



Notice of Passing of By-law No. 2026-47

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. 2026-47 on the 17th day of June, 2026 to amend Zoning By-law No. 2014-21 for lands located at 37 Wildwood Lane, 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) from the Shoreline Residential – Exception Fifty (SR-50) Zone to the Shoreline Residential – Exception Fifty-Three (SR-53) Zone within the Zoning By-law 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 3.2.9 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 metre 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.

And Take Notice that an appeal to the Ontario Land Tribunal (OLT) in respect of all or part of this Zoning By-law Amendment may be made by a specified person or public body by filing a notice of appeal with the Clerk-Administrator via the Ontario Land Tribunal e-file service no later than 4:30 pm on **July 8, 2026**.

APPEAL TO THE OLT: If you wish to appeal the decision of Council to the OLT, an appeal may be made by a specified person or public body by filing the notice of appeal with the Clerk-Administrator either via the Ontario Land Tribunal e-file service (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.

A Notice of Appeal must set out the reasons for the appeal and must be accompanied by the appeal fee of \$1,100 which 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 via email to beth.morton@townshipofperry.ca.

The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day.

NOTE:

- i) Only the Minister, applicant, registered owner of any land to which the by-law would apply, specified person as defined under the Planning Act, and a public body may appeal the by-law to the Ontario Land Tribunal.***
- ii) No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person or public body made oral submissions at a public meeting or written submissions to the council, or in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.***

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 June, 2026.



Beth Morton, Clerk-Administrator

Zoning By-law No. 2026-47
Purpose and Effect

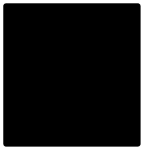
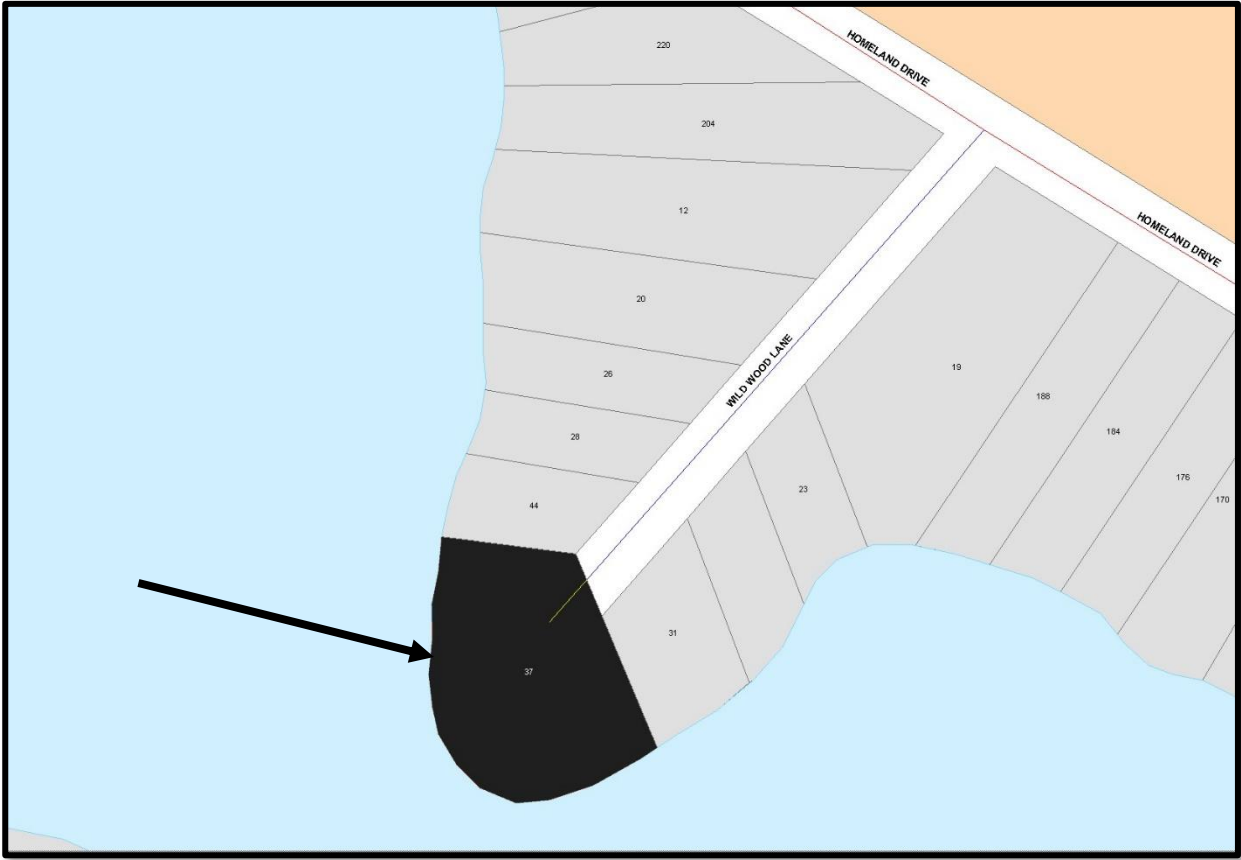
The subject lands are legally described as Part of Lot 24, Concession 6, Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 24, Concession 6, Township of Perry (Closed by PE3209, Inst. GB51019; and PE3269, Inst. GB15985). The purpose of proposed By-law is to rezone the lands from the Shoreline Residential – Exception Fifty (SR-50) Zone to the Shoreline Residential – Exception Fifty-Three (SR-53) Zone within the Zoning By-law 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:

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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 metre 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.

**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)
located at 37 Wildwood Lane**

Key Map



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