



Notice of Passing of By-law No. 2026-12

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. 2026-12 on the 4th day of February, 2026 to amend Zoning By-law No. 2014-21 for a portion of the lands located at 12 Emsdale Lake Road and 271 Kearney Road, 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. 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. 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.

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 **February 25, 2026**.

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 5th day of February, 2026.



Beth Morton, Clerk-Administrator

Zoning By-law No. 2026-12
Purpose and Effect

The subject lands are 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. The purpose of 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. Specific exceptions to be included are outlined as follows:

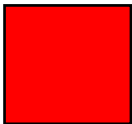
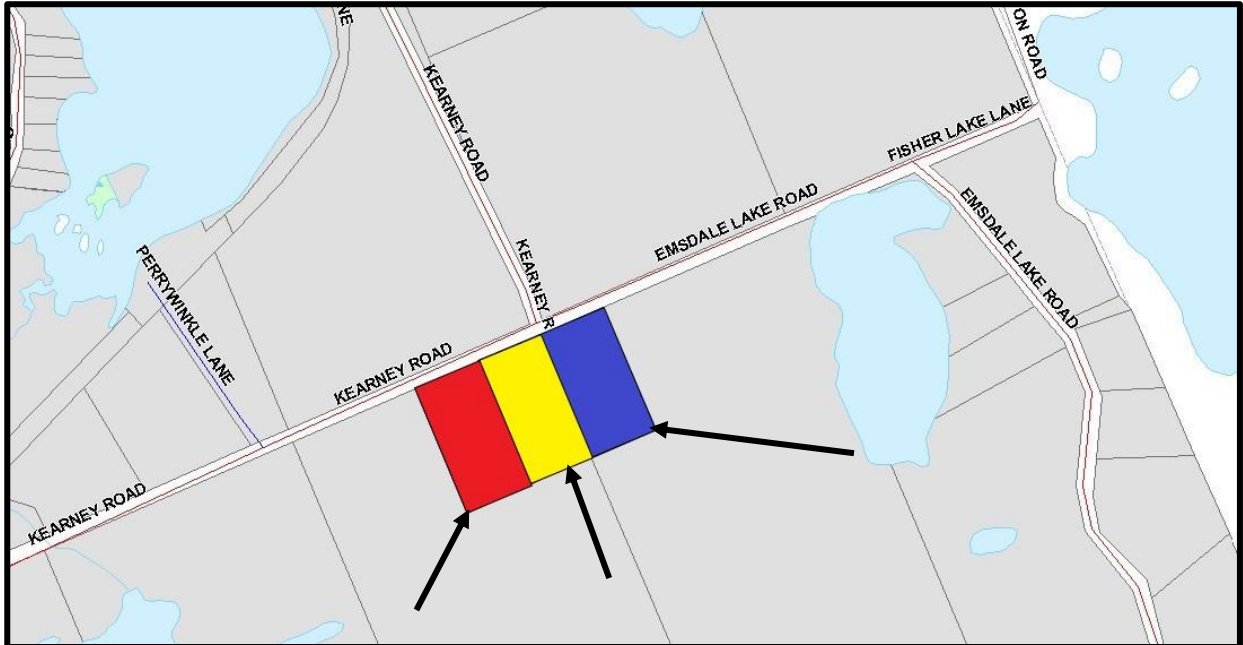
Rural Residential (RR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RR-14	<p>Notwithstanding Section 3.2.1 to the contrary, one 37.2 square metre accessory storage garage may be placed on the lot prior to the principal building.</p> <p>In all other respects the provisions of this By-law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

Zoning By-law No. 2026-12
Purpose and Effect

**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)