

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
DRAFT BY-LAW NO. 2026-XX**

**BEING A BY-LAW TO AMEND
BY-LAW NO. 2021-60 AS AMENDED**

WHEREAS pursuant to the provisions of the Planning Act, RSO 1990, Section 34, the Council of a Municipality may enact By-laws regulating the use of lands and the erection of buildings and structures thereon;

AND WHEREAS By-law No. 2021-60 regulates the use of land and the use and erection of buildings and structures within the Municipality of East Ferris;

AND WHEREAS the Council of the Corporation of the Municipality of East Ferris deems it advisable to amend By-Law No. 2021-60, as hereinafter set forth;

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

1. That Schedule A of By-law 2021-60 is amended by changing the zoning of certain lands shown on Schedule "A" from the Rural (R) Zone to the Estate Residential Special 2026-XX (RE Sp. 2026-XX) Zone and the Estate Residential Special Holding 2026-XX (RE Sp. H 2026-XX) Zone.
2. The Estate Residential Special 2026-XX (RE Sp. 2026-XX) Zone permits all uses in the Estate Residential (RE) zone and all zoning standards in the Estate Residential (RE) zone shall apply, with the following amendments:

Special Zone Standards:

The following special zone requirements shall apply:

- Minimum lot frontage requirements (Lot 18) 27 m
- Minimum lot frontage requirements (Lot 19) 37 m
- Minimum lot frontage requirements (Lot 20) 15 m

3. All other zone standards associated with the Estate Residential (RE) zone shall apply.
4. Holding Provision

Lots 5, 6, 32 & 33 as shown on Schedule A are subject to the holding provisions.

The holding zone H, as shown on Schedule A, shall be removed from the Estate Residential Special 2026-XX (RE Sp. 2026-XX) Zone by way of further amendment to this by-law once the following conditions are satisfied:

- That the applicant provides confirmation to the satisfaction of the municipality that lots 5, 6, 32 & 33 are suitable for development. This confirmation shall be in the form of permits or appropriate clearance letters from the North Bay-Mattawa Conservation Authority and confirmation that suitable building envelopes exist to comply with East Ferris Zoning By-law 2021-60 regulations regarding the construction of a dwelling and installation of a septic system.

READ A FIRST AND SECOND time this _____ day of _____, 2026.

READ A THIRD TIME, AND FINALLY passed this _____ day of _____, 2026.

Richard Champagne
Mayor

Kari Hanselman
Clerk

