

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
BY-LAW NO. 2019-19**

**BEING A BY-LAW TO AMEND  
BY-LAW NO. 1284 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. 1284 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. 1284, as hereinafter set forth;

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

1. That Schedule 31 of By-law No. 1576, a By-law to amend Zoning By-law No. 1284, is amended by changing the zoning of certain lands shown on Schedule “A” from the Agricultural (A) Zone to the Estate Residential Special (2019-19) (RE Sp. 2019-19) Zone.
2. That Schedule 31 of By-law No. 1576, a By-law to amend Zoning By-law No. 1284, is amended by changing the zoning of certain lands shown on Schedule “A” from the Agricultural (A) Zone to the Estate Residential Special Holding (2019-19) (RE Sp. (H) 2019-19) Zone.
3. That the zone boundaries of the Estate Residential Special (2019-19) (RE Sp. 2019-19) and Estate Residential Special Holding (2019-19) (RE Sp. (H) 2019-19) Zone are described on Schedule “A” which zone boundaries and map are hereby declared to form part of this By-law.
4. That Section 20 – Special Provisions of By-law No. 1284 is amended by adding the following:

**20.1002 Estate Residential Special (2019-19) (RE Sp. 2019-19)**

**20.1002.1 Special Zone Standards**

Notwithstanding the provisions of Schedule B to By-law No. 1284 as amended, within the Estate Residential Special (2019-19) (RE Sp. 2019-19) Zone and Estate Residential Special Holding (2019-19) (RE Sp. (H) 2019-19) Zone the following special zone requirements shall apply:

Special Zone Requirements

- |  |      |
|--|------|
| • Minimum lot frontage requirements                | 60 m |
| • Minimum lot frontage requirements (Lot 11)       | 40 m |
| • Minimum lot frontage requirements (Lots 12 & 13) | 30 m |

In all other respects, the zone requirements of the Estate Residential Zone shall apply.

Holding Provision

The holding symbol H, as shown on Schedule ‘A’, is to be removed from the lands zoned RE Sp. by further amendment to this by-law upon satisfaction of the following requirements:

- 1. Building permits are issued for greater than 75% of Lots 1, 2, 3, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25.

In all other respects, the zone requirements of the Estate Residential zone shall apply.

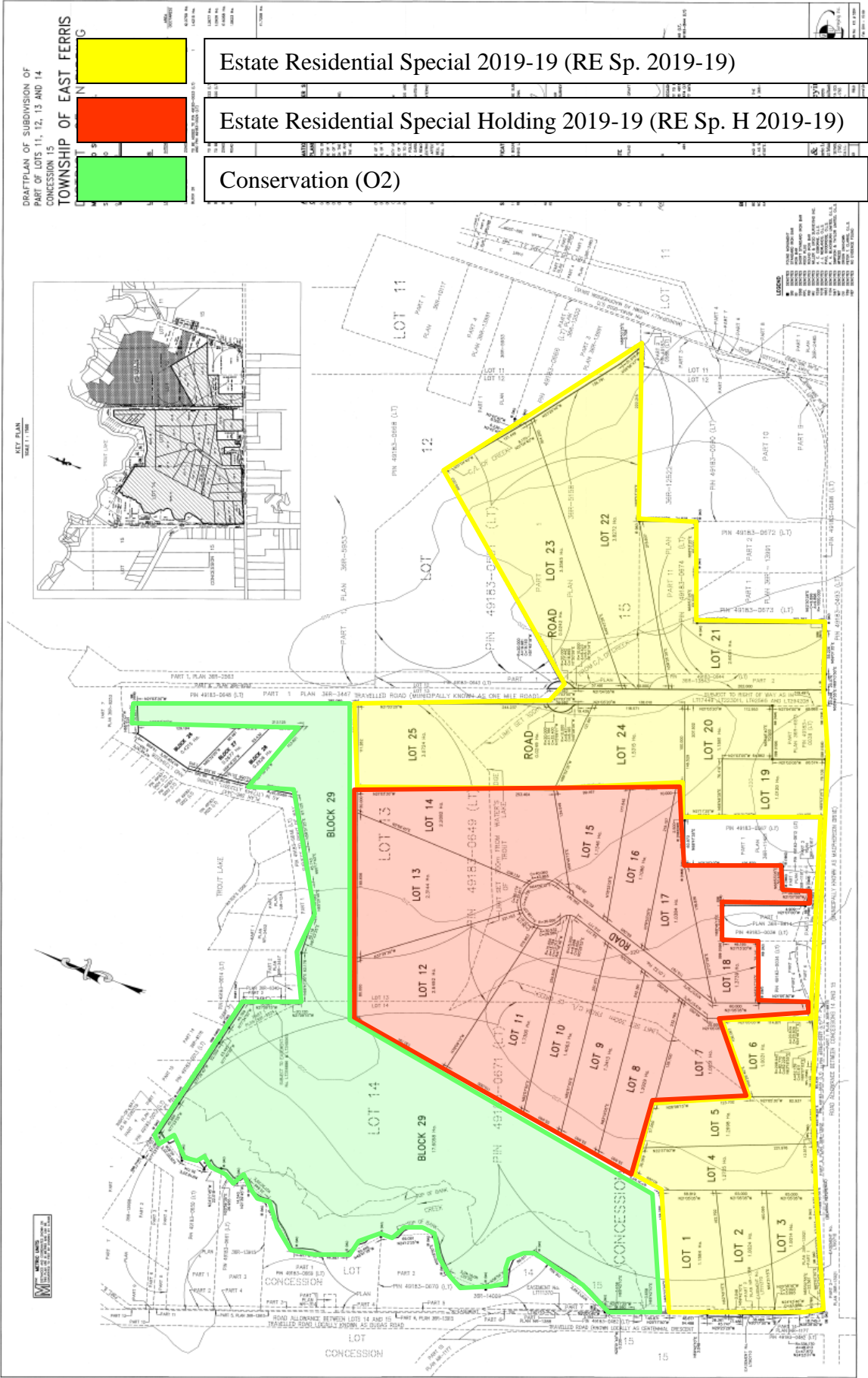
**READ A FIRST AND SECOND** time this 14<sup>th</sup> day of May, 2019.

**READ A THIRD TIME, AND FINALLY** passed this 14<sup>th</sup> day of May, 2019.

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Mayor  
Pauline Rochefort

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Clerk  
Monica L. Hawkins

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
SCHEDULE “A”  
BY-LAW NO. 2019-19  
Part of Lots 11, 12, 13, and 14, Concession 15, Township of East Ferris



This is Schedule “A” To By-law No. 2019-19 passed by Council on the 14<sup>th</sup> day of May, 2019.

Mayor  
Pauline Rochefort

Clerk  
Monica L. Hawkins