



Township of Perry

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

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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 27 Moss Lane being legally described as Part of Lot 30, Plan 167, in the 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 Fifty-Two (SR-52) Zone to allow for a reduced minimum required front yard of 12.8 metres for a dwelling and a reduced minimum required front yard of 9.75 metres for an attached deck to be located within the vegetative buffer; and to allow an increase to the maximum area for decks and docks within 30 metres of the shoreline from 60 square metres to 81.77 square metres. The proposed dwelling will be 124.12 square metres and have 50.56 square metres of attached deck. The existing 62.5 square metre dwelling located on the subject lands will be demolished and replaced with the proposed dwelling. The 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-52	<p>Notwithstanding Section 3.2.5(vi) to the contrary, the maximum area of a dock and decks within 30 metres of the shoreline shall be 81.77 square metres.</p> <p>Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a new principle dwelling with an attached deck.</p> <p>In all other respects the provisions of this By-law shall apply.</p>	<p>Minimum required front yard shall be 12.8 metres for the dwelling;</p> <p>Minimum required front yard shall be 9.75 metres for a deck.</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, 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>

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 SPECIFIED 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 specified person or public body is not entitled to appeal the decision of the Corporation of the Township of Perry to the Ontario Land Tribunal (OLT).

IF A SPECIFIED 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 specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified 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.

ANY PERSONAL INFORMATION collected in response to this planning notice will be used to assist Staff and Council to process this application and will be made public.

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

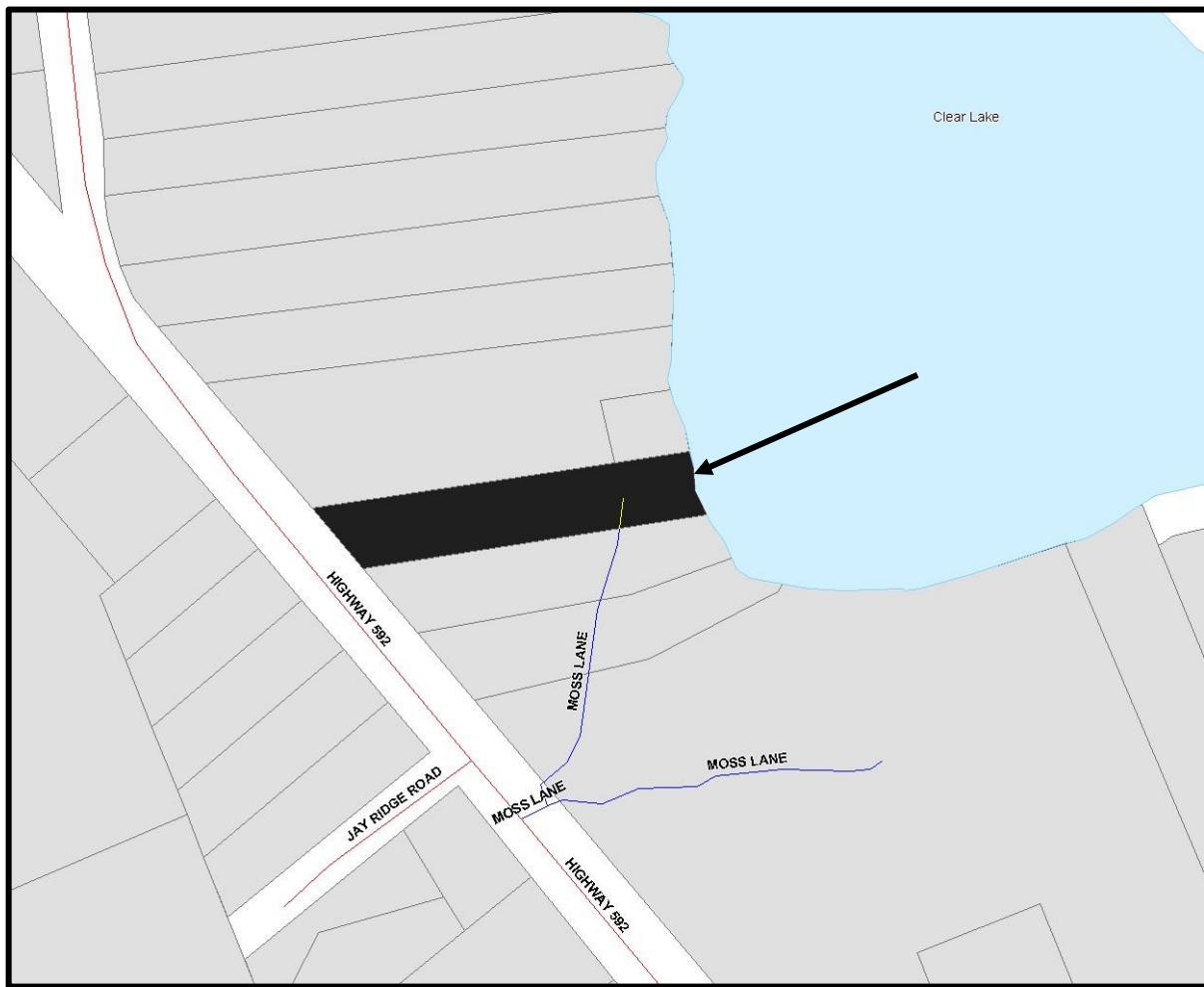
A key map showing the land to which the proposed Zoning By-law Amendment applies is provided on this Notice.

Mailing Date of this Notice: December 5, 2025
Beth Morton, Clerk/Administrator, Township of Perry

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

**Part of Lot 30, Plan 167
27 Moss Lane, in the Township of Perry**

Key Map



**Lands to be rezoned from the Shoreline Residential (SR) Zone
to the Shoreline Residential – Exception Fifty-Two (SR-52)
Zone**