

**NOTICE OF RECEIPT OF COMPLETE APPLICATION
CONCERNING A PROPOSED
ZONE CHANGE TO ZONING BY-LAW 2014-27 FOR
THE MUNICIPALITY OF MARKSTAY-WARREN**

Respecting application by Renee and Zachary Helm
to rezone lands described as
Lot 12, Concession 3
in the Township of Hagar
now in the Municipality of Markstay-Warren
Territorial District of Sudbury
Sudbury East Section
(Roll No. 5208-000-004-251-00) (SEPB File No. ZBA 21-07MW)

Pursuant to Section 34 (10.7) – Zoning Amendments, of the Planning Act, R.S.O. 1990, as amended

DESCRIPTION OF THE APPLICATION: The subject property is presently zoned Community Commercial (CC) under Zoning By-law 2014-27 of the Municipality of Markstay-Warren. The application for a zoning by-law amendment is to change the current ‘Commercial Community (CC) Zone’ to ‘Residential One (R1) to recognize the existing use of the lot. In addition, a special provision is to be implemented to permit a fence approximately 3.35 metres in the established front yard which is not to exceed a height of 2.0 metres. The intent of the fence being in the established front yard is to allow the applicants to construct an inground pool in the side yard while providing privacy.

Please note this is not a notice of Public Hearing. Prior to the Public Meeting, you will receive a “Public Notice” informing you of the date, time and location of the public hearing, together with a description of the proposal.

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, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, POH 2N0. If you have any questions regarding this application, please contact this office to arrange an appointment with Matthew Dumont. Please include the applicant’s name and file number on all correspondence.

Dated at Warren, this 11th, day of April 2021.

Matthew Dumont, MCIP, RPP
Director of Planning



KEY MAP

Zoning By-law Amendment Application
(Renee and Zachary Helm)
Lot 12, Concession 3
in the Township of Hagar
now in the Municipality of Markstay-Warren
Territorial District of Sudbury
being Lot 21, Plan M1034
Parcel 40418 S.E.S.
(Roll No. 5208-000-004-251-00)
(SEPB File No. ZBA 21-07MW)



AERIAL PHOTOGRAPHY

Zoning By-law Amendment Application
(Renee and Zachary Helm)
Lot 12, Concession 3
in the Township of Hagar
now in the Municipality of Markstay-Warren
Territorial District of Sudbury
being Lot 21, Plan M1034
Parcel 40418 S.E.S.
(Roll No. 5208-000-004-251-00)
(SEPB File No. ZBA 21-07MW)