



Township of Perry

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

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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 is comprised of lands approximately 5.037 hectares in size and located at 2048 Emsdale Road, legally described as: Lot 15, RCP 314; Lot 16, RCP 314, S/T PE2371; Part of Lot 14, Concession 10, Township of Perry, designated as Parts 1 to 5, Plan 42R-9503, except Part 10, Plan 42R-14678 and Part 5, Plan 42R-14678, S/T LT16970; Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Light Industrial (M1) Zone to the Light Industrial – Exception One (M1-1) Zone within the Zoning By-law to allow for the following uses to be permitted on the subject lands within the Industrial Park:

- Cartage or Transport Depot;
- Contractor's Yard;
- Farm Produce Retail Outlet;
- Fitness Centre;
- Garden Centre;
- Light Equipment Sales and Rental Establishment;
- Motor Vehicle Service Station;
- Motor Vehicle Body Shop;
- Motor Vehicle Repair Garage;
- Outside Storage;
- Portable Processing Plant;
- Restaurant, Drive-In;
- Restaurant, Take-Out;
- Retail Store;
- Truck Transport Terminal;
- Workshop

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, August 20, 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=MHhiVTJITU3Z4WXVMVGtxSHN6dHQyUT09>

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 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.

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: July 29, 2025
Beth Morton, Clerk/Administrator, Township of Perry

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

**Lot 15, RCP 314; Lot 16, RCP 314, S/T
PE2371; Part of Lot 14, Concession 10,
Township of Perry, designated as Parts 1
to 5, Plan 42R-9503, except Part 10, Plan
42R-14678 and Part 5, Plan 42R-14678,
S/T LT16970; Township of Perry**

Located at 2048 Emsdale Road



Lands to be rezoned from the Light Industrial (M1) Zone to the Light Industrial – Exception One (M1-1) 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 located in Lot 15, RCP 314; Lot 16, RCP 314, S/T PE2371; Part of Lot 14, Concession 10, Township of Perry, designated as Parts 1 to 5, Plan 42R-9503, except Part 10, Plan 42R-14678 and Part 5, Plan 42R-14678, S/T LT16970; 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. **That** Schedule 'A', to Zoning By-law No. 2014-21, as amended, is further amended by zoning lands located in Lot 15, RCP 314; Lot 16, RCP 314, S/T PE2371; Part of Lot 14, Concession 10, Township of Perry, designated as Parts 1 to 5, Plan 42R-9503, except Part 10, Plan 42R-14678 and Part 5, Plan 42R-14678, S/T LT16970; Township of Perry from the Light Industrial (M1) Zone to the Light Industrial – Exception One (M1-1) 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 6.1:

Light Industrial (M1) Exception Number	Permitted/Prohibited Uses	Zone Regulations
M1-1	<p>The following uses shall also be permitted:</p> <ul style="list-style-type: none">• Cartage or Transport Depot;• Contractor’s Yard;• Farm Produce Retail Outlet;• Fitness Centre;• Garden Centre;• Light Equipment Sales and Rental Establishment;• Motor Vehicle Service Station;• Motor Vehicle Body Shop;• Motor Vehicle Repair Garage;• Outside Storage;• Portable Processing Plant;• Restaurant, Drive-In;• Restaurant, Take-Out;• Retail Store;• Truck Transport Terminal;• Workshop <p>In all other respects the provisions of this By-law shall apply.</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 ____ day of _____, 2025.

Norm Hofstetter, *Mayor*

Beth Morton, *Clerk/Administrator*

SCHEDULE 'A-1'

2048 Emsdale Road

Lot 15, RCP 314; Lot 16, RCP 314, S/T PE2371; Part of Lot 14, Concession 10, Township of Perry, designated as Parts 1 to 5, Plan 42R-9503, except Part 10, Plan 42R-14678 and Part 5, Plan 42R-14678, S/T LT16970; Township of Perry



Lands to be rezoned from the Light Industrial (M1) Zone to the Light Industrial – Exception One (M1-1) Zone

This is Schedule 'A-1' to Zoning By-law 2014-21
Passed this ____ day of _____, 2025

Mayor

Clerk-Administrator