



# Township of Perry

1695 Emsdale, Road, PO Box 70, Emsdale, ON P0A 1J0

PHONE: (705)636-5941

FAX: (705)636-5759

[www.townshipofperry.ca](http://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 at 405 North Bay Lake Road, being approximately 0.11 hectares in size and legally described as Lots 25 and 26, Plan M-59, Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Nine (SR-49) Zone to recognize the legal non-conforming uses and permit site-specific provisions on the lands to provide for the development of a basement under the existing single detached dwelling and to permit the replacement and relocation of the septic system. 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-49	Notwithstanding Section 3.13.4 to the contrary, the legal non-complying dwelling may be increased to a maximum of 8 metres in height. In all other respects the provisions of the By-law shall apply.	Minimum front yard - 17.1 metres for a single detached dwelling  Minimum rear yard – 3 metres for a septic system

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

**Date:** Wednesday, July 16, 2025  
**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](mailto:beth.morton@townshipofperry.ca), by mail at the Corporation of the Township of Perry, PO Box 70, Emsdale, Ontario P0A 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](mailto: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: June 20, 2025  
Beth Morton, Clerk/Administrator, Township of Perry

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

**Lots 25 and 26, Plan M-59  
Township of Perry  
Located at 405 North Bay Lake Road**



Lands to be rezoned from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Nine (SR-49) Zone

**THE CORPORATION OF THE TOWNSHIP OF PERRY**

**BY-LAW NO. 2025-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 25 and 26, Plan M-59, 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 25 and 26, Plan M-59, in the Township of Perry, from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Nine (SR-49) 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:
- 3.

<b>Shoreline Residential (SR) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
SR-49	Notwithstanding Section 3.13.4 to the contrary, the legal non-complying dwelling may be increased to a maximum of 8 metres in height.  In all other respects the provisions of the By-law shall apply.	Minimum front yard - 17.1 metres for a dwelling  Minimum rear yard – 3 metres for a septic

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Norm Hofstetter, *Mayor*

\_\_\_\_\_  
Beth Morton, *Clerk-Administrator*

**SCHEDULE "A-1"**

**BY-LAW NO. 2025 - XX**

**Lots 25 and 26, Plan M-59, Township of Perry**

**Located at 405 North Bay Lake Road**



■ Lands rezoned from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Forty-Nine (SR-49) Zone

This is Schedule A-1 to Zoning By-law 2014-21  
Passed this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk