

## **SUDBURY EAST PLANNING BOARD**

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

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

#### **By-Law 2020-01**

on the 12<sup>th</sup> day of March 2020

under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13

**AND TAKE NOTICE THAT** any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the by-law by filing with the Secretary-Treasurer of the Sudbury East Planning Board (39 Lafontaine Street, Unit 4, Warren, Ontario), not later than the

**2<sup>nd</sup> day of April 2020**

**A NOTICE** of appeal setting out the objection to the by-law and reasons in support of the objection, accompanied by the fee of \$300.00 required by the Local Planning Appeal Tribunal, 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, P0H 2N0 (telephone (705)967-2174 or fax (705)967-2177).

**Note:** Only individuals, corporations, and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

**Dated at Warren, this 13<sup>th</sup> day of March 2020.**

Matthew Dumont, MCIP, RPP  
Director of Planning

**Purpose and Effect of By-Law 2020-01**

Re: Application No. ZBA 20-01SCR  
(1905212)  
Roll No. 5202-270-002-031-20

On March 12<sup>th</sup>, 2020, the Sudbury East Planning Board approved a zone change application submitted by 1905212 Ontario Ltd, for lands described as Part of Lot 1, Concession 6, in the Unincorporated Township of Secord, Territorial District of Sudbury, being Part 1, Plan 53R-20177 (Sudbury East Section).

The purpose and effect of the application is to permit a 'business office' on the subject property and permit the location of the structure to be 1.5 metres from the front yard setback, where 15.0 metres is required for a front yard setback.

The Zoning By-law Amendment will add an additional use and regulation to the current Industrial Rural (MR) which is subject to special Provision 16 (S16). The Zoning By-law Amendment for the subject lands will implement the following additional use and regulation:

Permitted uses:

- business office
- 90,000 United States Water Gallon of bulk propane storage
- 2,000 United States Water Gallon vertical dispenser tank

Regulations:

- minimum front yard setback of 1.5 metres
- minimum interior side yard 3.2 meters and minimum lot area 0.93 hectares

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

The subject property is located within the **Rural Policy Area** 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).



**AERIAL PHOTOGRAPHY**  
Zoning By-law Amendment Application  
(1905212 Ontario Limited)  
Part of Lot 1, Concession 6  
in the Unincorporated Township of Secord  
Territorial District of Sudbury  
being Part 1, Plan 53R-20177  
Sudbury East Section  
(Roll No. 5202-270-002-031-20)  
(SEPB File No. ZBA 20-01SCR)



**AERIAL PHOTOGRAPHY**  
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