1 and 2 on Plan 42R-20611



Lands to be rezoned from the Shoreline Residential (SR) Zone  
to the Shoreline Residential – Exception Forty-Six (SR-46) Zone

This is Schedule 'A-1' to Zoning By-law 2014-21  
Passed this 6<sup>th</sup> day of November, 2024

Mayor

Clerk-Administrator