



390 HIGHWAY 94, CORBEIL, ONTARIO P0H 1K0  
TEL.: (705) 752-2740 FAX.: (705) 752-2452  
municipality@eastferris.ca

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## NOTICE OF OPEN HOUSE AND PUBLIC MEETING

### New Municipal Comprehensive Zoning By-law

### Municipality of East Ferris Update to Zoning By-law Following Official Plan Adoption, Pursuant to Section 26(9) of the Planning Act

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**TAKE NOTICE** that the Municipality of East Ferris is working on a new Comprehensive Zoning By-law that applies to all properties within the municipality. This is being done as required by Section 26(9) of the *Planning Act*, R.S.O. 1990, following the adoption of a new Official Plan by the municipality. The new comprehensive zoning by-law will replace all existing zoning by-laws that have been passed by the municipality and will govern all land uses.

This notice has been delivered through a large scale mailout to all East Ferris residents receiving mail service from Canada Post.

As per *Planning Act* requirements, a public open house will be held, followed by at least 1 public meeting at the Planning Advisory Committee, prior to a recommendation being made to Council for adoption of the Comprehensive Zoning By-law.

Draft documents for the new Comprehensive Zoning By-law will be available on or before October 12, 2021 to be viewed on the Municipality of East Ferris website at the following link - <https://eastferris.ca/en/municipal-services/planning-services/new-comprehensive-zoning-by-law>

**AND TAKE NOTICE** that the Municipality of East Ferris will hold a public open house session on **October 27, 2021 from 6:00 p.m. to 8:00 p.m.** in accordance with the Section 34(12)(b) of the *Planning Act* for the purpose of answering questions and collecting public feedback related to proposed draft by-law documents. The public house will be held in person at the Corbeil Park Hall at 390 Highway 94, Corbeil, ON. We ask that anyone interested in attending the public open house **please pre-register** to ensure that we can make accommodations, if required, to be compliant with current COVID-19 capacity limits. To register, please call the municipal office at 705-752-2740 or email Greg Kirton at [greg.kirton@eastferris.ca](mailto:greg.kirton@eastferris.ca).

Please keep in mind that this event is subject to Province of Ontario regulations related to the requirement to be fully vaccinated. **Vaccination certificates will be checked at the door prior to**

**entry.**

Alternatively, any questions can be directed to Greg Kirton, Manager of Planning and Economic Development with the Municipality of East Ferris during regular office hours, 8:30 – 4:30 Monday – Friday.

**AND TAKE NOTICE** that the Municipality of East Ferris Planning Advisory Committee will hold a Public Meeting on **Wednesday, November 3, 2021** from **6:00 p.m. to 9:00 p.m.**, to consider the proposed policies. This meeting will serve as the first in a series of 2 public meetings for the Planning Advisory Committee to review the draft documents, hear public comment and request policy amendments prior to making a recommendation to Council.

This public meeting will be held at the Corbeil Park Hall at 390 Highway 94, Corbeil, ON. We ask that anyone interested in attending the public meeting **please pre-register** to ensure that we can make accommodations, if required, to be compliant with current COVID-19 capacity limits. To register, please call the municipal office at 705-752-2740 or email Greg Kirton at [greg.kirton@eastferris.ca](mailto:greg.kirton@eastferris.ca).

Please keep in mind that this event is subject to Province of Ontario regulations related to the requirement to be fully vaccinated. **Vaccination certificates will be checked at the door prior to entry.**

In addition to the in person component of the public meeting, the meeting will also be live streamed on our YouTube channel (<https://www.youtube.com/c/MunicipalityofEastFerris>) for those interested due to the ongoing COVID-19 pandemic. You may also contact staff directly for more information on the live stream or any documents related to the public meeting. A Public Meeting is being held pursuant to Section 34(12) of the *Planning Act*.

**AND TAKE NOTICE** that the Municipality of East Ferris Planning Advisory Committee will hold a second Public Meeting on **Wednesday, December 1, 2021** from **6:00 p.m. to 9:00 p.m.**, to consider the revised policies. This meeting will serve as the second of 2 public meetings for the Planning Advisory Committee to review the draft documents, hear public comment and request policy amendments prior to making a recommendation to Council. Prior to this meeting an updated draft of the proposed zoning by-law changes will be made publicly available on the Municipality of East Ferris website as well as at the municipal office.

This public meeting will be held at the Corbeil Park Hall at 390 Highway 94, Corbeil, ON. We ask that anyone interested in attending the public meeting **please pre-register** to ensure that we can make accommodations, if required, to be compliant with current COVID-19 capacity limits. To register, please call the municipal office at 705-752-2740 or email Greg Kirton at [greg.kirton@eastferris.ca](mailto:greg.kirton@eastferris.ca).

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**COUNCIL** will consider the recommendation from the Planning Advisory Committee on **December 14, 2021** at 6:00 p.m. at the regular meeting of Council. Please visit our website closer to the date for information and a link to our live stream of the Council meeting. At the time of the printing of this notice, Council meetings are being held only in a virtual format.

**THE PURPOSE** of the Public Meeting is to provide information and receive public input on the Zoning By-Law amendment application.

**THE FOLLOWING INFORMATION** is found on this Notice for your information and review:

- An explanation of the Purpose and Effect of the Proposed By-law;

## **EXPLANATORY NOTE**

### **PURPOSE AND EFFECT**

The purpose of the Comprehensive Zoning By-law process is to repeal and replace all existing zoning by-laws and amendments in the municipality. This process is meant to update existing by-laws and bring them into conformity with updated policies from the Province of Ontario as well as East Ferris Official Plan policies.

**ANY PERSON** may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Comprehensive Zoning By-law.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a Public Meeting or make written submissions to The Municipality of East Ferris Council before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of East Ferris to the Ontario Land Tribunal (OLT) unless, in the opinion of the OLT, there are reasonable grounds to do so.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Council of the Municipality of East Ferris in respect to the proposed By-law, you must make a written request to the Clerk of the Municipality.

**ADDITIONAL INFORMATION** related to the proposed Zoning By-law Amendment is available during regular office hours at the Municipal office.



Dated at the Municipality of East Ferris  
this 28<sup>th</sup> day of September 2021

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Greg Kirton  
Manager of Planning and Economic Development  
Municipality of East Ferris  
390 Highway 94,  
Tel: (705) 752-2740 Fax: (705) 752-2452