

**SUDBURY EAST PLANNING BOARD**

**NOTICE OF THE PASSING OF A ZONING BY-LAW**

**TAKE NOTICE THAT** the Sudbury East Planning Board passed

**By-Law 2018-02**

on the 8<sup>th</sup> day of March, 2018

under Section 39 of The Planning Act, R.S.O. 1990, Chapter P.13

**AND TAKE NOTICE THAT** any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Secretary-Treasurer of the Sudbury East Planning (39 Lafontaine Street, Unit 4, P.O Box 250, Warren, Ontario, POH 2N0), not later than the

**29 day of March, 2018**

**A NOTICE** of appeal setting out the objection to the by-law and reasons in support of the objection, accompanied by the fee of \$125.00 required by the Ontario Municipal Board, payable to the Minister of Finance, Province of Ontario.

The complete by-law is available for public review during normal office hours at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, POH 2N0 (telephone (705)967-2174 or fax (705)967-2177).

**Note:** Only individuals, corporations, and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the approval authority or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Dated at Warren, this 9<sup>th</sup> day of March, 2018.

Matthew Dumont, MCIP, RPP  
Director of Planning

**Purpose and Effect of By-Law 2018-02**

Re: Application No. ZBA 18-02BRW  
(John Goode)  
Roll No. 5202-260-001-053-00

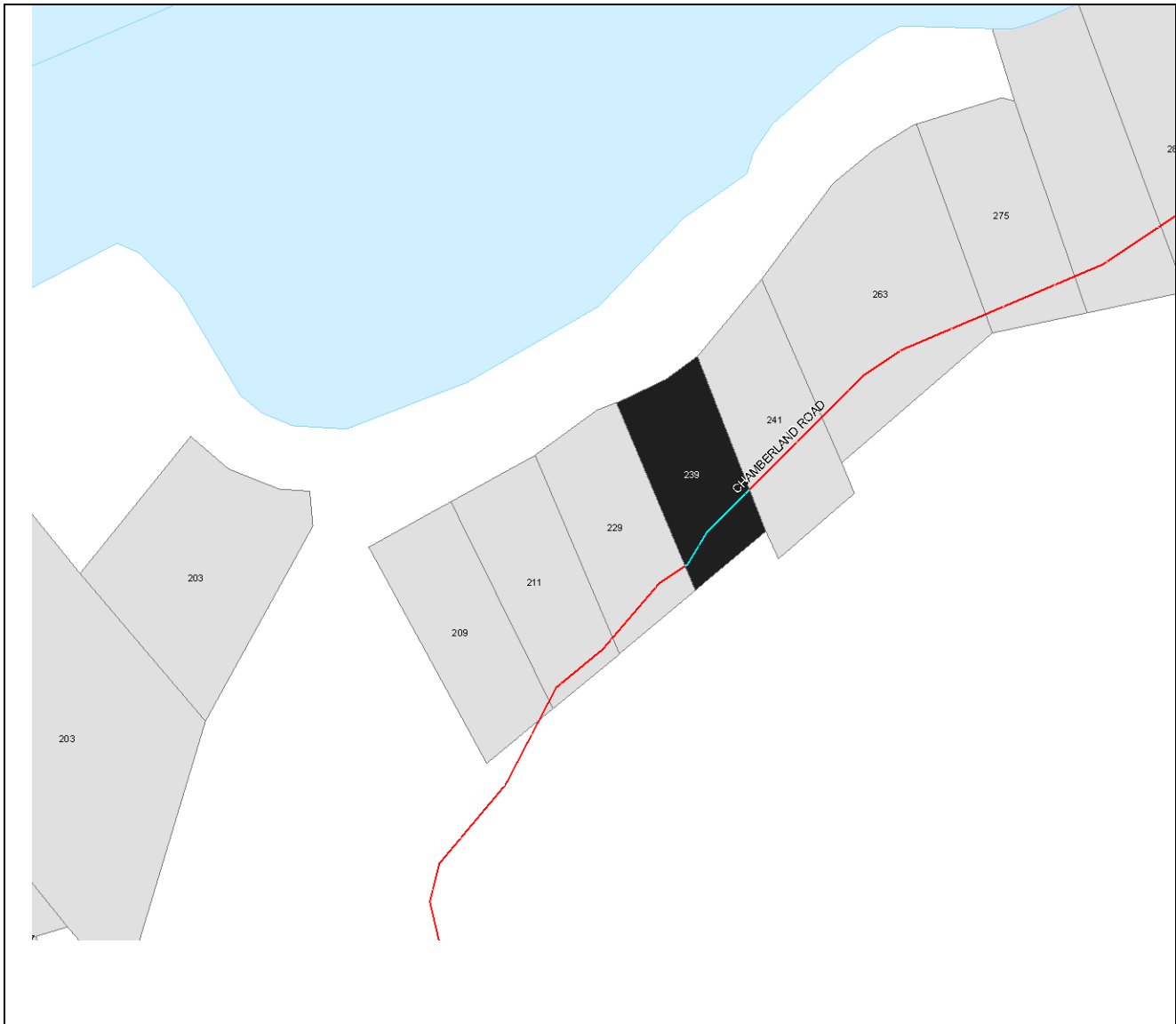
On March 8<sup>th</sup>, 2018, the Sudbury East Planning Board approved a zone change application submitted by John Goode, for lands described as Part of Lot 4, Concession 4, in the Unincorporated Township of Burwash, Territorial District of Sudbury, being Part of Lot 4, Plan M-600 (Parcel 24757 Sudbury East Section).

The purpose and effect of the application is to permit two (2) seasonal dwellings on the subject property for a period of one (1) year. The existing cottage (built in 1951) it to be removed within one (1) year from the date of the passing of this by-law.

The Zoning By-law Amendment will change the zoning from Waterfront Residential (WR) to Waterfront Residential (WR) zone, subject to Special Provision 24 (S24) to implement a temporary use regulation. The Zoning By-law Amendment for the subject lands will implement the following Temporary Use regulation(s): two (2) seasonal dwellings for a period not to exceed one (1) year from the date of the passing of this By-law.

No public input was received which effected the decision of the Board.

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



**KEY MAP**

Zoning By-law Amendment Application  
(John Goode)  
Part of Lot 4, Concession 4  
in the Unincorporated Township of Burwash  
Territorial District of Sudbury  
being Part of Lot 4, Plan M-600  
Parcel 24757 S.E.S.  
(Roll No. 5202-260-001-053-00)  
(SEPB File No. ZBA 18-02BRW)

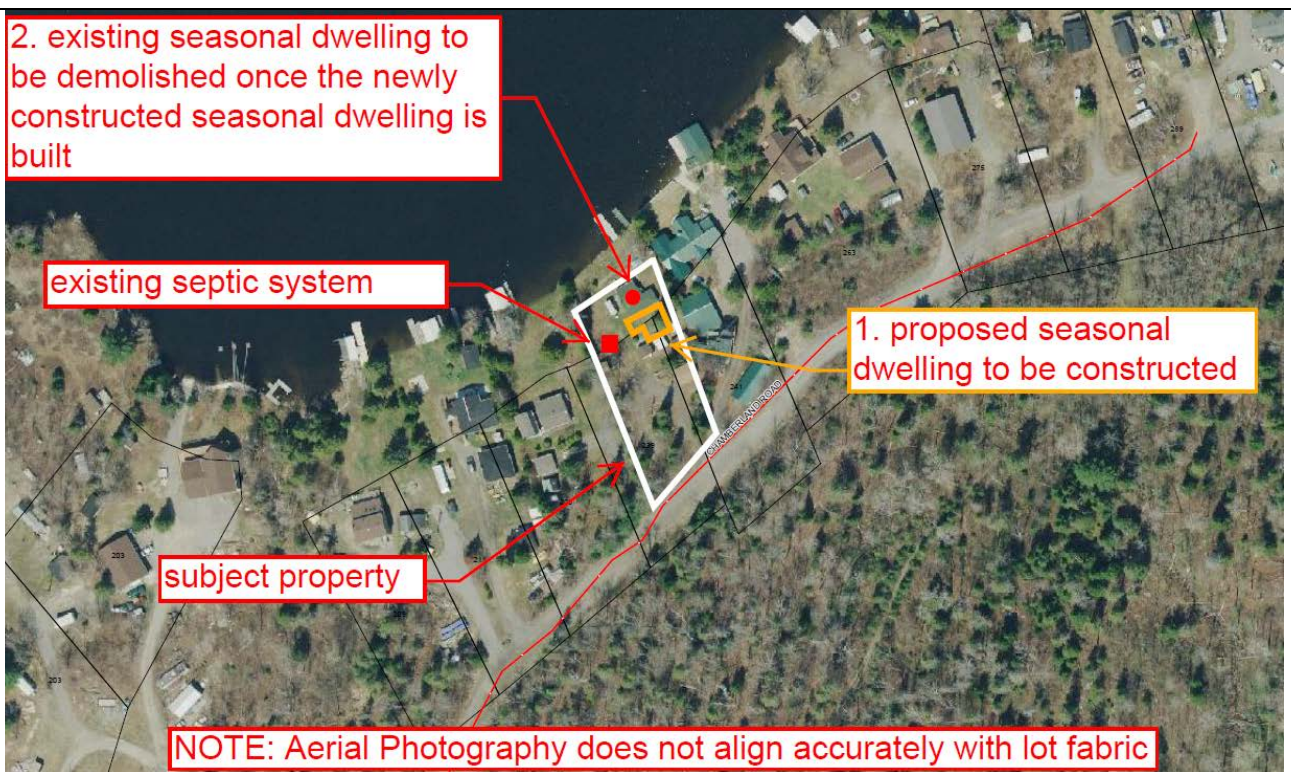
2. existing seasonal dwelling to be demolished once the newly constructed seasonal dwelling is built

existing septic system

1. proposed seasonal dwelling to be constructed

subject property

NOTE: Aerial Photography does not align accurately with lot fabric



**AERIAL PHOTOGRAPHY**

Zoning By-law Amendment Application  
(John Goode)  
Part of Lot 4, Concession 4  
in the Unincorporated Township of Burwash  
Territorial District of Sudbury  
being Part of Lot 4, Plan M-600  
Parcel 24757 S.E.S.  
(Roll No. 5202-260-001-053-00)  
(SEPB File No. ZBA 18-02BRW)