

SUDBURY EAST PLANNING BOARD

NOTICE OF THE PASSING OF A ZONING BY-LAW

TAKE NOTICE THAT the Sudbury East Planning Board passed

By-Law 2020-02

on the 10th day of September 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, P0H 2N0), not later than the

1st day of October 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 \$1100.00 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). The subject land is also subject to an application for a consent (**SEPB File No. B/17/20/BRW**).

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 11th day of September 2020.

Matthew Dumont, MCIP, RPP
Director of Planning

Purpose and Effect of By-Law 2020-02

Re: Application No. ZBA 20-13BRW
(Raymond Sabourin and Doreen Thompson)
Roll No. 5202-260-001-071-00 and 5202-260-001-072-00

On September 10th, 2020, the Sudbury East Planning Board approved a zone change application submitted by Raymond Sabourin and Doreen Thompson, for lands described as Part of Lot 3, Concession 4, in the Unincorporated Township of Burwash, Territorial District of Sudbury, being Part 1, Plan 53R-16891 and Part 1, Plan 53R-14322 (Parcel 53585 and 50435 Sudbury East Section).

The subject lands are presently zoned Waterfront Residential (WR) and Waterfront Residential with Special Provision 22 (S22) under Zoning By-law 2014-01 in the Unincorporated Township of Burwash. The Zoning By-law amendment will:

- i) Maintain the present zoning of the property;
- ii) the existing lot areas and lot frontages for both the severed and retained lots shall be deemed to comply with the minimum lot area and minimum lot frontage requirements of the Zoning By-law;
- iii) the maximum lot coverage of all buildings and structures for the severed lot shall be sixteen percent (16%);
- iv) the maximum lot coverage of all buildings and structures for the retained lot shall be sixteen percent (16%).

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

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).

The rezoning is being requested to fulfill a condition of consent of the Sudbury East Planning Board (SEPB File No. B/17/20/BRW).



KEY MAP

Consent and Zoning By-law Amendment Applications
(Raymond Sabourin and Doreen Thompson)
Part of Lot 3, Concession 4
in the Unincorporated Township of Burwash
Territorial District of Sudbury
Being Part 1, Plan 53R-14322 and being Part 1, Plan 53R-16891
Parcel 50435 and 53585 Sudbury East Section
(Roll No. 5202-260-001-072-00 & 071-00)
(SEPB File No. B/17/20/BRW & ZBA 20-13BRW)



AERIAL PHOTOGRAPHY

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