



Notice of Decision of By-law No. 2025-48

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. 2025-21 on the 20th day of August, 2025 to amend Zoning By-law No. 2014-21 for 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

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 **September 10, 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. If the e-file portal is down, you can submit your appeal to 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 21th day of August, 2025.

A handwritten signature in blue ink, appearing to read 'Bmorton', is positioned above a horizontal line.

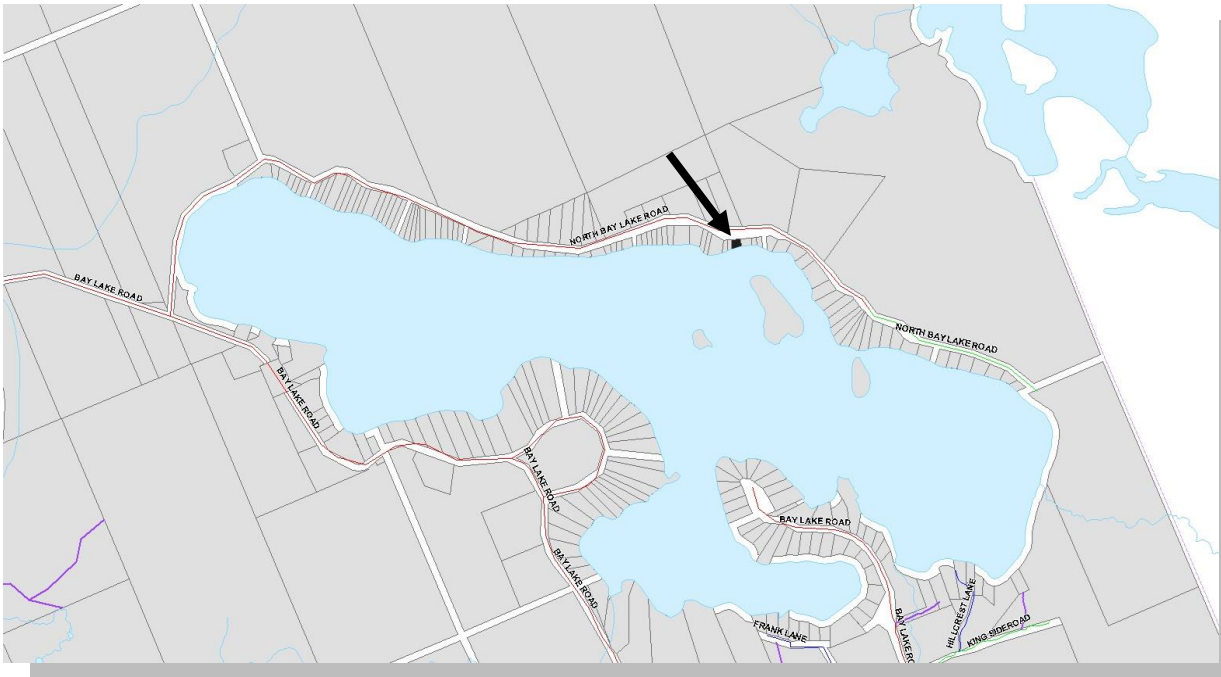
Beth Morton, Clerk-Administrator

Zoning By-law No. 2025-48
Purpose and Effect

The subject lands legally described as Lots 25 and 26, Plan M-59, Township of Perry. 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

**Lots 25 and 26, Plan M-59, in the 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