

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
BY-LAW NO. 2026-04**

**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. For the purpose of this by-law, a temporary sales office, as described in section 1, shall mean an office that has no persons working out of this office on a full-time basis. Use of this office shall be on an appointment-by-appointment basis for the purposes of showcasing the model home and shall not be used for general office work in any long term capacity;
3. 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;
4. That, upon 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 Municipality may draw on the Letter of Credit should the Owner fail to reinstate the lands to its original state when the approval lapses; and a permission to enter the premises for municipal staff is required.

**READ A FIRST AND SECOND** time this 13<sup>th</sup> day of January, 2026.

**READ A THIRD TIME, AND FINALLY** passed this 13<sup>th</sup> day of January, 2026.

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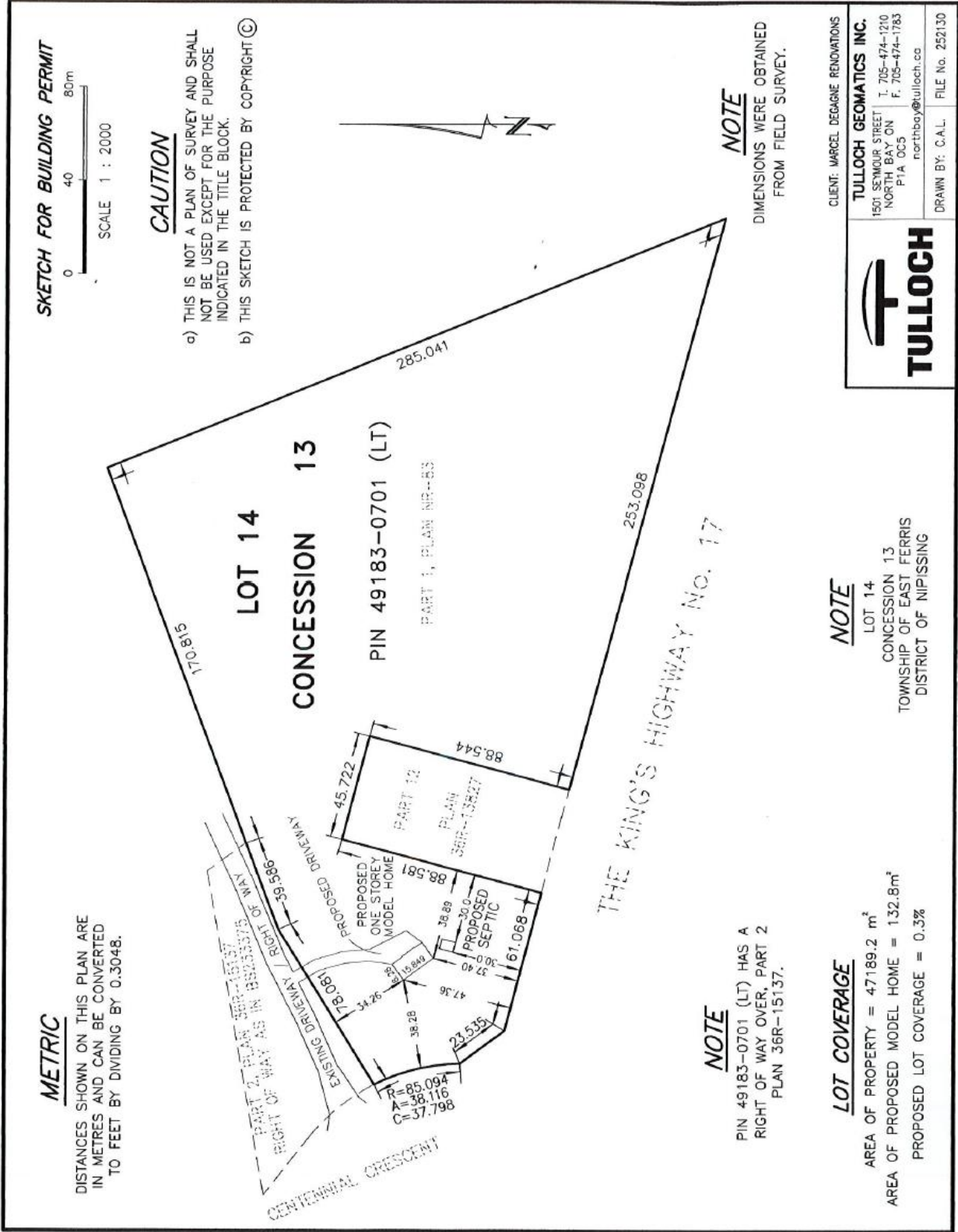
Mayor  
Rick Champagne

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Clerk  
Kim Rose

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

SCHEDULE “A”  
BY-LAW NO. 2026-04



This is Schedule “A” To By-law No. 2026-04 passed by Council on the 13<sup>th</sup> day of January, 2026.

Mayor  
Rick Champagne

Clerk  
Kim Rose