



Notice of Passing of By-law No. 2025-72

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. 2025-72 on the 19th day of November, 2025 to amend Zoning By-law No. 2014-21 for a portion of the lands located on Fish Lake Road, legally described as Lot 5, Plan 42M670, in the Township of Perry from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty-One (SR-51) Zone within the Zoning By-law to allow for a reduced minimum required front yard of 15.2 metres to allow for a 9.7 m² bunkie with attached deck and one driveway to be located within the vegetative buffer; and to allow for a 9.7 m² bunkie with attached deck and two shipping containers to be located on the lot prior to the construction of the principal building. 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-51	Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a 9.7 m² bunkie with attached deck and one driveway. Notwithstanding Section 3.2.1 to the contrary, a 9.7 m² bunkie with deck and two shipping containers may be located on the lot prior to the construction of the principal building.	Minimum required front yard shall be 15.2 metres for a 9.7 m ² bunkie with attached deck.

In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

And Take Notice that an appeal to the Ontario Land Tribunal (OLT) in respect of all or part of this Zoning By-law Amendment may be made by a specified person or public body by filing a notice of appeal with the Clerk-Administrator via the Ontario Land Tribunal e-file service no later than 4:30 pm on **December 15, 2025**.

APPEAL TO THE OLT: If you wish to appeal the decision of Council to the OLT, an appeal may be made by a specified person or public body by filing the notice of appeal with the Clerk-Administrator either via the Ontario Land Tribunal e-file service (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.

A Notice of Appeal must set out the reasons for the appeal and must be accompanied by the appeal fee of \$1,100 which 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 via email to beth.morton@townshipofperry.ca.

The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day.

NOTE:

- i) Only the Minister, applicant, registered owner of any land to which the by-law would apply, specified person as defined under the Planning Act, and a public body may appeal the by-law to the Ontario Land Tribunal.***
- ii) No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person or public body made oral submissions at a public meeting or written submissions to the council, or in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.***

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 25th day of November, 2025.



Beth Morton, Clerk-Administrator

Zoning By-law No. 2025-72

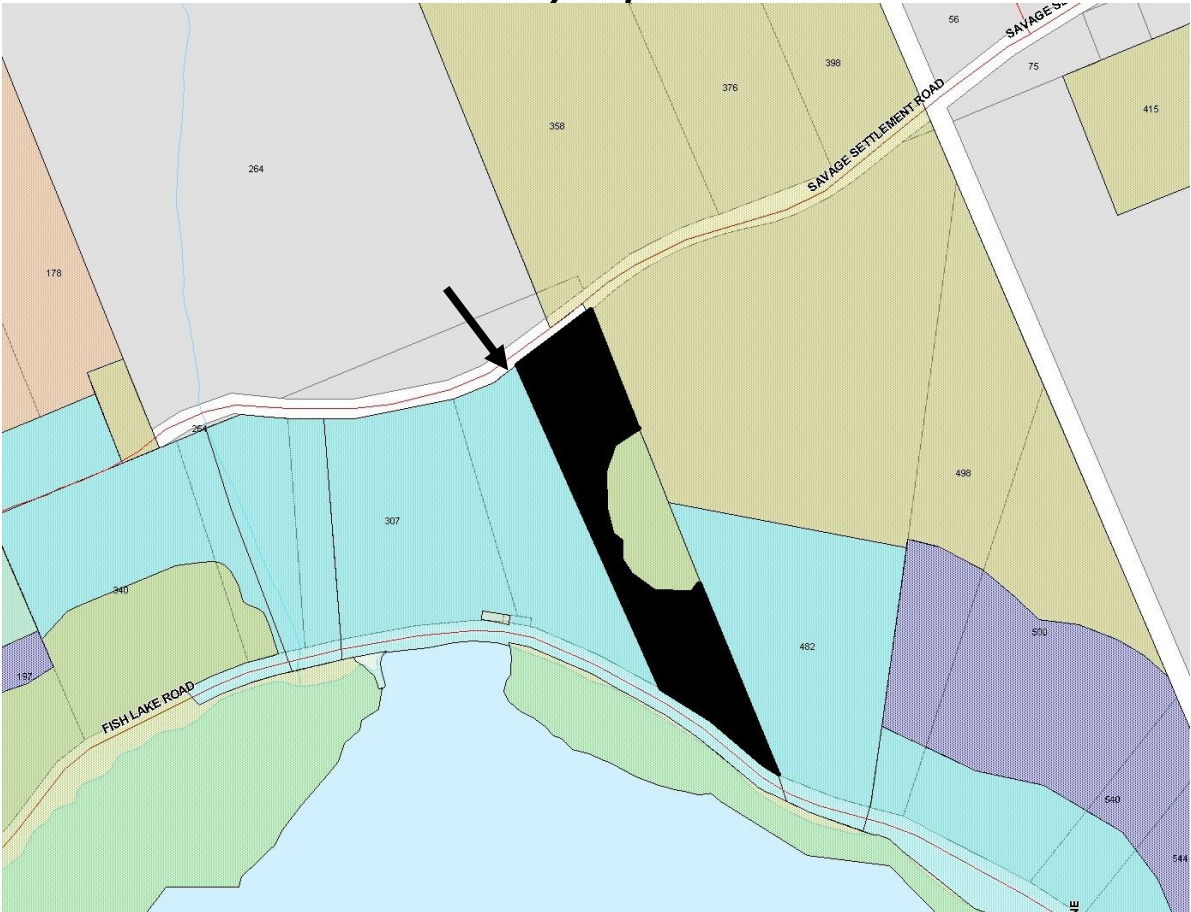
Purpose and Effect

The subject lands are legally described as Lot 5, Plan 42M670, in the Township of Perry. The purpose of proposed By-law is to rezone a portion of the lands from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty-One (SR-51) Zone within the Zoning By-law to allow for a reduced minimum required front yard of 15.2 metres to allow for a 9.7 m² bunkie with attached deck and one driveway to be located within the vegetative buffer; and to allow for a 9.7 m² bunkie with attached deck and two shipping containers to be located on the lot prior to the construction of the principal building. Specific exceptions to be included are outlined as follows:

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-51	Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a 9.7 m ² bunkie with attached deck and one driveway. Notwithstanding Section 3.2.1 to the contrary, a 9.7 m ² bunkie with deck and two shipping containers may be located on the lot prior to the construction of the principal building.	Minimum required front yard shall be 15.2 metres for a 9.7 m ² bunkie with attached deck.

Lot 5, Plan 42M670, in the Township of Perry
located on Fish Lake Road

Key Map



Subject lands to be rezoned from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty-One (SR-51) Zone