



Notice of Passing of By-law No. 2026-61

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. 2026-61 on the 2nd day of September, 2026 to amend Zoning By-law No. 2014-21 for lands located at 1365 Bay Lake Road, 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 from the Shoreline Residential (SR) Zone – Exception Thirty-Four (SR-34) Zone to the Shoreline Residential – Exception Fifty-Five (SR-55) Zone within the Zoning By-law 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 17.16 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. 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 17.16 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.

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 **September 23, 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 3rd day of September, 2026.



Beth Morton, Clerk-Administrator

Zoning By-law No. 2026-61
Purpose and Effect

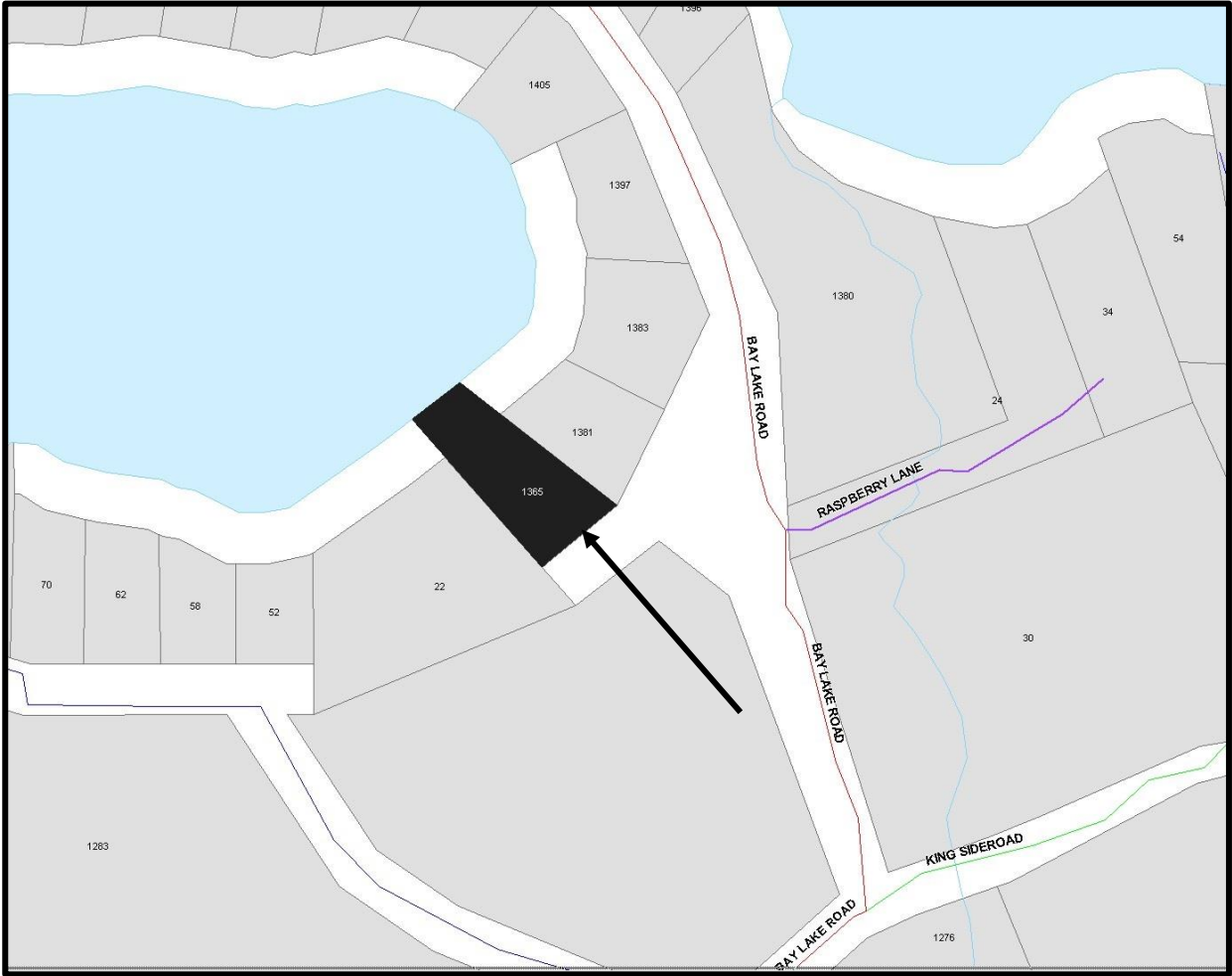
The subject lands are legally described as Lot 16 on Plan M-287, in the Township of Perry and Part of the Original Shore Road Allowance lying in front of Lot 33, Concession 4, Township of Perry, designated as Part 1, Plan 42R-22981. The purpose of proposed By-law is to rezone the lands from the Shoreline Residential (SR) Zone – Exception Thirty-Four (SR-34) Zone to the Shoreline Residential – Exception Fifty-Five (SR-55) Zone within the Zoning By-law 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 17.16 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. Specific exceptions to be included are outlined as follows:

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

**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
Located at 1365 Bay Lake Road**

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**