



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 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 on Fern Glen Road being legally described as Part of Lot 5, Concession 8, in the Township of Perry, designated as Part 1 on Plan 42R-15044 (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Rural Residential (RR) Zone to the Rural Residential – Exception Seventeen (RR-17) Zone to allow for a proposed garage with an additional residential unit to be located on the lot prior to the construction of the principle dwelling, to allow an increase in the maximum area of the proposed additional residential unit from 75 square metres to 111.5 square metres, and to allow an increase in the maximum height of the proposed additional residential unit from 6.5 metres to 8.3 metres. 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-17	Notwithstanding Section 3.2.1 to the contrary, a garage with an additional residential unit may be located on the lot prior to the construction of the principal building; Notwithstanding Section 3.2.15(i) to the contrary, the maximum area of an additional residential unit shall be 111.5 square metres; and Notwithstanding Section 3.2.15(vi) to the contrary, the maximum height of an additional residential unit within or attached to an accessory structure shall be 8.3 metres.	

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, February 18, 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

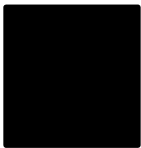
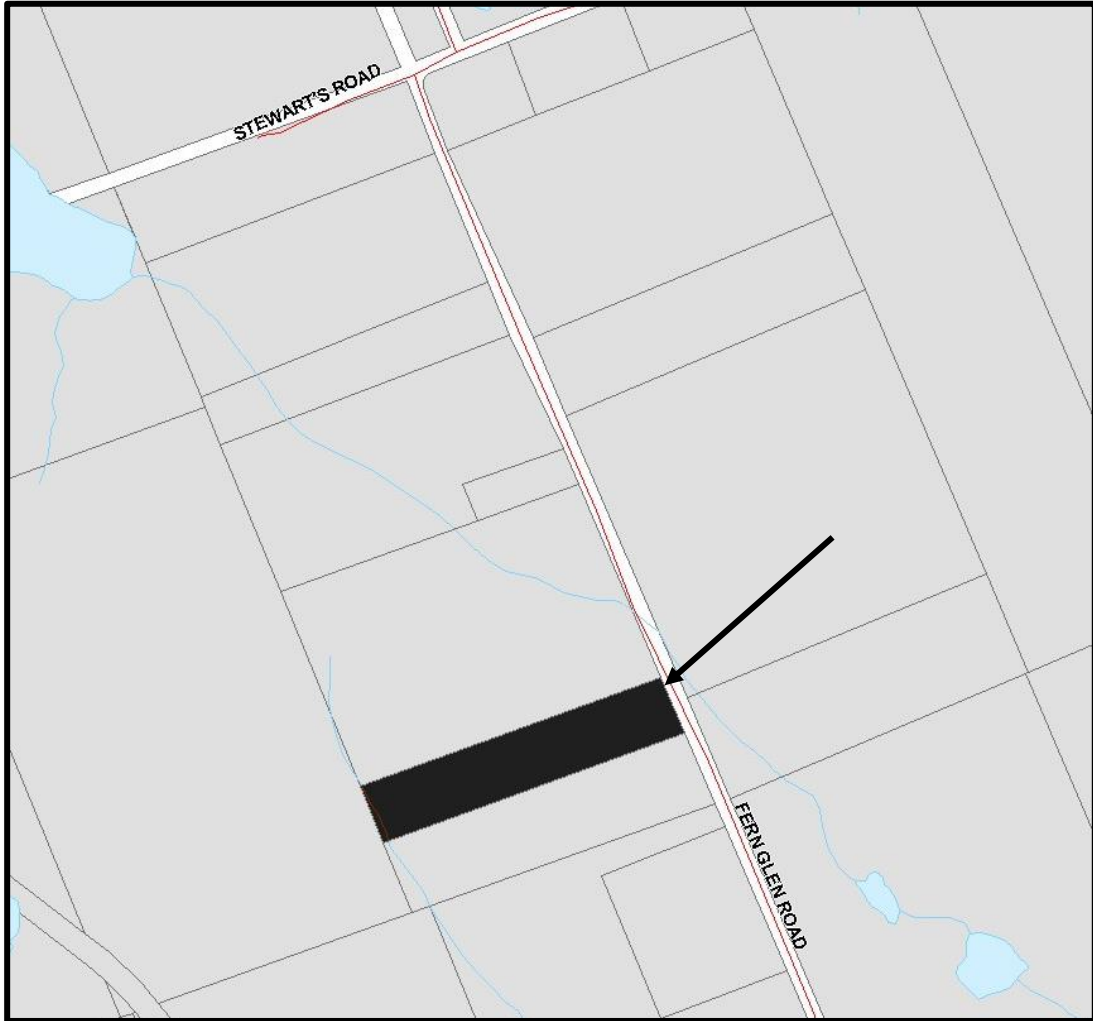
A key map showing the land to which the proposed Zoning By-law Amendment applies is provided on this Notice.

Mailing Date of this Notice: January 21, 2026
Beth Morton, Clerk/Administrator, Township of Perry

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

**Part of Lot 5, Concession 8, in the Township of Perry
Designated as Part 1 on Plan 42R-15044
Located on Fern Glen Road**

Key Map



**Lands rezoned from the Rural Residential (RR)
Zone to the Rural Residential - Exception
Seventeen (RR-17) Zone**

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 5, Concession 8, in the Township of Perry, designated as Part 1 on Plan 42R-15044

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 5, Concession 8, in the Township of Perry, designated as Part 1 on Plan 42R-15044 from the Rural Residential (RR) Zone to the Rural Residential – Exception Seventeen (RR-17) 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 4.6:

Rural Residential (RR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RR-17	Notwithstanding Section 3.2.1 to the contrary, a garage with an additional residential unit may be located on the lot prior to the construction of the principal building; Notwithstanding Section 3.2.15(i) to the contrary, the maximum area of an additional residential unit shall be 111.5 square metres; and Notwithstanding Section 3.2.15(vi) to the contrary, the maximum height of an additional residential unit within or attached to an accessory structure shall be 8.3 metres.	

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.

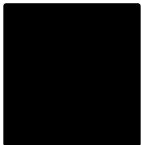
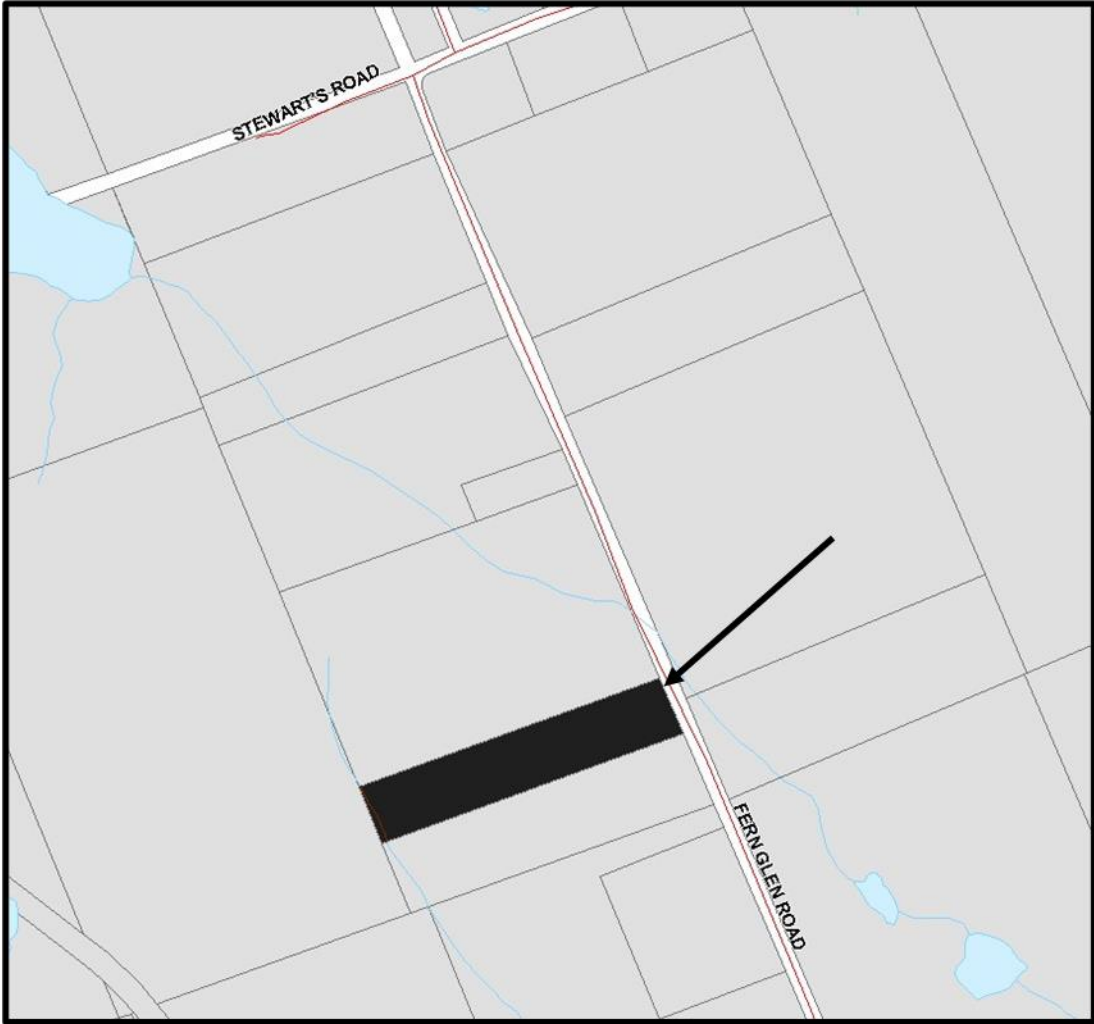
Norm Hofstetter, *Mayor*

Beth Morton, *Clerk-Administrator*

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

**Part of Lot 5, Concession 8, in the Township of Perry
Designated as Part 1 on Plan 42R-15044**

Key Map



**Lands rezoned from the Rural Residential (RR)
Zone to the Rural Residential - Exception
Seventeen (RR-17) Zone**

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

Mayor

Clerk