

**NOTICE OF APPLICATION
FOR CONSENT
PURSUANT TO SECTION 53(5)(a) OF THE PLANNING ACT,
R.S.O. 1990, CHAPTER P.13
AND NOTICE OF PUBLIC HEARING CONCERNING A PROPOSED MINOR VARIANCE
TO ZONING BY-LAW 2014-26 OF THE MUNICIPALITY OF ST. CHARLES**
Respecting an application for consent by Andrew and Nancy Kennedy
to the Sudbury East Planning Board
Part of Lot 3, Concession 6
in the Township of Haddo
now in the Municipality of St.-Charles
Territorial District of Sudbury
Parcel 14636 Sudbury East Section
(Roll No. 5204-000-004-240-00)
(SEPB File No. B/10/19/SC and A/04/19/SC)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss Application B/10/19/SC at its meeting on **May 9th, 2019 at 5:30 p.m. at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, Warren, Ontario.**

TAKE NOTICE THAT the above noted application will be heard by the Municipality of St.-Charles Committee of Adjustment on **April 24th, 2019 at 5:30 p.m. at the St.-Charles Municipal Office, 2 King Street East, St.-Charles, Ontario.**

PUBLIC HEARING - You are entitled to attend the Public Hearing in person to express your view about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this Hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer (Municipality of St. Charles Committee of Adjustment, 2 King Street East, St. Charles, Ontario). For further information (i.e. - additional information for public review or a written copy of this Notice), please contact Matthew Dumont, Director of Planning (Sudbury East Planning Board), during office hours Monday to Friday (8:30 a.m. to 4:00 p.m.).

FAILURE TO ATTEND HEARING - If you do not attend the Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Sudbury East Planning Board in respect of the proposed consent or of the Municipality of St. Charles Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the **Sudbury East Planning Board, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, P0H 2N0.**

Dated at Warren, this 12th day of April, 2019.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

ADDITIONAL INFORMATION is available for public review or a written copy of this Notice can be obtained

39 Lafontaine Street, Unit 4, P.O. Box 250 Warren, Ontario P0H 2N0
Telephone: (705) 967-2174 Fax: (705) 967-2177 Watts: 1-877-540-7372
www.sepb.org

Monday to Friday (8:30 a.m. to 4:00 p.m.) at the Sudbury East Planning Board Office.

IF A PERSON OR PUBLIC BODY THAT FILES AN APPEAL of a decision of the Sudbury East Planning Board in respect of the proposed consent does not make written submissions to the Sudbury East Planning Board before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

DESCRIPTION OF THE APPLICATIONS: the consent application proposes to sever 325 C Musky Island Road and add a portion to the lot to the west 325 Musky Island Road. The lot meets both lot area and lot frontage requirements of the Waterfront Residential (WR) Zone. The lot addition to 325 Musky Island Road will provide additional amenity area.

The following variance to the regulation of the 'Waterfront Residential (WR)' Zone has been requested for the proposed retained lot in order to facilitate the severance:

Relief from Section 7.2.2(a)(ii) Minimum lot area – permit a lot area of 0.55 hectares instead of the required 0.80 hectares for the proposed retained lot.

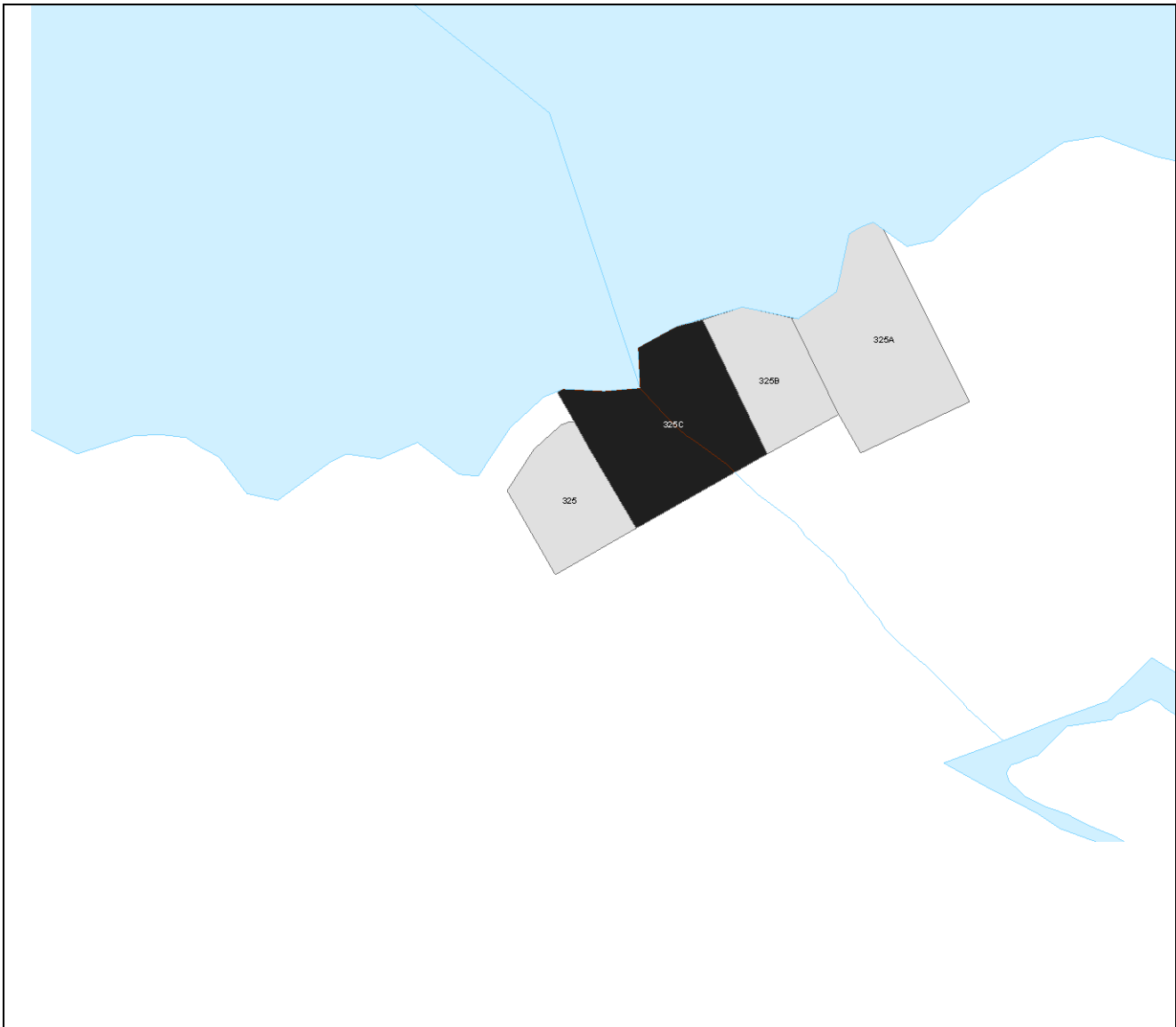
approximate location of
proposed lot addition.
lands are vacant

proposed lot to be
retained with existing
seasonal cottage

lot to be enlarged



AERIAL PHOTOGRAPHY
Consent Application
(Andrew and Nancy Kennedy)
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KEY MAP

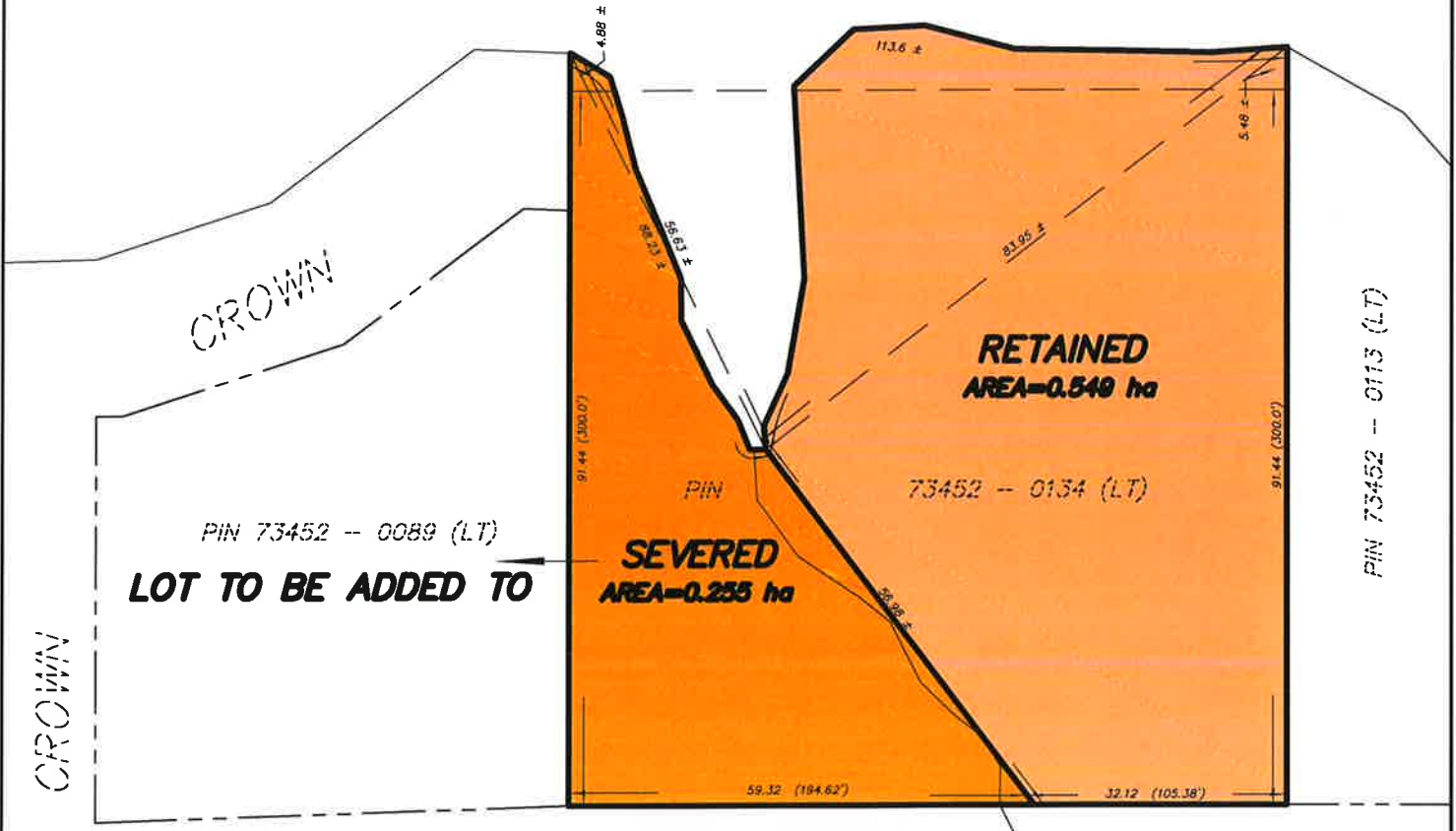
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METRIC

DISTANCES & COORDINATES
SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048.

SKETCH TO ACCOMPANY CONSENT & MINOR VARIANCE APPLICATION
PART OF BROKEN LOT 3, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF HADDO
MUNICIPALITY OF ST. CHARLES
DISTRICT OF SUDBURY

WEST ARM OF LAKE NIPISSING



PART OF BROKEN LOT 3
CONCESSION 6

CROWN

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS

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705-493-7974 don.goulet@ggspltd.com

FIELD	OFFICE	FILE
	D. GOULET	854-19