



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: 1000328150 Ontario Inc.
File No.: C-2023-03
Civic Address: 0 Centennial Crescent

TAKE NOTICE that an application for a site specific Zoning By-law Amendment application has been submitted by 1000328150 Ontario Inc., 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, July 19, 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 **August 8, 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

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 Rural (R) zoning to a General Commercial Special (C1 Sp.) zone. This application is being made in conjunction with a consent to sever application that would seek to create one new lot from the subject lands.

The intent of these two applications is to allow for the existing property to be severed into 2 commercial lots.

Schedule B shows the proposed lot layout. The “retained” lands do not have a current planned use. The “severed” lands are intended to be used for an animal hospital and kennel.

In order to allow for a kennel on the site, a site specific zoning by-law amendment is required with a special provision to specifically permit the use. An animal hospital is a permitted use in the base C1 zone.

PURPOSE AND EFFECT

The purpose of the proposed By-law is to rezone the subject lands from the Rural (R) to the General Commercial Special (C1 sp.) zone. The special component would add a “Kennel” as an additional permitted use. Please see Schedule C for a draft by-law.

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.



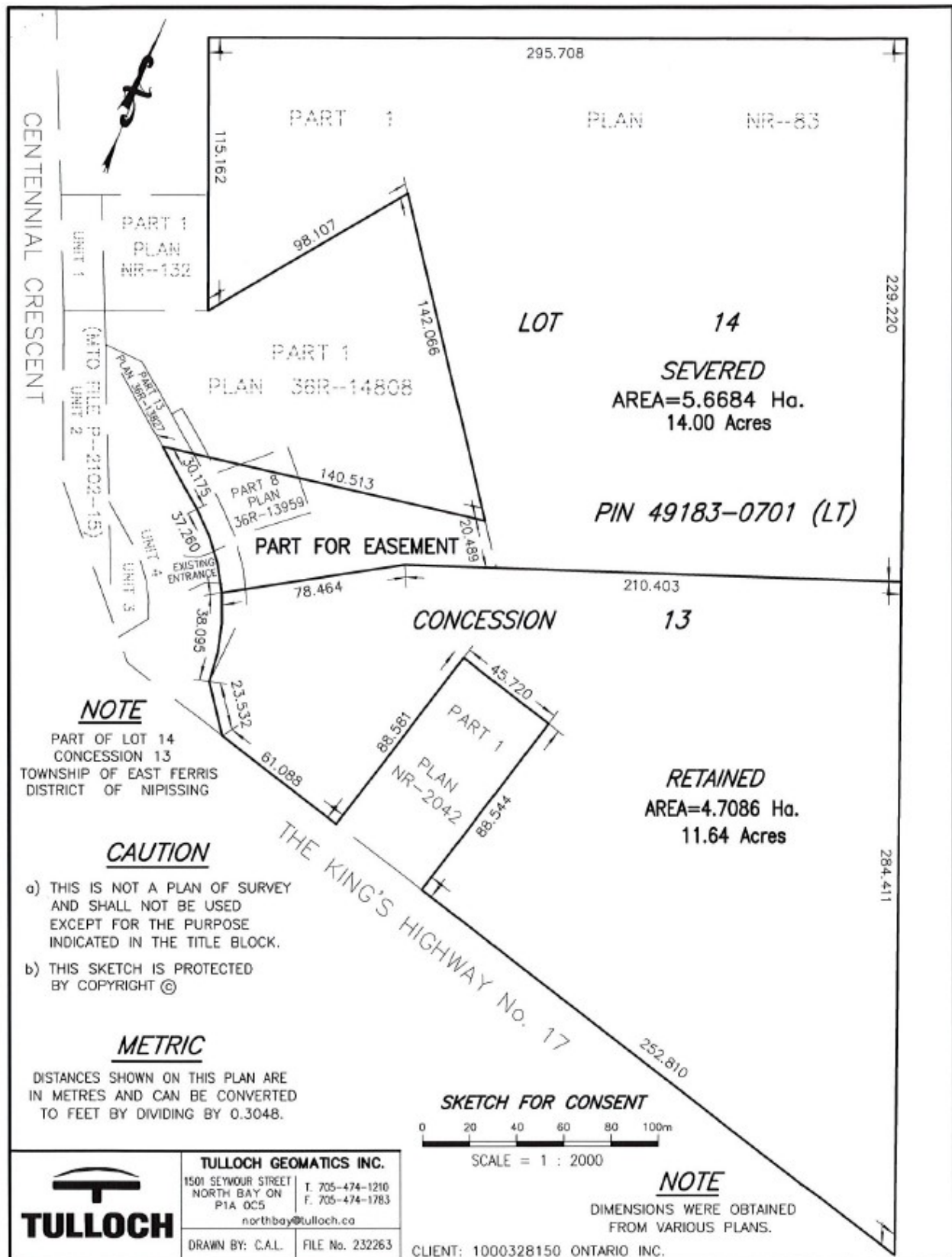
Dated at the Municipality of East Ferris
this 28th day of June 2023

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

Schedule A - Key Map



Schedule B – Severance Plan



Schedule C – Draft By-law

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS BY-LAW NO. 2023-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 General Commercial Special (C1 2023-XX) zone.
2. The General Commercial Special (C1 2023-XX) zone permits all uses in the General Commercial (C1) zone as well as the following additional uses:
 - Kennel
3. All zone other zone standards associated with General Commercial (C1) zone shall apply to the General Commercial Special (C1 2023-XX) zone.

READ A FIRST AND SECOND time this _____ day of _____, 2023.

READ A THIRD TIME, AND FINALLY passed this _____ day of _____, 2023.

Mayor

Pauline Rochefort

Clerk

Monica L. Hawkins

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

**SCHEDULE "A"
BY-LAW NO. 2023-XX**



This is Schedule "A" To By-law No. 2023-XX passed by Council on the ____ day of _____, 2023.

Mayor
Pauline Rochefort

Clerk
Monica L. Hawkins