



Township of Perry

1695 Emsdale, Road, PO Box 70, Emsdale, ON P0A 1J0

PHONE: (705)636-5941

FAX: (705)636-5759

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 at 1365 Bay Lake Road being legally described as Lot 16 on Plan M-287, in the Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 33, Concession 4, Township of Perry, designated as Part 1, Plan 42R-22981 (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Shoreline Residential (SR) Zone – Exception Thirty-Four (SR-34) Zone to the Shoreline Residential – Exception Fifty-Five (SR-55) Zone to allow for the construction of an attached deck consisting of a 44 square metre framed deck and a 9 square metre Muskoka room within the vegetative buffer; to allow for a reduced minimum required front yard of 18.68 metres for the proposed attached deck; to allow for a reduced minimum required interior side yard of 0.78 metres for the proposed attached deck; to allow an increase in the maximum area of a dock and decks located within 30 metres of the shoreline from 60 square metres to 106.5 square metres; and to allow an increase in the total lot coverage within 60 metres of the shoreline from 10% to 19%. The purpose of the proposed By-law is also to allow an increase in the maximum lot coverage of all accessory structures from 5% to 5.4%; to allow an increase in the maximum length of a dock from 10 metres to 12.5 metres; and to allow an increase in the maximum width of all shoreline structures from 5.9 metres (25% of the shoreline frontage) to 6.1 metres to bring the subject lands into compliance with Zoning By-law 2014-21. 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-55	Notwithstanding Section 3.2.3 to the contrary, the maximum overall accessory lot coverage shall be 5.4%; Notwithstanding Section 3.2.5(iv) to the contrary, the maximum length of a dock shall be 12.5 metres; Notwithstanding Section 3.2.5(v) to the contrary, the maximum width of all shoreline structures, including docks, decks and boathouses shall be 6.1 metres; Notwithstanding Section 3.2.5(vi) to the contrary, the maximum area of a dock and decks within 30m of the shoreline shall be 106.5 square metres; and Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a 53 square metre attached deck.	Minimum required front yard shall be 18.68 metres for an attached deck; Minimum required interior side yard shall be 0.78 metres for an attached deck; and Maximum lot coverage within 60 metres of the shoreline shall be 19%.

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, August 19, 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=MHhiVTJlTU3Z4WXVMVGtxSHN6dHQyUT09>

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.

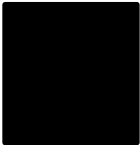
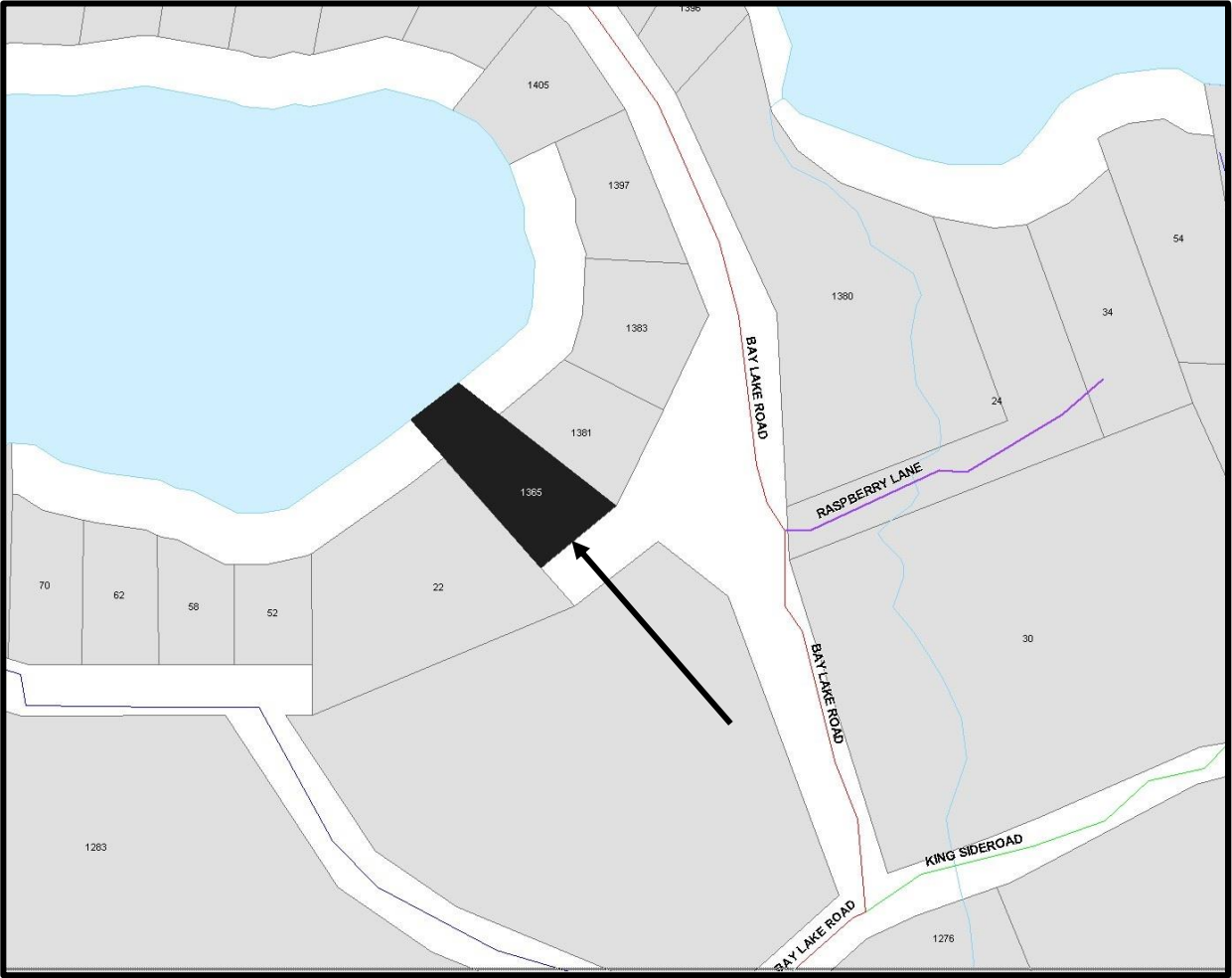
Mailing Date of this Notice: July 16, 2026
Beth Morton, Clerk/Administrator, Township of Perry

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

1365 Bay Lake Road

**Lot 16 on Plan M-287, in the Township of Perry and Part of the Original
Shore Road Allowance lying in front of Lot 33, Concession 4, Township of
Perry, designated as Part 1, Plan 42R-22981**

Key Map



**Lands rezoned from the Shoreline Residential (SR)
Zone to the Shoreline Residential – Exception
Fifty-Five (SR-55) 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 Lot 16 on Plan M-287, in the Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 33, Concession 4, Township of Perry, designated as Part 1, Plan 42R-22981

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 Lot 16 on Plan M-287, in the Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 33, Concession 4, Township of Perry, designated as Part 1, Plan 42R-22981 from the Shoreline Residential (SR) Zone – Exception Thirty-Four (SR-34) Zone to the Shoreline Residential – Exception Fifty-Five (SR-55) 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-55	Notwithstanding Section 3.2.3 to the contrary, the maximum overall accessory lot coverage shall be 5.4%; Notwithstanding Section 3.2.5(iv)to the contrary, the maximum length of a dock shall be 12.5 metres; Notwithstanding Section 3.2.5(v) to the contrary, the maximum width of all shoreline structures, including docks, decks and boathouses shall be 6.1 metres; Notwithstanding Section 3.2.5(vi) to the contrary, the maximum area of a dock and decks within 30m of the shoreline shall be 106.5 square metres; and Notwithstanding Section 3.29 to the contrary, the vegetative buffer may be interrupted to allow for the development of a 53 square metre attached deck.	Minimum required front yard shall be 18.68 metres for an attached deck; Minimum required interior side yard shall be 0.78 metres for an attached deck; and Maximum lot coverage within 60 metres of the shoreline shall be 19%.

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.

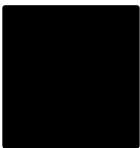
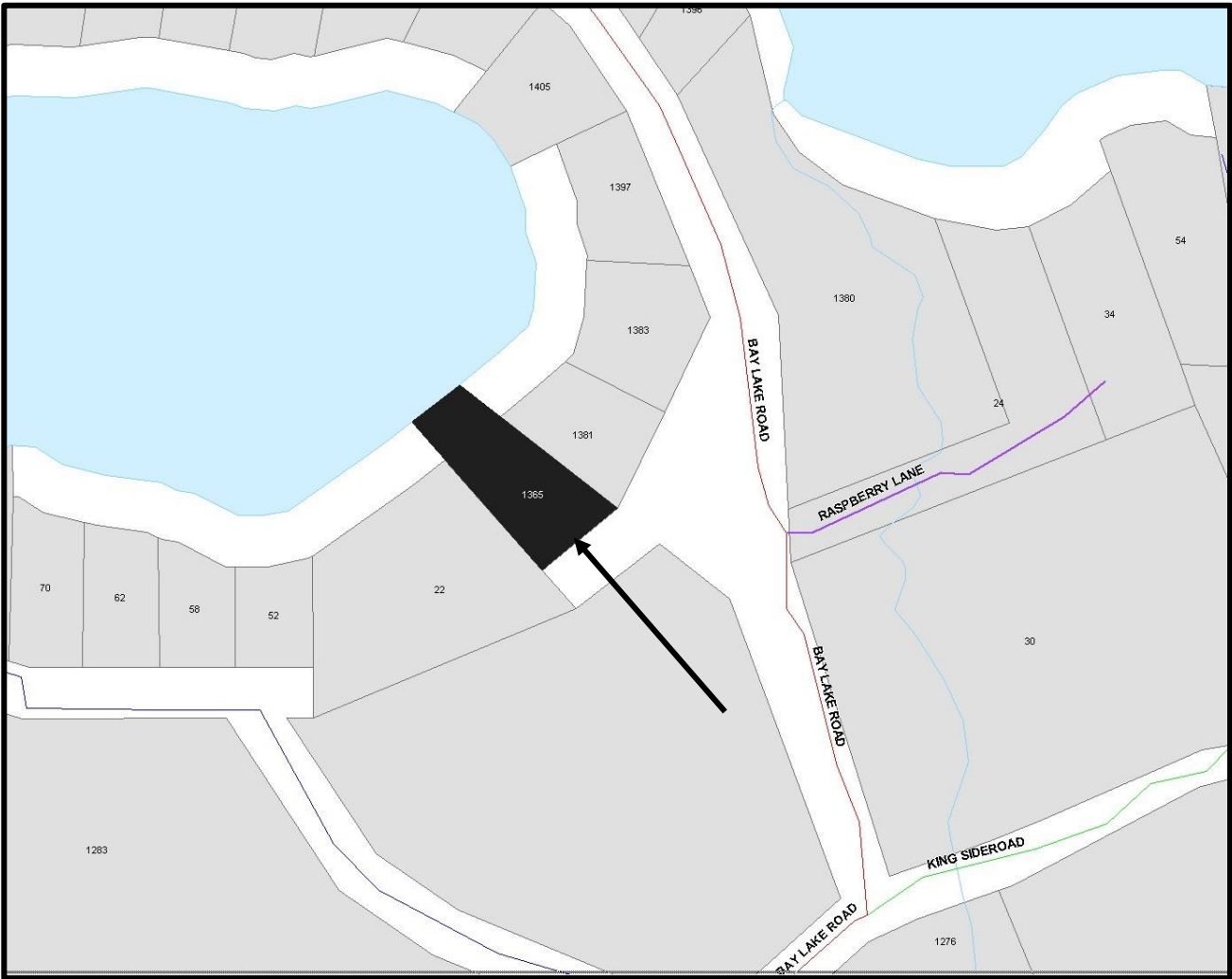
Joe Lumley, *Acting Mayor*

Beth Morton, *Clerk-Administrator*

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

**Lot 16 on Plan M-287, in the Township of Perry
and Part of the Original Shore Road Allowance
lying in front of Lot 33, Concession 4, Township of Perry,
designated as Part 1, Plan 42R-22981**

Key Map



**Lands rezoned from the Shoreline Residential (SR) Zone
– Exception Thirty-Four (SR-34) Zone to the Shoreline
Residential – Exception Fifty-Five (SR-55) Zone**

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

Acting Mayor

Clerk-Administrator