



**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 6th 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 **3rd 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 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 13th day of November, 2024.



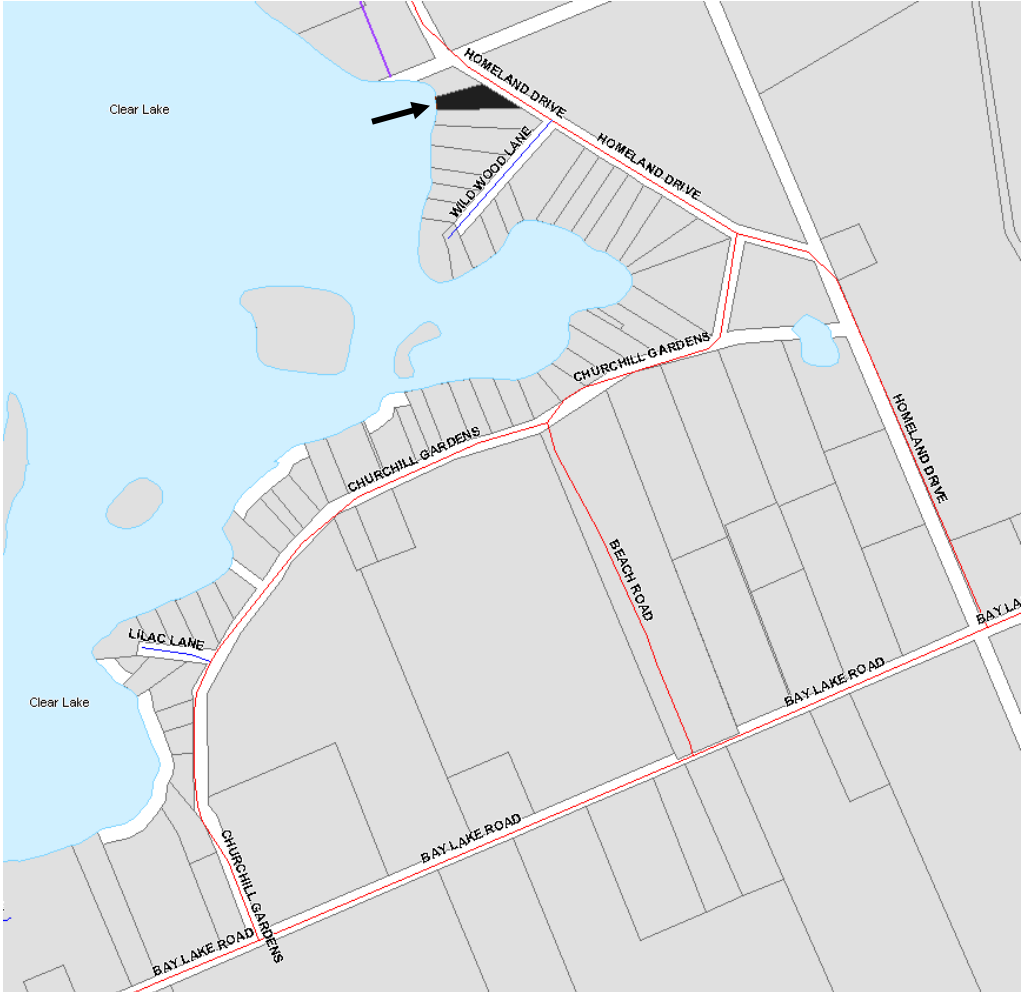
Beth Morton, Clerk-Administrator

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:

| 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> | The permitted lot coverage within 60 metres of the shoreline shall be a maximum of 14.6% |

**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;

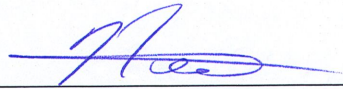
NOW THEREFORE the Council of the Corporation of the Township of Perry hereby enacts as follows:

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:

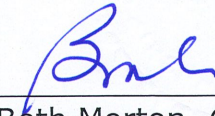
| Shoreline Residential (SR) Exception Number | Permitted/Prohibited Uses | Zone Regulations |
|---|--|---|
| SR-46 | <p>Notwithstanding Section 3.2.3 (2) to the contrary, the total lot coverage of all accessory buildings and structures on an individual lot may not exceed 7.3% of the lot area.</p> <p>Notwithstanding 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> |

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 6th day of November, 2024.



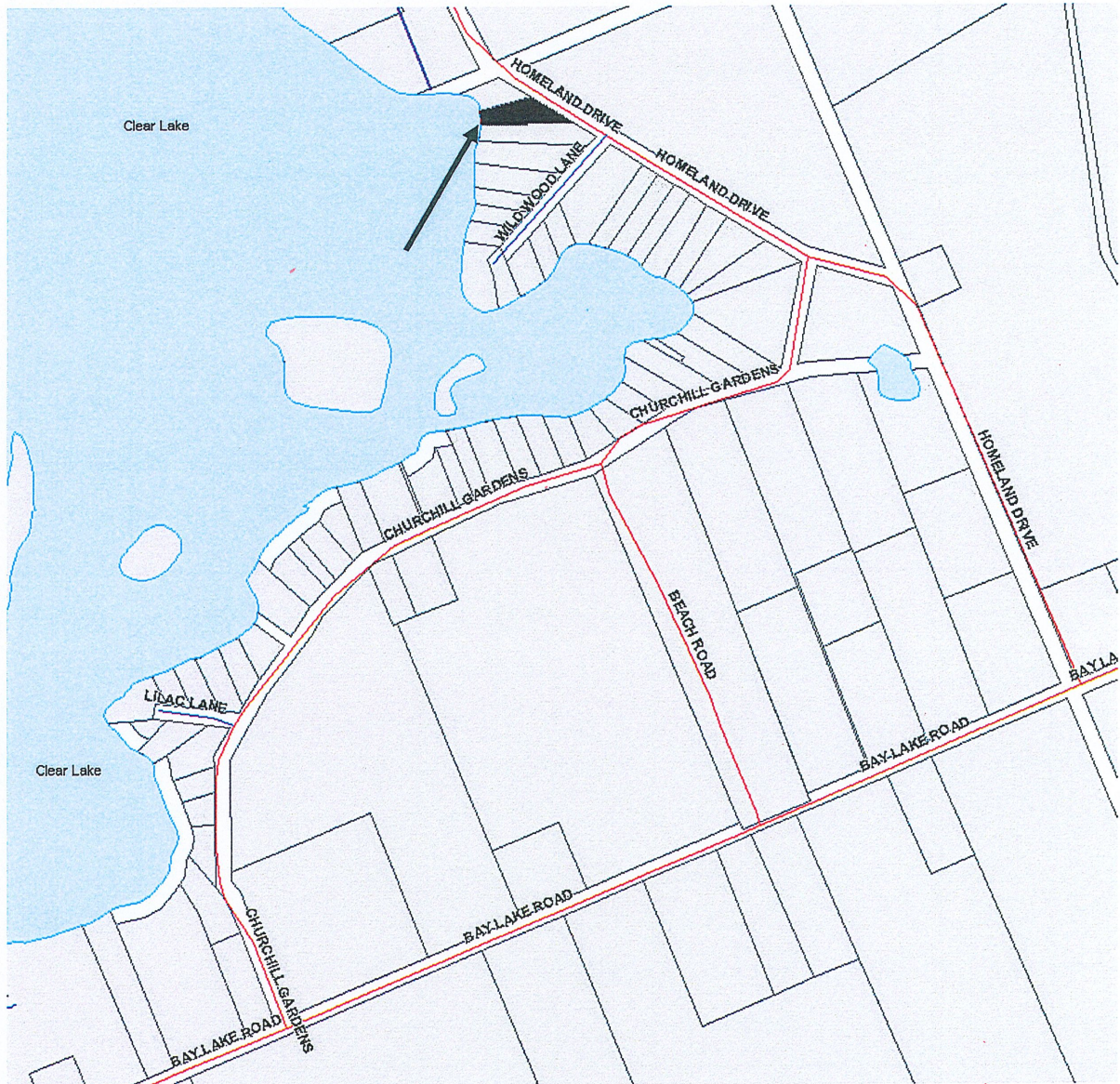
Norm Hofstetter, *Mayor*



Beth Morton, *Clerk/Administrator*

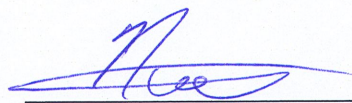
SCHEDULE 'A-1'
TO BY-LAW NO. 2024-65

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

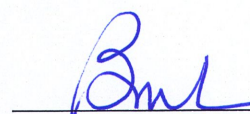


Lands to be rezoned from the Shoreline Residential (SR) Zone
to the Shoreline Residential – Exception Forty-Six (SR-46) Zone

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



Mayor



Clerk-Administrator