



Notice of Decision of By-law No. 2025-57

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. 2025-57 on the 17th day of September, 2025 to amend Zoning By-law No. 2014-21 for lands located at 26 Centurion Crescent, being approximately 0.68 hectares in size and legally described as Lot 1, Plan 42M607, Township of Perry (see Key Map). The purpose of the proposed By-law is to rezone the lands from the Residential One (R1) Zone to the Residential One – Exception Three (R1-3) Zone. The purpose of the proposed application is to allow for the development of a garage to be located within the front of the lot, in front of the single-family dwelling. Specific exceptions within the proposed By-law to be included are outlined as follows:

Residential One (R1-3) Exception Number	Permitted/Prohibited Uses	Zone Regulations
R1-3	Notwithstanding Section 3.2.2 to the contrary, a garage may be located closer to the front lot line than the principal building on the lot. In all other respects the provisions of this By-law 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 **October 8, 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 18th day of September, 2025.

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

Beth Morton, Clerk-Administrator

Zoning By-law No. 2025-57
Purpose and Effect

The subject lands legally described as Lot 1, Plan 42M607, Township of Perry. The purpose of the proposed By-law is to rezone the lands from the Residential One (R1) Zone to the Residential One – Exception Three (R1-3) Zone. The purpose of the proposed application is to allow for the development of a garage to be located within the front of the lot, in front of the single-family dwelling. Specific exceptions within the proposed By-law to be included are outlined as follows:

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Lot 1, Plan 42M607, Township of Perry,
located at 26 Centurion Crescent



Lands rezoned from the Residential One (R1) Zone to the Residential One – Exception Three (R1-3) Zone