

**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 FOR A PROPOSED AMENDMENT TO ZONING BY-LAW 2014-26 OF THE
MUNICIPALITY OF ST. CHARLES**

Respecting applications for Consent and Zoning By-law Amendment by Richard Gervais
to the Sudbury East Planning Board
Part of Lot 1, Concession 5
in the Township of Cherriman
now in the Municipality of St.-Charles
Territorial District of Sudbury
Parcel 9937 and 14832 Sudbury East Section
(Roll No. 5204-000-004-073-00)
(SEPB File No. B/20/19/SC and ZBA 19-12SC)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss Application **B/20/19/SC** at its meeting on **June 13th, 2019 at 5:30 p.m. at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, Warren, Ontario.**

AND TAKE NOTICE THAT the council for the Municipality of St. Charles will hold a Public Hearing on **July 17th, 2019 at 5:45 p.m. at the St.-Charles Municipal Office, 2 King Street East, St.-Charles, Ontario**

IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Sudbury East Planning Board in respect of the proposed consent, you must make a written request to the **Sudbury East Planning Board, 39 Lafontaine Street, Unit 4, and P.O. Box 250, Warren, Ontario, POH 2N0.**

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.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Council for the Municipality of St. Charles 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

Dated at Warren, this 29th day of May, 2019.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

Purpose and Effect of the Proposed Consent and Zoning By-law Amendment

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

Re: Application Nos. B/20/19/FR and ZBA 19-12SC
(Richard Gervais)
Roll Nos. 5204-000-004-073-00

The purpose of the Public Hearing will be to consider a proposed amendment to Zoning By-law 2014-26 of the Municipality of St. Charles, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and a consent under section 53(5) of the Planning Act, R.S.O. 1990.

An application has been received from Tulloch Engineering (Kevin Jarus) on behalf of Richard Gervais to rezone lands described as Part of Lot 1, Concession 5, in the Township of Cherriman, now in the Municipality of St. Charles, Territorial District of Sudbury, and (Parcel 9937 and 14832 Sudbury East Section).

The subject lands are presently zoned Waterfront Commercial Tourist (WCT) under Zoning By-law 2014-26 of the Municipality of St. Charles. The proposed Zoning By-law Amendment will rezone the lot to be severed through the consent application B/20/19/SC to Waterfront Residential (WR) to recognize the intended use of the lot which will have an approximate lot area of 0.43 hectares and a lot frontage of approximately 44.5 metres. The propose retained lands will remain under the Waterfront Commercial Tourist (WCT) Zoning and have an approximate area of 2.05 hectares and a lot frontage of approximately 208.0 metres. The proposed rezoning of the severed lot will implement such changes in land use as well as site specifics provision for reduced lot area and frontage.

The subject property is located within the Waterfront 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).