

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
DRAFT BY-LAW NO. 2025-XX

**BEING A BY-LAW TO AUTHORIZE A TEMPORARY USE UNDER SECTION 34 AND
39 OF THE PLANNING ACT, RSO 1990**

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 pursuant to the provisions of the Planning Act, RSO 1990, Section 39, the Council of a Municipality may enact temporary use provisions regarding the use of lands;

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 authorize the temporary use by-law, as hereinafter set forth;

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

1. That the subject lands, as shown on Schedule A, are permitted to be used for the purpose of a model home and temporary sales office, including a working septic system and well, for a period of three (3) years from the day of the passing of this by-law.
2. That, prior to the passing of the Temporary Use By-law, the Owner shall submit a copy of the approval from the Ministry of Transportation of Ontario (MTO), for the subject lands;
3. That, prior to the passing of the Temporary Use By-law, the Owner shall enter into an agreement with the Municipality of East Ferris including remitting a Letter of Credit in the amount of \$5,000.00; the terms upon which the City may draw on the Letter of Credit, should the Owner fail to reinstate the lands to its original state when the approval lapses (or is renewed via application); and a permission to enter the premises for municipal staff is required..

READ A FIRST AND SECOND time this _____ day of _____, 2025.

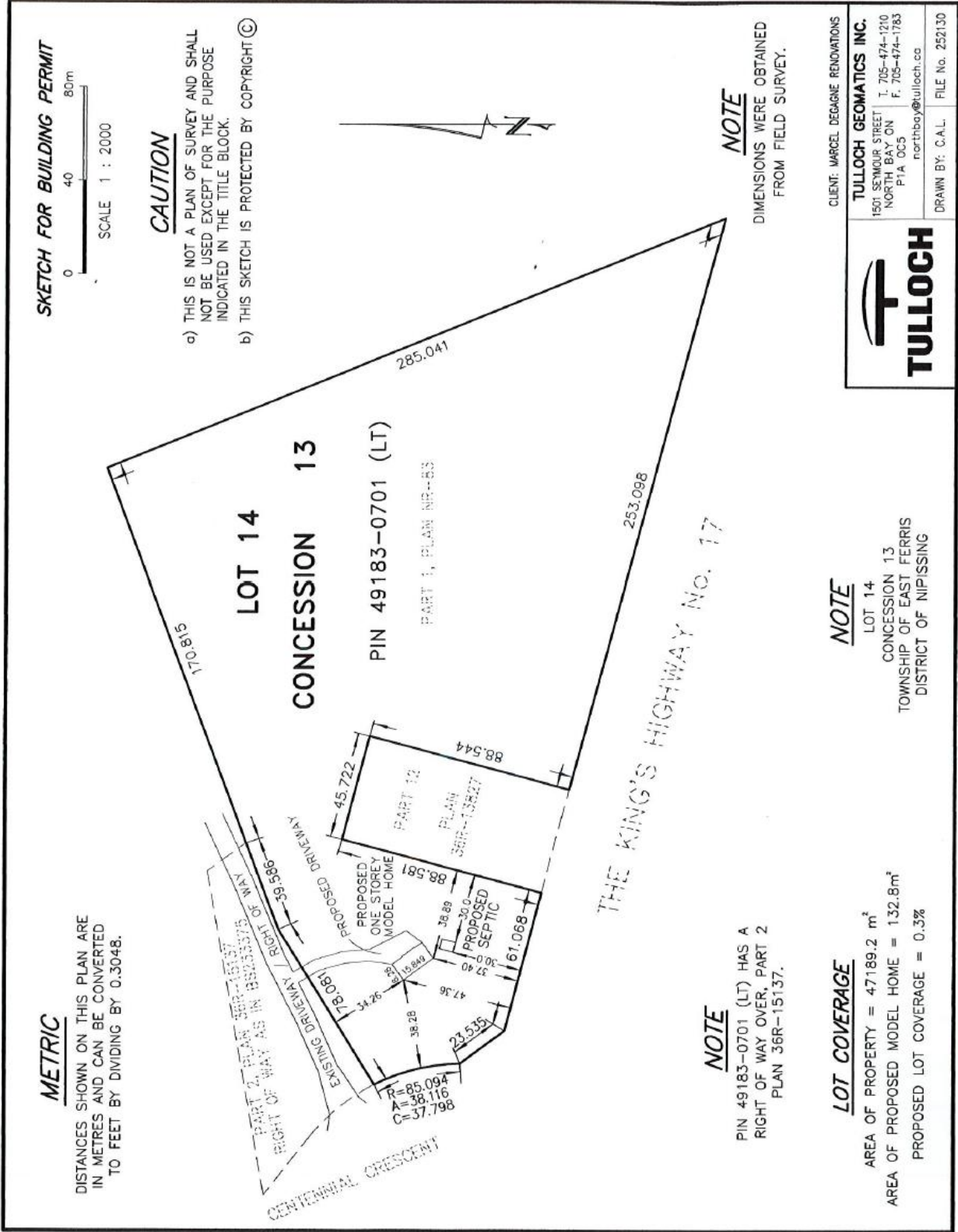
READ A THIRD TIME, AND FINALLY passed this _____ day of _____, 2025.

Mayor
Rick Champagne

Clerk
Kim Rose

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

SCHEDULE “A”
BY-LAW NO. 2025-XX



This is Schedule “A” To By-law No. 2025-XX passed by Council on the _____ day of _____, 2025.

Mayor
Rick Champagne

Clerk
Kim Rose