

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