



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

Revised for Clarification Purposes

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 Savage Settlement Road being legally described as Part of Lot 31, Concession 3, in the Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone a portion of the lands from the Rural (RU) Zone and Rural Residential (RR) Zone to the Rural Residential – Exception Eighteen (RR-18) Zone to allow for a maximum of two (2) Additional Residential Units to be permitted, with one being permitted within the principal dwelling, and one additional residential unit being permitted either within the principal dwelling or accessory structure, and to recognize the existing well located within the front yard of proposed Lot 2; and a portion of the lands from the Rural (RU) Zone and Rural Residential (RR) Zone to the Environmental Protection (EP) Zone to incorporate the environmental protection areas identified within the Scoped Environmental Impact Study prepared by FRICORP Ecological Services. The application is a condition of Plan of Subdivision S-01/25 filed with the Southeast Parry Sound District Planning Board. 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-18	Notwithstanding the provisions of Section 3.2.15 to the contrary, one Additional Residential Unit is permitted within the principal dwelling; and one Additional Residential Unit is permitted within either the principal dwelling or within a permitted accessory structure, with a maximum total of two Additional Residential Units permitted on the lot. In all other respects the provisions of this By-law shall apply.	The minimum required front yard shall be 7 metres for a well within proposed Lot 2.

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, May 20, 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

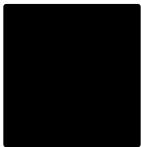
A key map showing the land to which the proposed Zoning By-law Amendment applies is provided on this Notice.

Mailing Date of this Notice: April 29, 2026
Beth Morton, Clerk/Administrator, Township of Perry

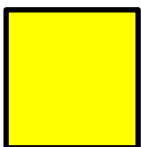
**MAPPING FOR LANDS SUBJECT TO APPLICATION
FOR ZONING BY-LAW AMENDMENT**

**Part of Lot 31, Concession 3, in the Township of Perry
Located on Savage Settlement Road**

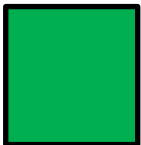
Key Map



Lands rezoned from the Rural (RU) Zone to the Rural Residential – Exception Eighteen (RR-18) Zone



Lands rezoned from the Rural Residential (RR) Zone to the Rural Residential – Exception Eighteen (RR-18) Zone



Lands zoned from the Rural (RU) Zone and the Rural Residential (RR) Zone to the Environmental Protection (EP) Zone



Indicates existing well located on the subject lands (within proposed Lot 2)

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 31, Concession 3, in the Township of Perry

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 a portion of the lands located within Part of Lot 31, Concession 3, in the Township of Perry, from the Rural (RU) Zone and Rural Residential (RR) Zone to the Rural Residential – Exception Eighteen (RR-18) Zone and from the Rural (RU) Zone and Rural Residential (RR) Zone to the Environmental Protection (EP) 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 4.7:

Rural Residential (RR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RR-18	Notwithstanding the provisions of Section 3.2.15 to the contrary, one Additional Residential Unit is permitted within the principal dwelling; and one Additional Residential Unit is permitted within either the principal dwelling or within a permitted accessory structure, with a maximum total of two Additional Residential Units permitted on the lot. In all other respects the provisions of this By-law shall apply.	The minimum required front yard shall be 7 metres for a well within proposed Lot 2.

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

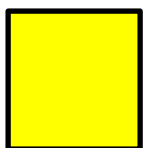
SCHEDULE "A-1"
BY-LAW NO. 2026-XX

Part of Lot 31, Concession 3, in the Township of Perry

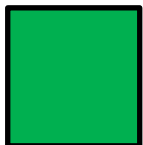
Key Map



Lands rezoned from the Rural (RU) Zone to the Rural Residential – Exception Eighteen (RR-18) Zone



Lands rezoned from the Rural Residential (RR) Zone to the Rural Residential – Exception Eighteen (RR-18) Zone



Lands zoned from the Rural (RU) Zone and the Rural Residential (RR) Zone to the Environmental Protection (EP) Zone



Indicates existing well located on the subject lands (within proposed Lot 2)

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

Mayor

Clerk