

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
BY-LAW NO. 2026-23  
BEING A BY-LAW TO AMEND ZONING BY-LAW 2021-60, AS AMENDED

**WHEREAS** pursuant to the provisions of the Planning Act, R.S.O. 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 2021-60 regulates the use of land and the use and erection of buildings and structures within the Municipality of East Ferris;

**AND WHEREAS** Section 34 (10) of the Planning Act permits a Council to amend a Zoning By-Law;

**AND WHEREAS** the Council for the Corporation of the Municipality of East Ferris deems it advisable to amend By-Law 2021-60, as hereinafter set forth;

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

1. That Section 3.2.8 of Zoning By-Law 2021-60 is hereby amended by:

a. Removing

“3.2.8

The locating of transport trailers, freight containers, or similar, as an accessory use for the storage of materials on a lot in a Residential or Rural Zone is not permitted. The accessory use of a transport trailer or freight container for storage are permitted in Commercial and Industrial Zones, however under no circumstances may freight containers be stacked one on top of the other.”

And replacing it with the following:

“The locating of transport trailers, freight containers, or similar, as an accessory use for the storage of materials on a lot in a Residential Zone is not permitted. The accessory use of a transport trailer or freight container for storage are permitted in Rural, Commercial, Industrial and Institutional Zones, however under no circumstances may freight containers be stacked one on top of the other. The

placement of transport trailers or freight containers must comply with the following criteria:

- i) Freight containers shall be permitted in the rear yard only when accessory to a residential use.
- ii) Freight containers shall be permitted in the rear yard and side yard when accessory to a non-residential use.
- iii) Freight containers, of any size, are considered an accessory structure and must adhere to the Zoning By-Law standards for accessory structures for the respective zone.
- iv) A maximum of one (1) freight container shall be permitted accessory to residential uses and a minimum lot area of 0.4ha (1.0 acre) is required.
- v) Freight containers accessory to non-residential uses shall be permitted on a sliding scale relative to lot area:
  - 0-1.0 acre: one (1) freight container
  - 1.01-2.0 acres: two (2) freight containers
  - 2.01-3.0 acres: three (3) freight containers
  - 3.01 acres or greater: four (4) freight containers (maximum)
- vi) Freight containers shall be maintained in good condition and protected against rust by applying a uniform coating of paint or other sealant, in accordance with the East Ferris Property Standards By-Law.
- vii) The location of freight containers in non-residential zones will be further dictated on a case-by-case basis through Site Plan Control.
- viii) No freight container shall be used for human habitation.

**READ A FIRST AND SECOND TIME** this 28<sup>th</sup> day of April, 2026.

**READ A THIRD TIME, AND FINALLY PASSED** this 28<sup>th</sup> day of April, 2026.

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Mayor  
Richard Champagne

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Clerk  
Kari Hanselman