



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

REVISED

REVISED: A Notice of Complete Application dated May 12, 2026, contained an incorrect time for the Public Meeting. The correct time is contained in this notice.

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 37 Wildwood Lane being legally described as Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985) (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Shoreline Residential – Exception Fifty (SR-50) Zone to the Shoreline Residential – Exception Fifty-Three (SR-53) Zone to allow an increase in the maximum height of an accessory building from 6.5 metres to 7.7 metres for a proposed 120.3 square metre detached garage; to allow an increase in the maximum width of all shoreline structures from 8.0 metres to 17.8 metres; to allow an increase in the maximum area of docks and decks located within 30 metres of the shoreline from 60 square metres to 104.35 square metres; to allow a proposed 23.2 square metre patio, a proposed 81 square metre patio, a proposed 63.82 square metre patio, and a proposed 1.2 metre wide pathway from the dwelling to the proposed detached garage to be located within the vegetative buffer; and to allow an increase in the total lot coverage within 60 metres of the shoreline from 10.32% to 11.34%. 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-53	Notwithstanding Section 3.2.3 (4) to the contrary, the maximum height of an accessory building in a Residential Zone shall not exceed 7.7 metres; Notwithstanding Section 3.2.5 (v) to the contrary, the maximum width of all shoreline structures, including docks, decks and boathouses shall be 17.8 metres; Notwithstanding Section 3.2.5(vi) to the contrary, the maximum area of docks and decks within 30 metres of the shoreline shall be 104.35 square metres; and Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a 23.2 square metre patio, a 81 square metre patio, a 63.82 square metres patio, and a 1.2 metre wide pathway from the dwelling to the detached garage.	Maximum lot coverage within 60 metres of the shoreline shall be 11.34%.

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, June 3, 2026
Time: During the Regular Meeting of Council at 6:00 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.

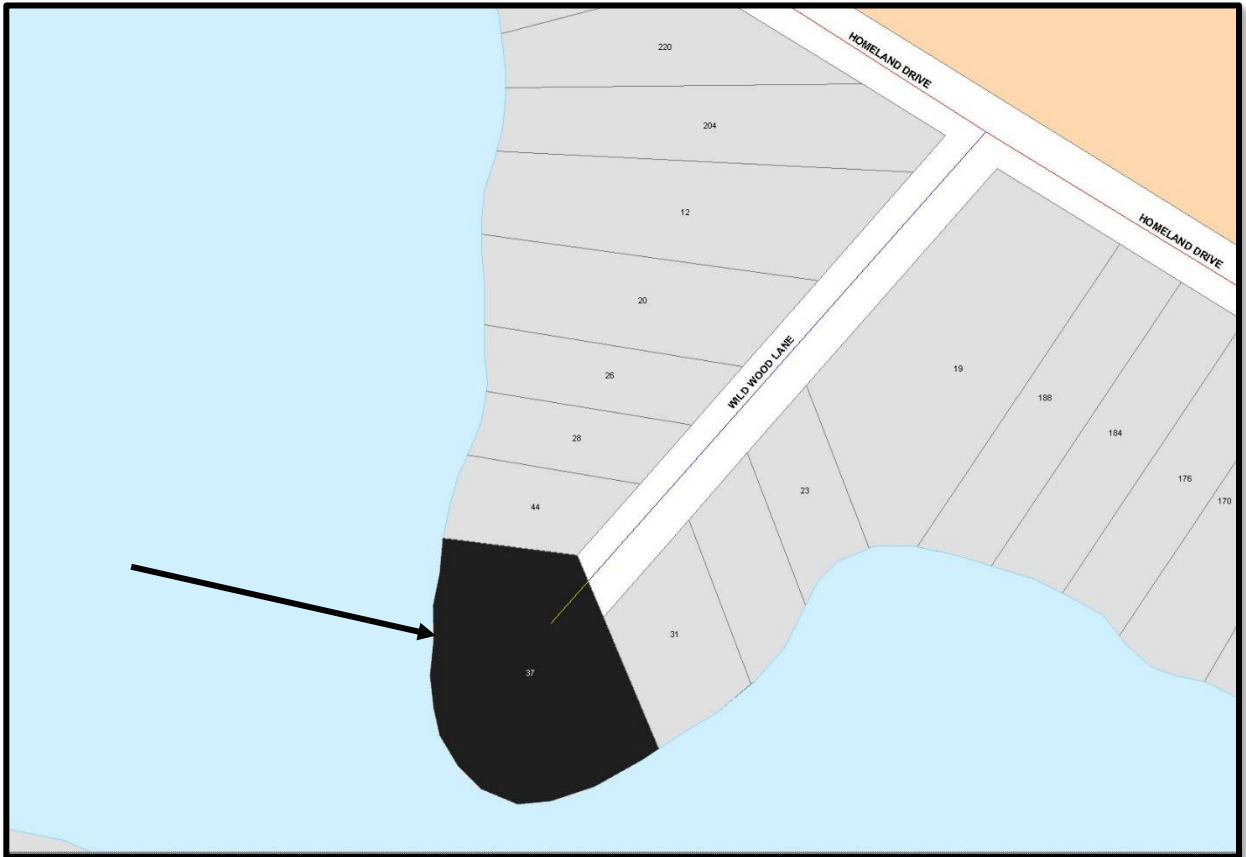
Mailing Date of this Notice: May 21, 2026
Beth Morton, Clerk/Administrator, Township of Perry

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

37 Wildwood Lane

**Part of Lot 24, Concession 6, Township of Perry and Part of the Original
Shore Road Allowance lying in front of Lot 24, Concession 6, Township of
Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985)**

Key Map



**Lands rezoned from the Shoreline Residential –
Exception Fifty (SR-50) Zone to the Shoreline
Residential – Exception Fifty-Three (SR-53) 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 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985)

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. 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 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985) from the Shoreline Residential – Exception Fifty (SR-50) Zone to the Shoreline Residential – Exception Fifty-Three (SR-53) 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 4.4:

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-53	Notwithstanding Section 3.2.3 (4) to the contrary, the maximum height of an accessory building in a Residential Zone shall not exceed 7.7 metres; Notwithstanding Section 3.2.5 (v) to the contrary, the maximum width of all shoreline structures, including docks, decks and boathouses shall be 17.8 metres; Notwithstanding Section 3.2.5(vi) to the contrary, the maximum area of docks and decks within 30 metres of the shoreline shall be 104.35 square metres; and Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a 23.2 square metre patio, a 81 square metre patio, a 63.82 square metres patio, and a 1.2 metre wide pathway from the dwelling to the detached garage.	Maximum lot coverage within 60 metres of the shoreline shall be 11.34%.

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.

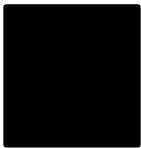
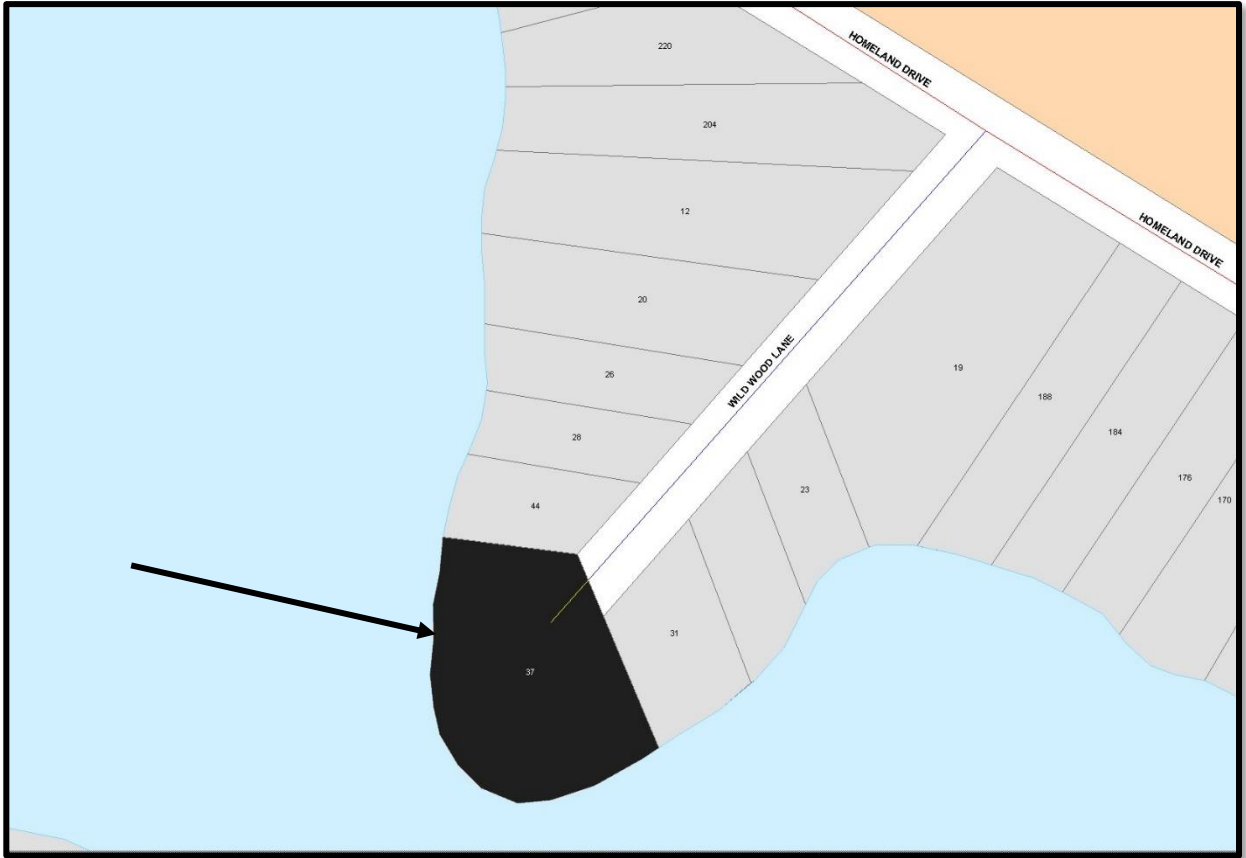
Norm Hofstetter, *Mayor*

Beth Morton, *Clerk-Administrator*

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

Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985)

Key Map



Lands rezoned from the Shoreline Residential – Exception Fifty (SR-50) Zone to the Shoreline Residential – Exception Fifty-Three (SR-53) Zone

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

Mayor

Clerk