



Township of Perry

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

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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 37 & 43 Wildwood Lane, legally described as Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985) (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 Fifty (SR-50) Zone. As part of the development process, the applicant has consolidated the lands and is proposing to demolish the two existing dwellings on the subject lands to facilitate the construction of a new 315.78 m² dwelling with septic system, and a 102.19 m² detached garage. 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-50	<p>Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a dwelling, septic system and garage.</p> <p>Notwithstanding Section 3.2.2 to the contrary, a garage may be located closer to the front lot line than the principal building on the lot.</p> <p>In all other respects the provisions of this By-law shall apply.</p>	<p>Minimum front yard shall be 20 metres</p> <p>Maximum lot coverage within 60 metres of the shoreline shall be 10.32%</p>

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=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, 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

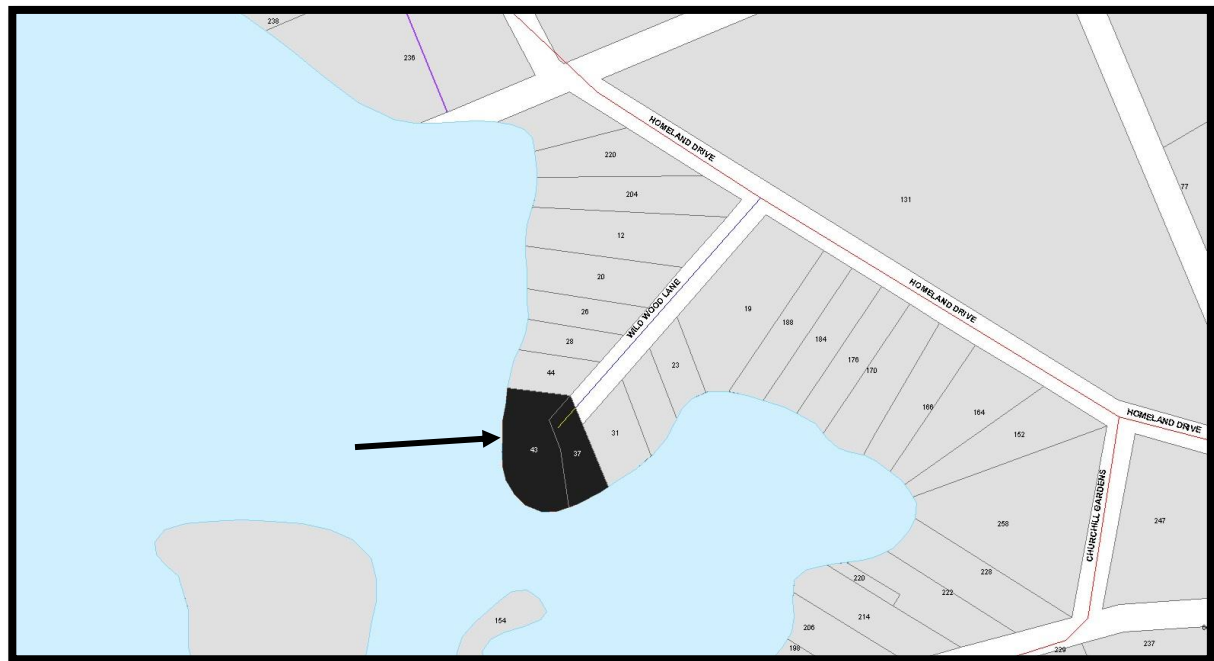
A key map showing the land to which the proposed Zoning By-law Amendment applies is provided on this Notice.

Mailing Date of this Notice: July 30, 2025
Beth Morton, Clerk/Administrator, Township of Perry

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

37 and 43 Wildwood Lane

Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985)



Key Map

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 Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985)

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:

- That** Schedule 'A', to Zoning By-law No. 2014-21, as amended, is further amended by zoning lands located in Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985) from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty (SR-50) Zone in accordance with Schedule 'A-1' attached hereto and by this reference forming part of this By-law.
- 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-50	<p>Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a dwelling and garage.</p> <p>Notwithstanding Section 3.2.2 to the contrary, a garage may be located closer to the front lot line than the principal building on the lot.</p> <p>In all other respects the provisions of this By-law shall apply.</p>	<p>Minimum front yard shall be 20 metres</p> <p>Maximum lot coverage within 60 metres of the shoreline shall be 10.32%</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.

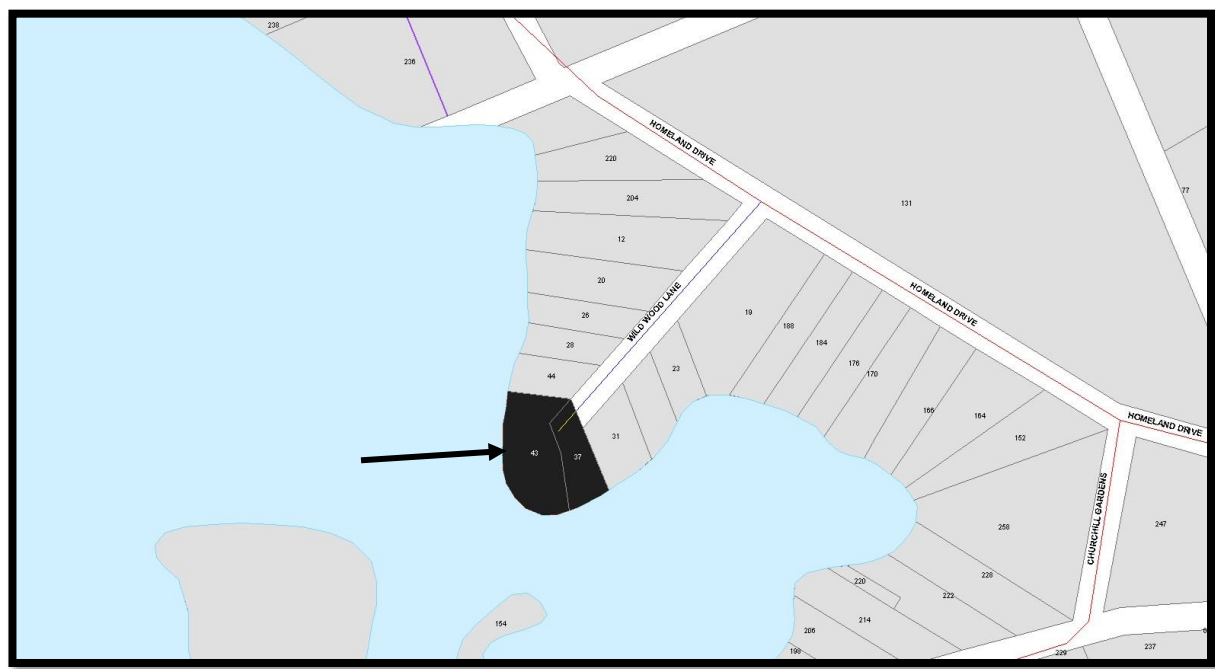
Norm Hofstetter, *Mayor*

Beth Morton, *Clerk/Administrator*

SCHEDULE 'A-1'

37 and 43 Wildwood Lane

Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985)



Lands to be rezoned from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty (SR-50) Zone

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

Mayor Clerk-Administrator