



Notice of Decision of By-law No. 2025-54

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. 2025-54 on the 3rd day of September, 2025 to amend Zoning By-law No. 2014-21 for lands located at 2048 Emsdale Road, being approximately 4.90 hectares in size and legally described as Lot 15, RCP 314; Lot 16, RCP 314, S/T PE2371; Part of Lot 14, Concession 10, Township of Perry, designated as Parts 1 to 5, Plan 42R-9503, except Part 10, Plan 42R-14678 and Part 5, Plan 42R-14678, S/T LT16970; Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Light Industrial (M1) Zone to the Light Industrial – Exception One (M1-1) Zone within the Zoning By-law to allow for the following uses to be permitted on the subject lands within the Industrial Park:

- Cartage or Transport Depot;
- Contractor's Yard;
- Farm Produce Retail Outlet;
- Fitness Centre;
- Garden Centre;
- Light Equipment Sales and Rental Establishment;
- Motor Vehicle Service Station;
- Motor Vehicle Body Shop;
- Motor Vehicle Repair Garage;
- Outside Storage;
- Portable Processing Plant;
- Restaurant, Drive-In;
- Restaurant, Take-Out;
- Retail Store;
- Truck Transport Terminal;
- Workshop

In all other respects, the provisions of Zoning By-law 2014-21 shall apply.

And Take Notice that only individuals, corporations or public bodies may appeal a decision of the municipality to the Ontario Land Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

And Take Notice that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submission at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal there are reasonable grounds to add the person or public body as a party.

And Take Notice that an appeal to the Ontario Land Tribunal in respect of all or part of this Zoning By-law Amendment may be made by filing with the Clerk-Administrator either via the Ontario Land Tribunal e-file (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 no later than 4:30 pm on **September 24, 2025**. The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 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 to beth.morton@townshipofperry.ca.

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 4th day of September, 2025.

A handwritten signature in blue ink, appearing to read 'Bm', is positioned above a horizontal line.

Beth Morton, Clerk-Administrator

Zoning By-law No. 2025-54 Purpose and Effect

Lands rezoned from the Light Industrial (M1) Zone to the Light Industrial – Exception One (M1-1) Zone