



## **Notice of Decision of By-law No. 2025-25**

### **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. 2025-25 on the 2<sup>nd</sup> day of April, 2025 to amend Zoning By-law No. 2014-21 for lands located on Deer Lake Road, legally described as Part of Lot 21, Concession 12, Township of Perry, designated as Part 3, Plan 42R-22244, Part of the original road allowance between Concessions 12 and 13, Township of Perry, designated as Part 2 on Plan 42R-22244 and Part of the West ½ of the East ½ of Lot 21, Concession 13, Township of Perry from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Eight (SR-48) Zone within the Zoning By-law to allow for an exception to allow for a minimum required front yard of 22.8 metres for the development of a single-detached dwelling; and to allow for a Bunkie and shed to be located on the lot prior to the principle building. In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

**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.

**And Take Notice** that an appeal to the Ontario Land Tribunal in respect of all or part of this Zoning By-law Amendment may be made by filing with the Clerk-Administrator either via the Ontario Land Tribunal e-file (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Perry (Township) as the Approval Authority or by mail at 1695 Emsdale Road, Box 70, Emsdale, Ontario P0A 1J0 no later than 4:30 pm on **April 28, 2025**. The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [beth.morton@townshipofperry.ca](mailto:beth.morton@townshipofperry.ca).

**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 8<sup>th</sup> day of April, 2025.

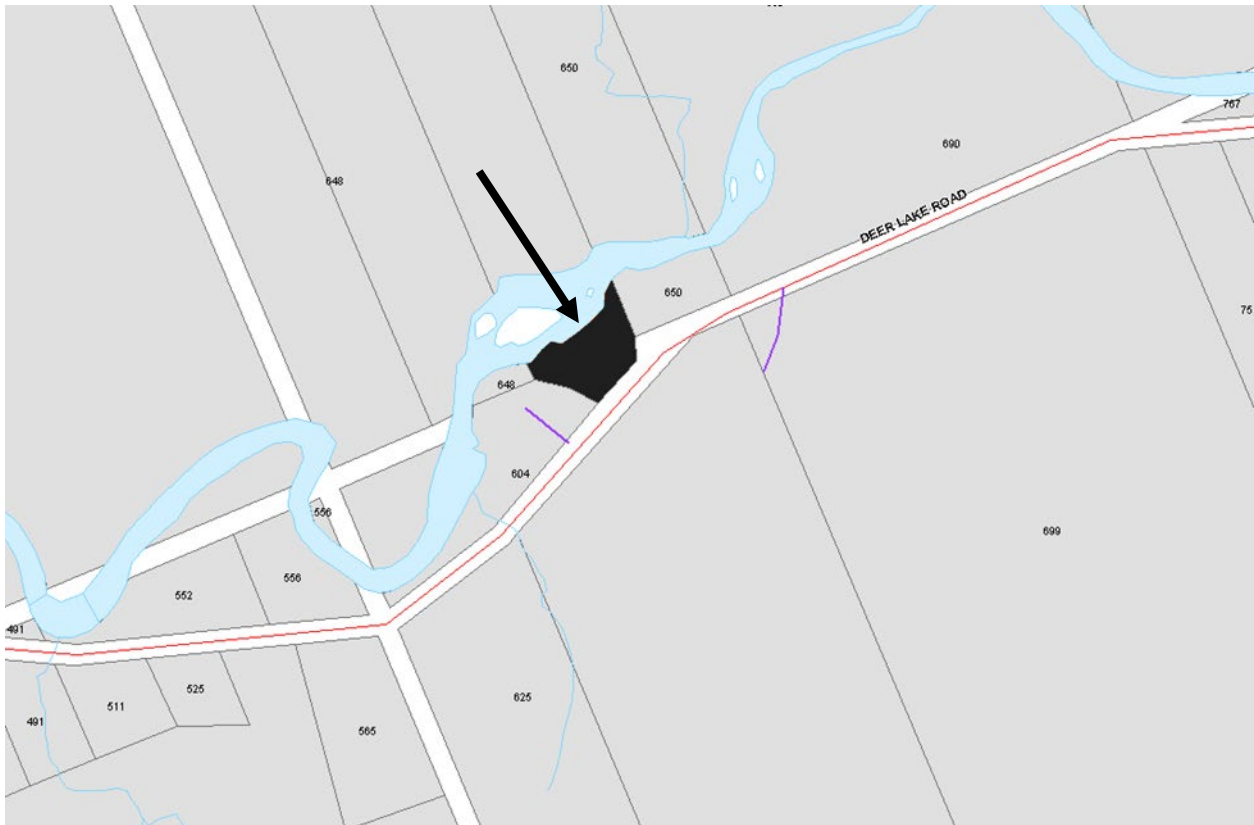
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Beth Morton, Clerk-Administrator

Zoning By-law No. 2025-25  
Purpose and Effect

The subject lands are legally described as Part of Lot 21, Concession 12, Township of Perry, designated as Part 3, Plan 42R-22244, Part of the original road allowance between Concessions 12 and 13, Township of Perry, designated as Part 2 on Plan 42R-22244 and Part of the West ½ of the East ½ of Lot 21, Concession 13, Township of Perry from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Eight (SR-48) Zone within the Zoning By-law to allow for an exception to allow for a minimum required front yard of 22.8 metres for the development of a single-detached dwelling; and to allow for a Bunkie and shed to be located on the lot prior to the principle building. In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

**Part of Lot 21, Concession 12, Township of Perry, designated as Part 3, Plan 42R-22244, Part of the original road allowance between Concessions 12 and 13, Township of Perry, designated as Part 2 on Plan 42R-22244 and Part of the West ½ of the East ½ of Lot 21, Concession 13, Township of Perry located on Deer Lake Road**



Lands rezoned from the Shoreline Residential (SR) Zone  
to the Shoreline Residential – Exception Forty-Eight (SR-48) Zone



## THE CORPORATION OF THE TOWNSHIP OF PERRY

### BY-LAW NO. 2025-25

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 21, Concession 12, Township of Perry, designated as Part 3, Plan 42R-22244, Part of the original road allowance between Concessions 12 and 13, Township of Perry, designated as Part 2 on Plan 42R-22244 and Part of the West ½ of the East ½ of Lot 21, Concession 13, 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:

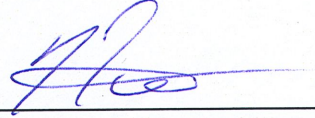
1. Schedule 'A', to Zoning By-law 2014-21, as amended, is further amended by zoning the lands legally described as Part of Lot 21, Concession 12, Township of Perry, designated as Part 3, Plan 42R-22244, Part of the original road allowance between Concessions 12 and 13, Township of Perry, designated as Part 2 on Plan 42R-22244 and Part of the West ½ of the East ½ of Lot 21, Concession 13, Township of Perry from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Eight (SR-48) Zone in accordance with Schedule 'A-1' attached hereto and by this reference forming part of this By-law.
2. Table 4.4, Shoreline Residential (SR) Zone Exceptions is hereby amended by adding the following:

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-48	<p>Notwithstanding Section 3.2.1 to the contrary, two accessory buildings can be located on the lot prior to the construction of the principal building.</p> <p>Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a single detached dwelling and accessory buildings.</p> <p>In all other respects the provisions of this By-law shall apply.</p>	Minimum required Front Yard – 22.8 metres

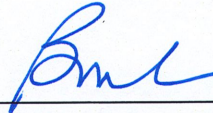


This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ a First, Second, and Third Time and Finally Passed and Enacted in Open Council this 2<sup>nd</sup> day of April, 2025.



Norm Hofstetter, *Mayor*



Beth Morton, *Clerk-Administrator*



**SCHEDULE "A-1"**

**BY-LAW NO. 2025 - 25**

**Part of Lot 21, Concession 12, Township of Perry, designated as Part 3, Plan 42R-22244, Part of the original road allowance between Concessions 12 and 13, Township of Perry, designated as Part 2 on Plan 42R-22244 and Part of the West ½ of the East ½ of Lot 21, Concession 13, Township of Perry**



Lands rezoned from the Shoreline Residential (SR) Zone to the Shoreline Residential - Exception Forty-Eight (SR-48) Zone

This is Schedule A-1 to Zoning By-law 2014-21  
Passed this 2<sup>nd</sup> day of April, 2025.

Mayor

Clerk