



## **NOTICE OF PUBLIC MEETING**

### **Proposed Amendments to the East Ferris Official Plan**

**TAKE NOTICE** that the Municipality of East Ferris will hold the statutory public meeting on Wednesday **February 25<sup>th</sup>, 2026 at 5:30pm** by the **Planning Advisory Committee** for the purpose of receiving public comment and reviewing the proposed amendments and making a recommendation to Council. The Planning Advisory Committee will be considering an amendment to the East Ferris Official Plan under Section 17 of the Planning Act, R.S.O. 1990, as amended. The public meeting will be held in Council Chambers at the East Ferris Municipal Office – 25 Taillefer Road, Corbeil, ON. P0H 1K0.

#### **EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT**

The purpose and effect of the proposed amendment to the East Ferris Official Plan is to amend section 5.5.6 of the East Ferris Official Plan.

The intent of the proposed policy amendment is to make changes to the subdivision phasing policies that apply to certain residential development projects in the Municipality. The changes would provide greater flexibility for multiple residential development projects to proceed simultaneously.

A key map has not been provided as this policy amendment is not site specific and affects the entirety of East Ferris.

**Any Person** may attend the Public Meeting and/or make written or oral representation either in support of or in opposition to the proposed amendments.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at the Public Meeting or make a written submission to the Municipality of East Ferris Planning Advisory Committee or Council in respect to the proposed policy amendments before the approval authority gives or refuses to give approval to the Official Plan Amendment, the person or public body may not be entitled to appeal the decision of the Municipality of East Ferris to the Ontario Land Tribunal.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at the Public Meeting or make a written submission to the Municipality of East Ferris Planning Advisory Committee or Council in respect to the proposed policy amendments before the approval authority gives or refuses to give approval to the Official Plan Amendment, the 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 do so.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Council of the Municipality of East Ferris in respect to the proposed Official Plan Amendment, you must make a written request to the Clerk of the Municipality or the Director of Community Services of the Municipality.

**ADDITIONAL INFORMATION** related to the proposed Official Plan Amendment is available during regular office hours at the Municipal office.

Please contact **Greg Kirton, Director of Community Services** either by email at [greg.kirton@eastferris.ca](mailto:greg.kirton@eastferris.ca) or by telephone at 705-752-2740 (ext. 223) for further information.

Dated at the Municipality of East Ferris – February 3, 2026

**Schedule A**

**Draft Official Plan Amendment**

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS**

**DRAFT BY-LAW NO. 2026-XX**

**OFFICIAL PLAN AMENDMENT No. 2026-01**

**WHEREAS** the Municipality of East Ferris has proposed an amendment to the Official Plan of the Municipality of East Ferris;

**AND WHEREAS** the Municipality of East Ferris has ensured that adequate information has been made available to the public and has held at least one public meeting after due notice for the purpose of informing the public of this By-law;

**AND WHEREAS** it is deemed desirable to amend section 5.5.6 of the Official Plan of the Municipality of East Ferris, as outlined below, pursuant to Section 17 of the Planning Act R.S.O. 1990, as amended;

**NOW THEREFORE** the Council of the Corporation of the Municipality of East Ferris enacts as follows:

1. That the Official Plan for the Municipality of East Ferris be amended, as follows:

a. By deleting Section 5.5.6 and replacing it with the following:

“5.5.6 Estate Residential – Phasing

New applications for development projects in the Estate Residential designation will be evaluated based on the demand for the proposed type of development. Consideration will be given to multiple Estate Residential projects at one time, provided that reasonable justification is shown for their need. The form of development, lot pattern, lot sizes and geographic location will be among the factors considered when evaluating new Estate Residential projects.

The municipality may consider requiring phasing for new development projects if a need for the development is not clearly identified. Holding zones, as outlined in section 9.8 of this plan, may be utilized to manage phased developments.”

2. Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O.Reg. 543/06 as amended.

3. Where no notice of appeal is filed with the Clerk of the Municipality of East Ferris within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day after the last day for filing an appeal.

4. Where one or more notices of appeal are filed with the Clerk of the Municipality of East Ferris within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, where upon the By-law shall be deemed to have come into force on the day after the last day all appeals have been finally disposed of.

**READ A FIRST AND SECOND** time this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**READ A THIRD TIME, AND FINALLY** passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor  
Richard Champagne

\_\_\_\_\_  
Clerk  
Kim Rose