



Township of Perry

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NOTICE OF COMPLETE APPLICATION AND 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 12 Emsdale Lake Road and 271 Kearney Road being legally described as Part of Lot 33 and Part of Lot 34, Concession 8, in the Township of Perry, designated as Parts 1, 2, and 3 on Plan 42R-22881 (see Key Map). The purpose of the proposed By-law is to rezone a portion of the lands shown as Part 1 on Plan 42R-22881 from the Rural (RU) Zone to the Rural Residential Zone; lands shown as Part 2 on Plan 42R-22881 from the Rural (RU) Zone to the Rural Residential – Exception Fourteen (RR-14) Zone to allow for a storage garage to be located on the lands prior to the principal building; and lands shown as Part 3 on Plan 42R-22881 from the Rural (RU) Zone to the Rural Residential – Exception Fifteen (RR-15) Zone to allow for a reduced minimum required front yard of 11 metres for a garage. The rezoning is a condition of Consent Applications No. B-029/25, B-030/25, and B-031/25 filed with the Southeast Parry Sound District Planning Board. In creating the lots, Part 2 has an existing 37.2 m² storage garage and Part 3 has an existing 98.8 m² dwelling and an existing 194.7 m² garage with an 11 metre front yard. This application will bring all proposed newly created lots into compliance with Zoning By-law 2014-21. The specific exceptions within the proposed By-law to be included are outlined as follows:

Rural Residential (RR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RR-14	Notwithstanding Section 3.2.1 to the contrary, one 37.2 square metre accessory storage garage may be placed on the lot prior to the principal building. In all other respects the provisions of this By-law shall apply.	
RR-15		Minimum required front yard shall be 11 metres for a garage.

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, January 21, 2026
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

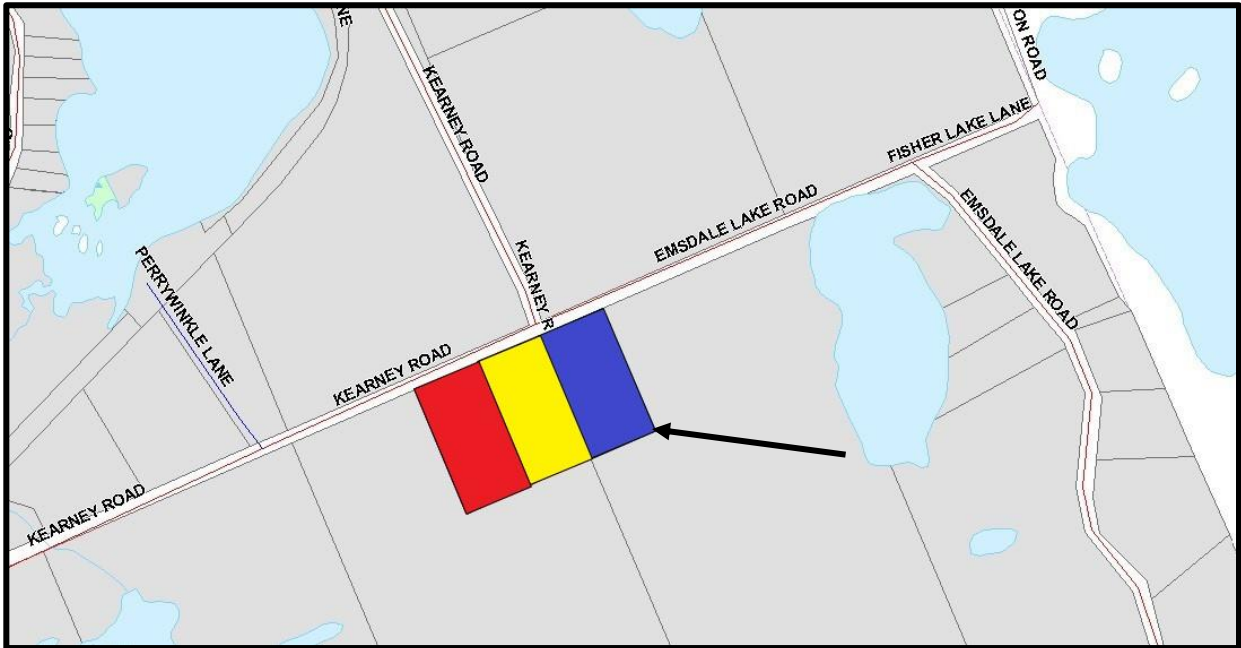
Passcode: 044953

Zoom Meeting Link:

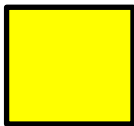
<https://us06web.zoom.us/j/84203646523?pwd=MHhiVTJtU3Z4WXVMVGtxSHN6dHQyUT09>

**Part of Lot 33 and Part of Lot 34, Concession 8, in the Township of Perry
Located at 12 Emsdale Lake Road and 271 Kearney Road**

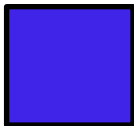
Key Map



Lands to be rezoned from the Rural (RU) Zone
to the Rural Residential (RR) Zone



Lands to be rezoned from the Rural (RU) Zone
to the Rural Residential - Exception Fourteen (RR-14) Zone



Lands to be rezoned from the Rural (RU) Zone
to the Rural Residential - Exception Fifteen (RR-15)

THE CORPORATION OF THE TOWNSHIP OF PERRY
BY-LAW NO. 2026-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 Part of Lot 33 and Part of Lot 34, Concession 8, in the Township of Perry, designated as Parts 1, 2, and 3 on Plan 42R-22881

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 the lands located within Part of Lot 33 and Part of Lot 34, Concession 8, in the Township of Perry, designated as Parts 1, 2, and 3 on Plan 42R-22881 from the Rural (RU) Zone to the Rural Residential Zone, the Rural Residential - Exception Fourteen (RR-14) Zone, and the Rural Residential - Exception Fifteen (RR-15) 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 4.7:

Rural Residential (RR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RR-14	Notwithstanding Section 3.2.1 to the contrary, one 37.2 square metre accessory storage garage may be placed on the lot prior to the principal building. In all other respects the provisions of this By-law shall apply	
RR-15		Minimum required front yard shall be 11 metres for a garage;

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 _____, 2026.

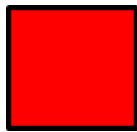
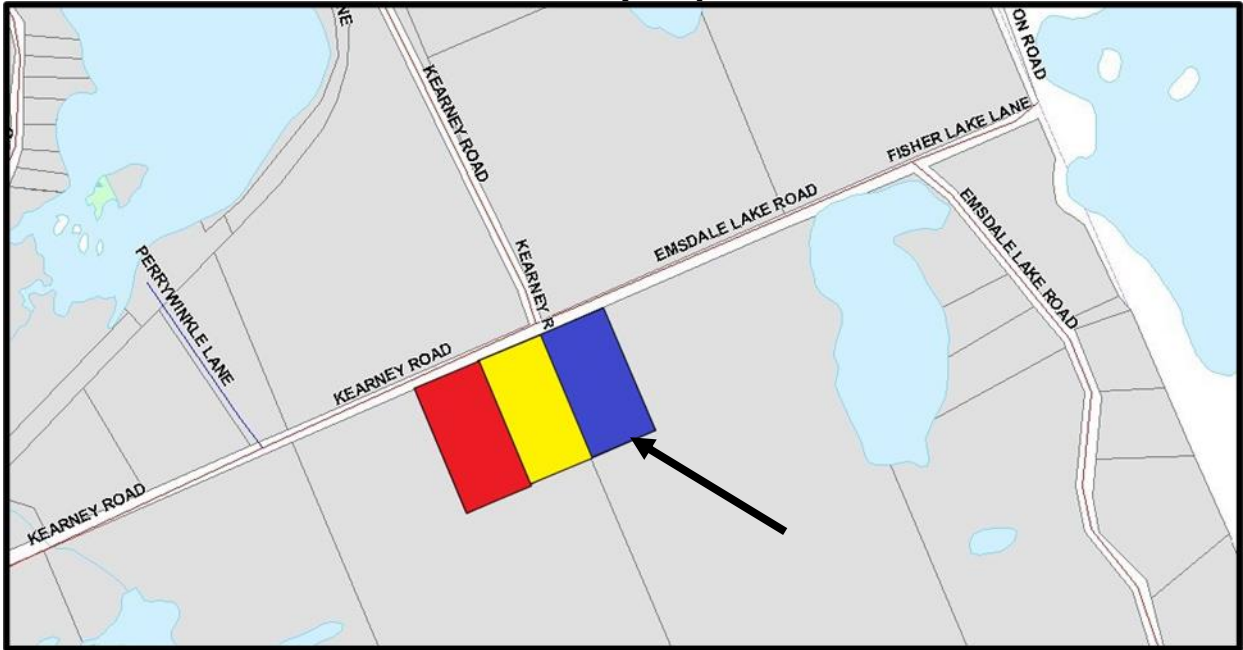
Norm Hofstetter, *Mayor*

Beth Morton, *Clerk-Administrator*

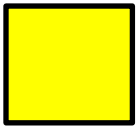
SCHEDULE "A-1"
BY-LAW NO. 2026-XX

**Part of Lot 33 and Part of Lot 34, Concession 8, in the Township of Perry,
designated as Parts 1, 2, and 3 on Plan 42R-22881**

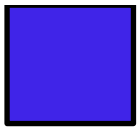
Key Map



Lands to be rezoned from the Rural (RU) Zone to the Rural Residential (RR) Zone



Lands to be rezoned from the Rural (RU) Zone to the Rural Residential - Exception Fourteen (RR-14) Zone



Lands to be rezoned from the Rural (RU) Zone to the Rural Residential - Exception Fifteen (RR-15)

This is Schedule A-1 to Zoning By-law 2014-21
Passed this ___ day of _____, 2026.

Mayor

Clerk