

**NOTICE OF PUBLIC HEARING
CONCERNING A PROPOSED
AMENDMENT TO
ZONING BY-LAW 14-01
OF THE UNINCORPORATED TOWNSHIPS OF THE SUDBURY EAST PLANNING AREA**

Respecting an application by Kenneth Flinn
to rezone lands on Part of Lot 3, Concession 5
in the Unincorporated Township of Secord
Territorial District of Sudbury
being Part 3, Plan 53R-15186
Parcel 51024 Sudbury East Section
(Roll No. 5202-270-002-024-11)
(SEPB File No. ZBA 17-13SCR)

TAKE NOTICE THAT the Sudbury East Planning Board will hold a Public Hearing on **December 7th, 2017 at 5:30 p.m. at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, Warren, Ontario.**

ADDITIONAL INFORMATION is available for public review or a written copy of this Notice can be obtained Monday to Friday (8:30 a.m. to 4:00 p.m.) at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, POH 2N0. Any person or public body may attend the Public Hearing and/or make written or verbal representations either in support of or in opposition to the Proposed Zoning By-law Amendment.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Sudbury East Planning Board before the by-law is passed, the person or public body is not entitled to appeal the decision of the Sudbury East Planning to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Sudbury East Planning Board before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Dated at Warren, this 18th day of October, 2017.

Matthew Dumont, MCIP, RPP
Director of Planning

Purpose and Effect of the Proposed Zoning By-law Amendment

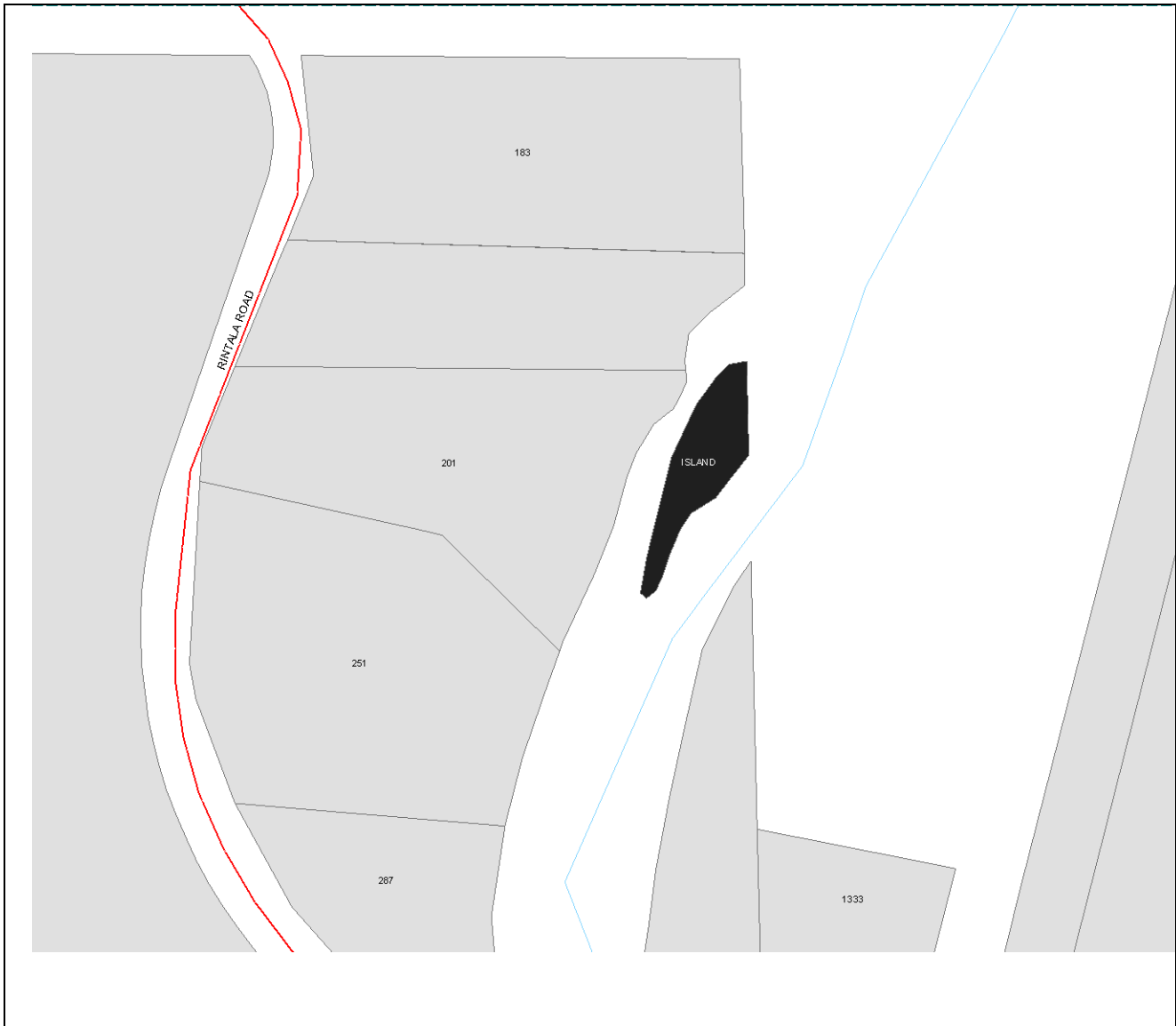
Re: Application No. ZBA 17-13SCR
(Kenneth Flinn)
Roll No. 5202-270-002-024-11

The purpose of the Public Hearing will be to consider a proposed amendment to Zoning By-law 14-01 of the Sudbury East Planning Board, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

An application has been received from Kenneth Flinn to rezone lands described as Part of Lot 3, Concession 5, in the Unincorporated Township of Secord, Territorial District of Sudbury, and being Part 3, Plan 53R-15186 (Parcel 51024 Sudbury East Section).

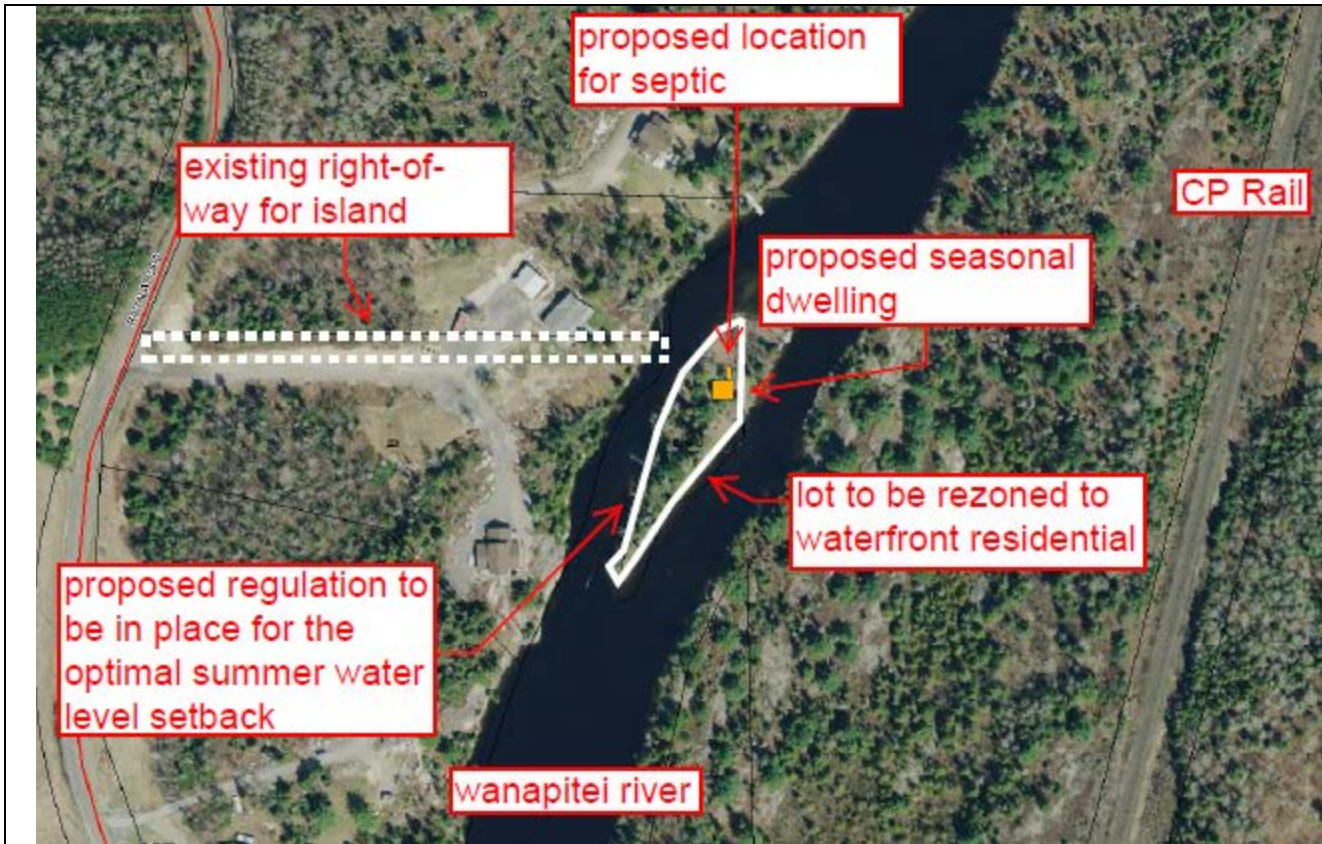
The subject lands are presently zoned Rural (RU) under Zoning By-law 14-01 of the Sudbury East Planning Board. The Proposed Zoning By-law Amendment will rezone the property to Waterfront Residential (WR) with regulation(s) in order to reflect the intended use of such lands and to implement a setback from the Optimal Summer Water Level to permit the construction of a seasonal dwelling and a sewage disposal system, thereby maintaining/protecting the natural vegetation along the shoreline.

The subject property is located within the Rural Policy Area designation of the Official Plan for the Sudbury East Planning Area (adopted April 27th, 2010, approved by the Ministry of Municipal Affairs and Housing September 28th, 2010).



KEY MAP

Zoning By-law Amendment Application
(Kenneth Flinn)
Part of Lot 3, Concession 5
in the Unincorporated Township of Secord
Territorial District of Sudbury
being Part 3, Plan 15186
Parcel 51024 S.E.S.
(Roll No. 5202-270-002-024-11)
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AERIAL PHOTOGRAPHY

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