



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
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municipality@eastferris.ca

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING Zoning By-law Amendment Application

Applicant:	Tulloch on behalf of Degagne Carpentry
File No.:	C-2023-04
Civic Address:	Vacant (Corner of Corbeil Road, Taillefer Road and Meadow Drive)

TAKE NOTICE that an application for a site specific Zoning By-law Amendment application has been submitted by Tulloch on behalf of Degagne Carpentry, the owners of the subject property in the Municipality of East Ferris. The Municipality has deemed the application to be complete in accordance with Section 34(10.1) and 34(10.2) of the *Planning Act*, R.S.O. 1990;

AND TAKE NOTICE that the Municipality of East Ferris Planning Advisory Committee will hold a Public Meeting on **Wednesday, September 20, 2023** at 6:30 p.m., to consider the proposed application and make a recommendation to council. Please visit our Facebook Page or YouTube Channel closer to the date for information and a link to our live stream of the meeting. If you wish to attend the meeting in person to present comments to the committee or observe, the meeting will be held in the Council Chambers at the Municipal Office at **25 Taillefer Road, Corbeil, ON**. You may also contact staff prior to the meeting to submit comments to be forwarded to the committee members. A Public Meeting is being held pursuant to Section 34(12) of the *Planning Act*. **COUNCIL** will make a decision on the application on **September 26, 2023** at 6:00 p.m. at the regular meeting of council.

THE PURPOSE of the Public Meeting is to provide information and receive public input on the Zoning By-Law amendment application.

THE FOLLOWING INFORMATION is found on this Notice for your information and review:

- An explanation of the Purpose and Effect of the Proposed By-law;
- A key map showing the location of the property affected by the proposed By-law; and
- Draft By-law

EXPLANATORY NOTE

The Municipality of East Ferris has received an application to amend the Municipality's Comprehensive Zoning By-law No. 2021-60, as amended. The proposed application is to rezone a parcel of land from the existing residential zoning to a general commercial zoning.

PURPOSE AND EFFECT

The purpose of the proposed By-law is to rezone the subject lands from the Hamlet Residential Zone (RH) to the General Commercial (C1) zone.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a Public Meeting or make written submissions to The Municipality of East Ferris Council before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of East Ferris to the Ontario Land Tribunal (OLT) unless, in the opinion of the OLT, 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 By-law, you must make a written request to the Clerk of the Municipality.

ADDITIONAL INFORMATION related to the proposed Zoning By-law Amendment is available during regular office hours at the Municipal office.



Dated at the Municipality of East Ferris
this 31st day of August 2023

Greg Kirton, RPP, MCIP
Director of Community Services
Municipality of East Ferris
25 Taillefer Road,
Tel: (705) 752-2740 Fax: (705) 752-2452

KEY MAP (not to scale)

