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 2023-32) 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 2023-32) zone.
- **3.** The General Commercial Special (C1 2023-32) 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 2023-32) 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 2023-32) zone.

READ A FIRST AND SECOND time this 8th day of August, 2023.

READ A THIRD TIME, AND FINALLY passed this 8th day of August, 2023.

Mayor

Clerk

Pauline Rochefort

Kari Hanselman

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

295.708 PART 1 PLAN NR--83 CENTENNIAL 115 162 PART 1 UNIT 3 PLAN NR-132 CRESCENT LOT 14 (MTO PART 1 SEVERED PLAN 36R--14808 AREA=5.6684 Ha. F P-2102-16) 14.00 Acres PART D PLAN R-139591 51 PIN 49183-0701 (LT) PART FOR EASEMENT Sist. ENTRAN UNIT 210,403 38.095 CONCESSION 13 NOTE 9.0 PART OF LOT 14 CONCESSION 13 2 av TOWNSHIP OF EAST FERRIS DISTRICT OF NIPISSING RETAINED THE KING'S HIGHWAY NO. 20A AREA=4.7086 Ha. 11.64 Acres CAUTION 284.411 a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. b) THIS SKETCH IS PROTECTED BY COPYRIGHT © 1> METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. SKETCH FOR CONSENT 40 60 100 SCALE = 1 : 2000 TULLOCH GEOMATICS INC. 501 SEYMOUR STREET T. 705-474-1210 NORTH BAY ON P1A 0C5 F. 705-474-1783 NOTE DIMENSIONS WERE OBTAINED FROM VARIOUS PLANS. northbay tulloch.co OCH DRAWN BY: C.A.L. FILE No. 232263 CLIENT: 1000328150 ONTARIO INC. ID - C:\CHERTL\2023\SKETCH\232263.dwg - Mon, 19 Jun 2023 - 11:50:16 AM General Commercial Special (C1 2023-32)

SCHEDULE "A" BY-LAW NO. 2023-32

General Commercial Special Holding (C1H 2023-32)



This is Schedule "A" To By-law No. 2023-32 passed by Council on the 8th day of August, 2023.

Mayor Pauline Rochefort Clerk Kari Hanselman