



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

NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
Draft Plan of Subdivision
Official Plan Amendment
Zoning By-law Amendment

File No.: **B-2026-10 to 15**
 OPA-2026-05
 C-2026-04

Location: **1061 South Shore Road. Astorville, ON.**

TAKE NOTICE that an application for consent under Section 53 of the *Planning Act* has been submitted by Ashley Meghan Consulting Corp. on behalf of Kathrine & William Boyce, Broden Ream & Anna Walker, the owner of 1061 South Shore Road Astorville, ON, in the Municipality of East Ferris.

TAKE NOTICE that an application for a site specific Official Plan Amendment has been submitted by Ashley Meghan Consulting Corp. on behalf of Kathrine & William Boyce, Broden Ream & Anna Walker, the owner of 1061 South Shore Road Astorville, ON, in the Municipality of East Ferris. The Municipality has deemed the application complete in accordance with Section 22(6.1) of the *Planning Act*, R.S.O. 1990, as amended;

TAKE NOTICE that an application for a site specific Zoning By-law Amendment has been submitted by Ashley Meghan Consulting Corp. on behalf of Kathrine & William Boyce, Broden Ream & Anna Walker, the owner of 1061 South Shore Road Astorville, ON, in the Municipality of East Ferris. The Municipality has deemed the application complete in accordance with Section 34(10.4) of the *Planning Act*, R.S.O. 1990, as amended;

IF A PERSON OR PUBLIC BODY does not make oral submissions at the Public Meeting or make a written submission to the Municipality of East Ferris Council in respect to the Consent to Sever, Official Plan Amendment or Zoning By-law Amendment before the approval authority gives or refuses to give approval to the Consent to Sever, Official Plan Amendment or Zoning By-law Amendment, the person or public body may not be entitled to appeal the decision of the Municipality of East Ferris to the Ontario Land Tribunal (OLT).

IF YOU WISH TO BE NOTIFIED of the decision of the Council of the Municipality of East Ferris in respect to the proposed Consent to Sever, Official Plan Amendment and Zoning By-law Amendment, you must make a written request to the Clerk of the Municipality.

ADDITIONAL INFORMATION related to the proposed Consent to Sever, Official Plan Amendment and Zoning By-law Amendment is available during regular office hours at the Municipal office, Monday-Friday between 8:30am and 4:30pm.

**EXPLANATION OF THE PURPOSE AND EFFECT OF THE
PROPOSED CONSENT TO SEVER, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT APPLICATIONS**

The subject lands are located at 1061 South Shore Road

A location map is found on the reverse side of this notice.

The Official Plan Amendment would permit the creation of new lots within 300m of certain wetlands on Lake Nosbonsing.

The Zoning By-law Amendment application is seeking to rezone the subject lands from Rural (R) to Lakefront Residential (RL).

The Consent to Sever applications propose to create 4 new lots total for a total of 6 lots from the existing 2 lots. Two lot additions would also serve to swap lands between the two lots as well as to incorporate a road allowance separating the property, which is subject to a purchase application by the Weiskopf's.

**NOTICE OF PUBLIC MEETING
Consent to Sever
Official Plan Amendment
Zoning By-law Amendment**

IN THE MATTER of an application for consent to sever and associated official plan and zoning by-law amendments, Ashley Meghan Consulting Corp. has submitted these applications on behalf of Kathrine & William Boyce, Broden Ream & Anna Walker, the owner of 1061 South Shore Road Astorville, ON, in the Municipality of East Ferris.

A PUBLIC HEARING will be held at the **East Ferris Municipal Office Council Chambers** on **Wednesday July 22nd, 2026** at **5:30 p.m.** by the **PLANNING ADVISORY COMMITTEE** for the purpose of receiving public comment and reviewing this application and making a recommendation to Council.

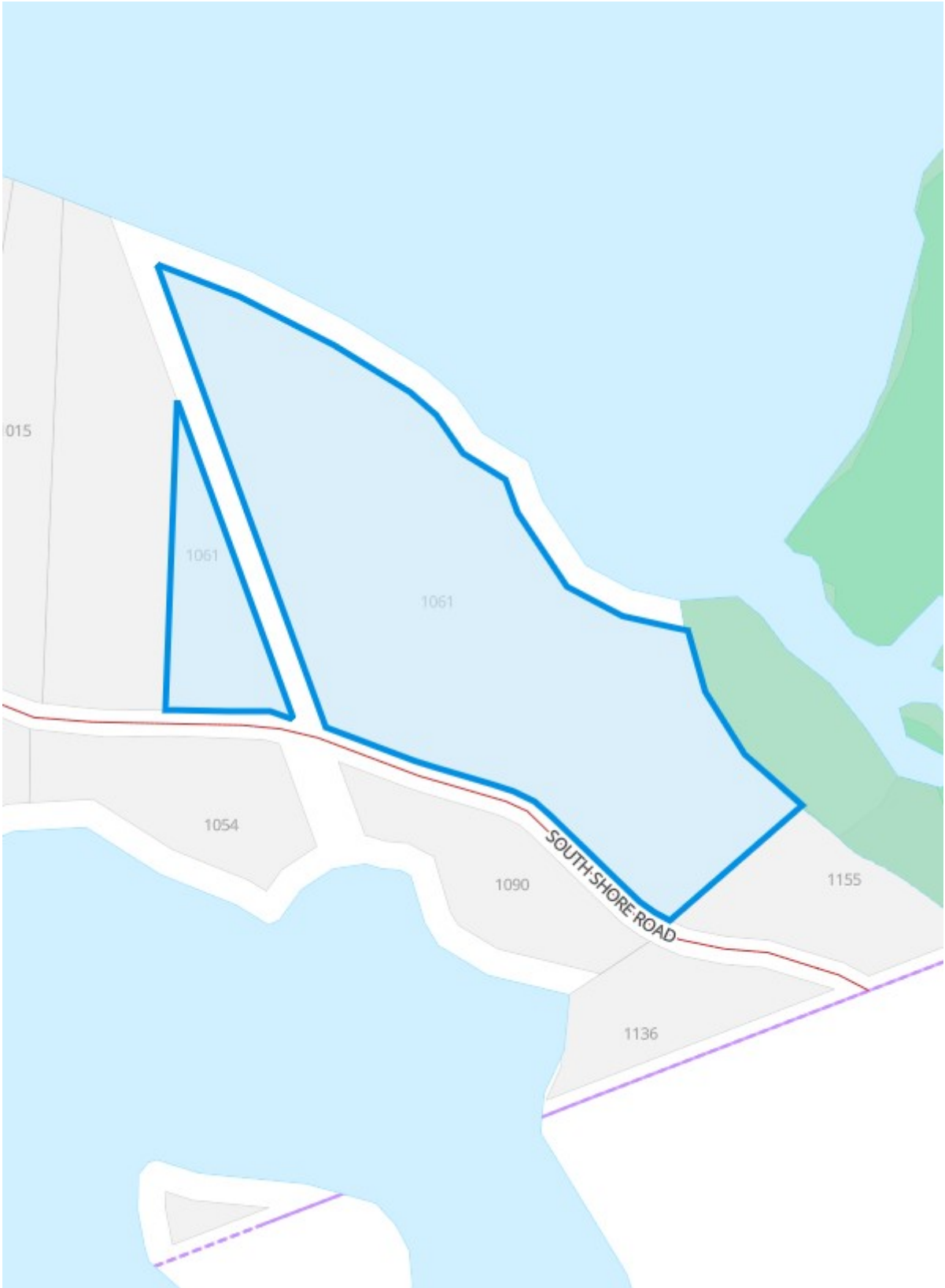
Council will make a decision based on the recommendation of the Planning Advisory Committee at the regular meeting of Council on **August 11th, 2026** at 5:00 p.m. for the purpose of considering this application for approval or refusal.

ADDITIONAL INFORMATION relating to these applications is available for inspection between 8:30 a.m. and 4:30 p.m. at the municipal office in Corbeil. If a person or public body that files an appeal of a decision of the Municipality of East Ferris Council in respect of the proposed Consent to Sever, Official Plan Amendment or Zoning By-law Amendment does not make an oral or written submission to the Municipality of East Ferris Planning Advisory Committee or Council before it gives or refuses to give approval, the Ontario Land Tribunal (OLT) may dismiss the appeal. If you wish to be notified of the decision of the Municipality of East Ferris Council in respect of the proposed consent, you must make a written request to the Municipality of East Ferris, 25 Taillefer Road, Corbeil, Ontario P0H 1K0.

This will also enable you to be advised of a possible OLT Hearing. Please contact **Greg Kirton, Director of Community Services** either by email at greg.kirton@eastferris.ca or by telephone at 705-752-2740 (ext. 223) for further information.

Dated at the Municipality of East Ferris June 30th, 2026.

LOCATION MAP



PROPOSED LOT LAYOUT PLAN



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

**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 Lakefront Residential (RL) Zone.

READ A FIRST AND SECOND time this _____ day of _____, 2023.

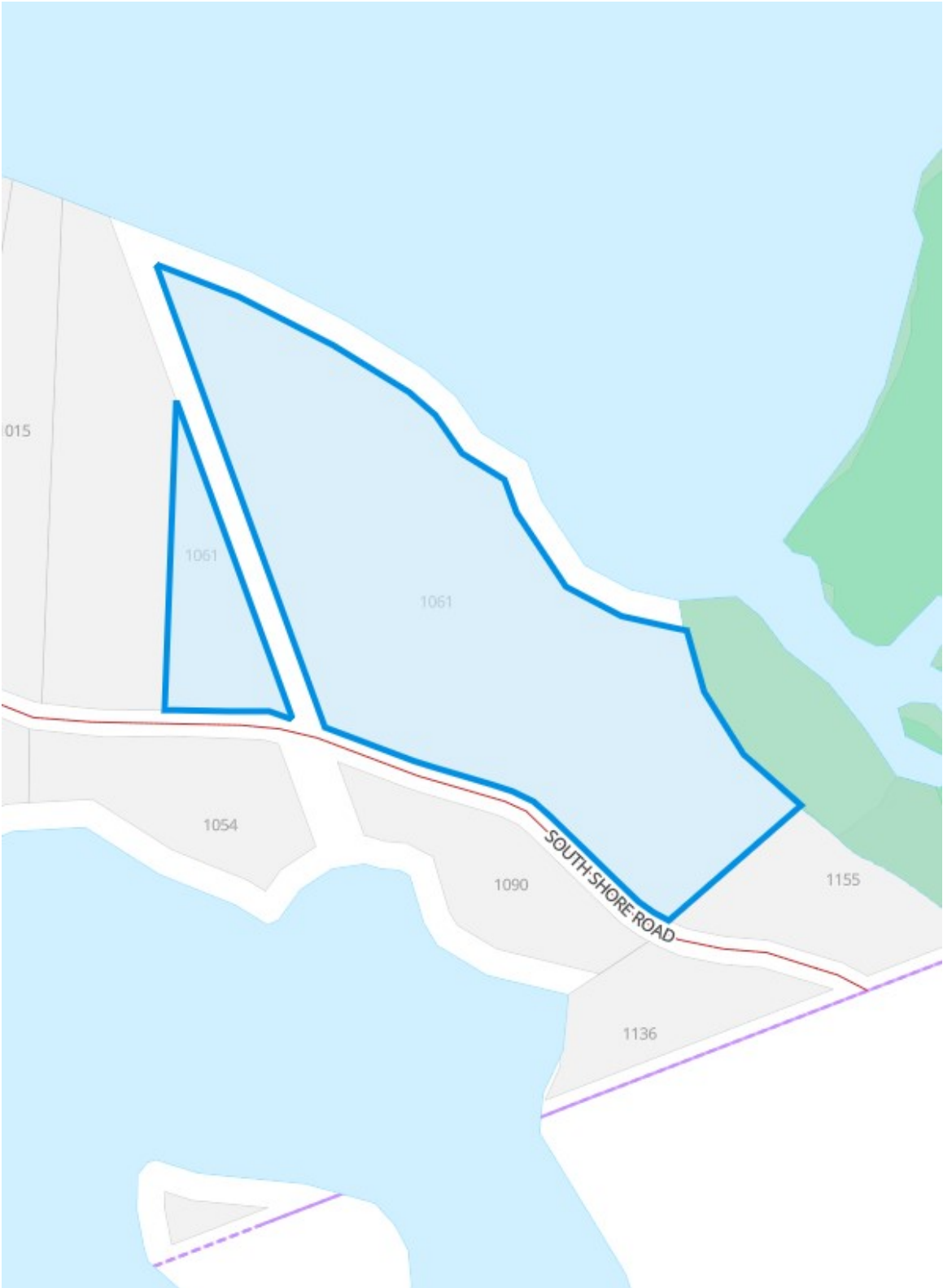
READ A THIRD TIME, AND FINALLY passed this _____ day of _____, 2023.

Mayor
Richard Champagne

Clerk
Kari Hanselman

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

SCHEDULE “A”
DRAFT BY-LAW NO. 2023-12



This is Schedule “A” To Draft By-law No. 2026-XX passed by Council on the _____ day of _____, 2026.

Mayor
Richard Champagne

Clerk
Kari Hanselman