

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
BY-LAW NO. 2023-32**

**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. 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 Holding (C1H 2023-XX) zone.
3. 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
4. Holding Provision

The holding zone H, as shown on Schedule A, shall be removed from the General Commercial Special (C1 2023-XX) zone by way of further amendment to this by-law once the following conditions are satisfied:

 - That the applicant provides confirmation that the requirements of the Ministry of Transportation of Ontario have been satisfied with regards to the submission of a site plan, traffic impact study, stormwater management plan, and MTO building permit.
5. 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

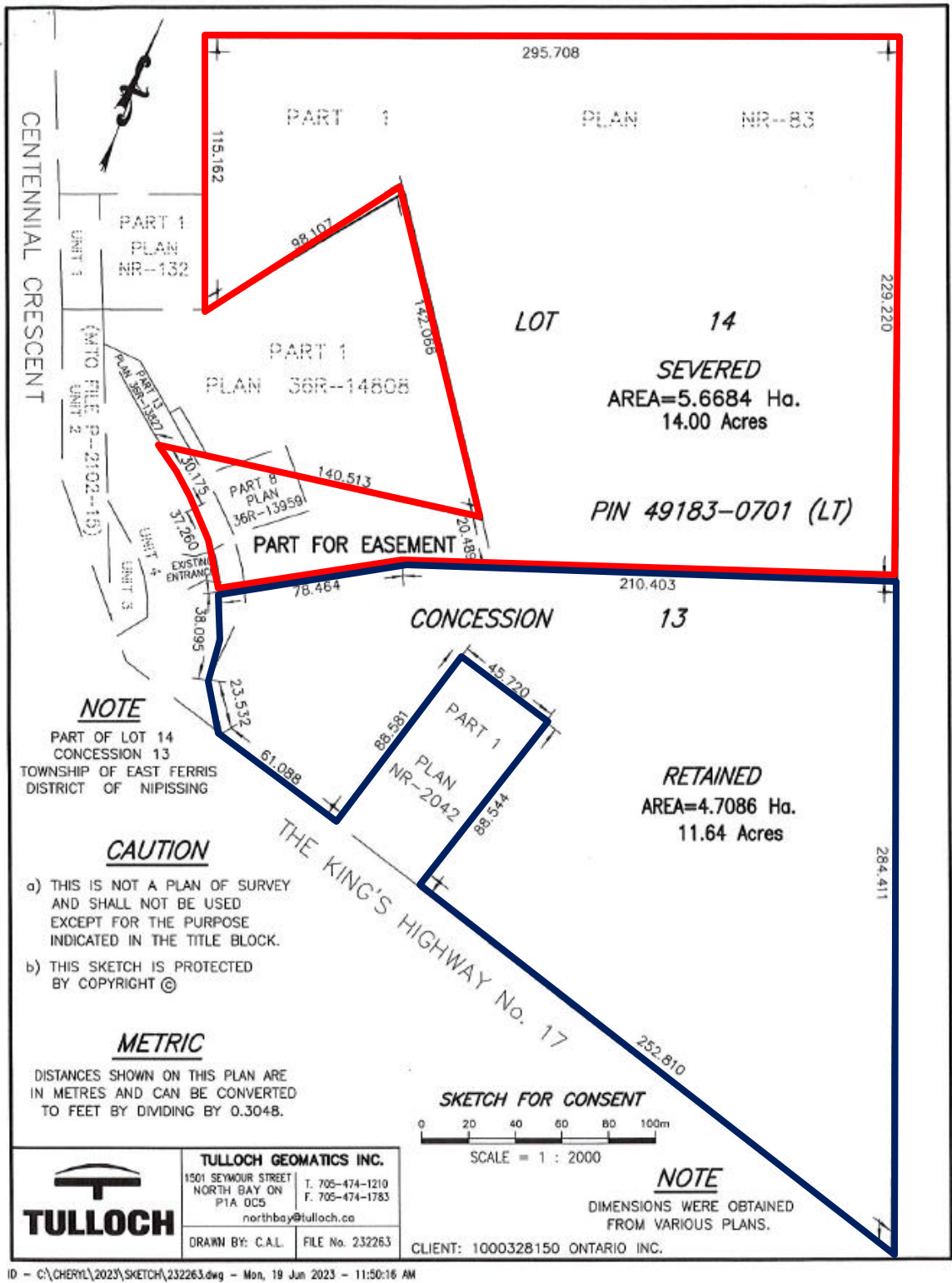
Pauline Rochefort

Clerk

Kari Hanselman

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

SCHEDULE “A”
BY-LAW NO. 2023-XX



General Commercial Special (C1 2023-XX)



General Commercial Special Holding (C1H 2023-XX)



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

Mayor
Pauline Rochefort

Clerk
Kari Hanselman