



Notice of Passing of By-law No. 2026-13

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. 2026-13 on the 4th day of February, 2026 to amend Zoning By-law No. 2014-21 for lands located at 27 Moss Lane, legally described as Part of Lot 30, Plan 167, in the Township of Perry from the from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty-Two (SR-52) Zone within the Zoning By-law 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. 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.

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

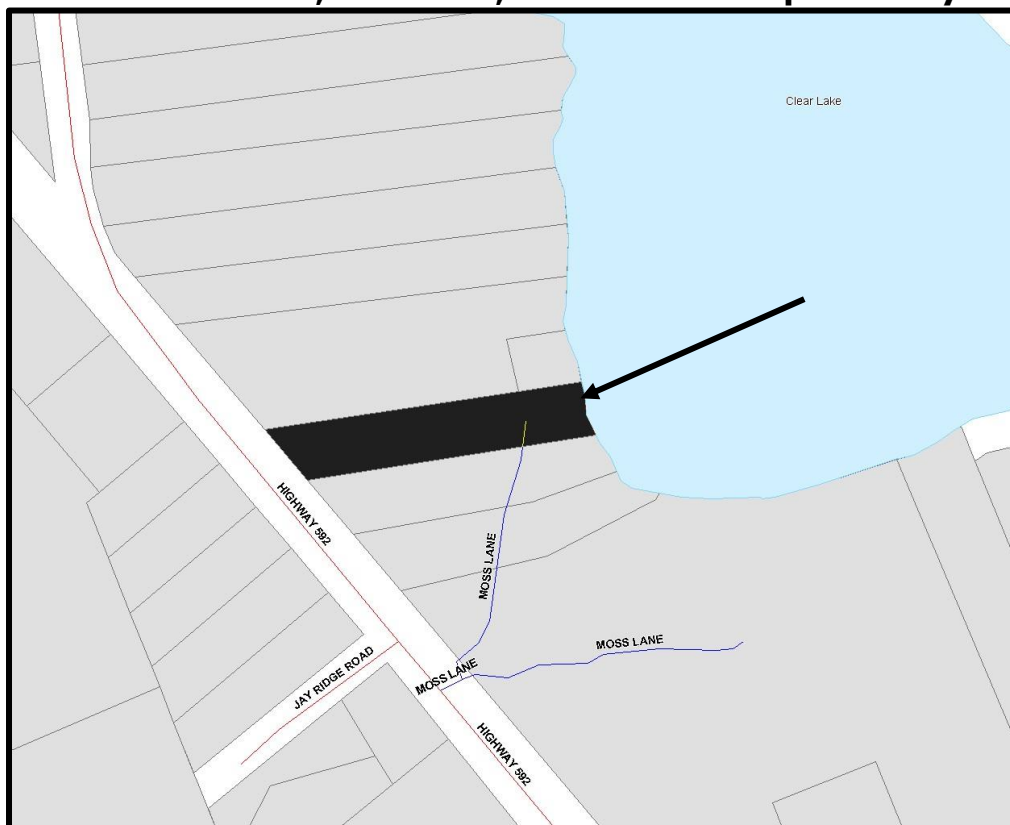
Zoning By-law No. 2026-13
Purpose and Effect

The subject lands are legally described as Part of Lot 30, Plan 167, in the Township of Perry. The purpose of proposed By-law is to rezone the subject lands from the Shoreline Residential (SR) Zone to the Shoreline Residential – Exception Fifty-Two (SR-52) Zone within the Zoning By-law 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. Specific exceptions 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.

Part of Lot 30, Plan 167, in the Township of Perry



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