

**NOTICE OF PUBLIC HEARING  
CONCERNING A PROPOSED  
AMENDMENT TO  
ZONING BY-LAW 2014-27  
OF THE MUNICIPALITY OF MARKSTAY-WARREN**

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Respecting an application by Renee and Zachary Helm  
to rezone lands on 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 Sudbury East Section  
(Roll No. 5208-000-004-251-00)  
(SEPB File No. ZBA 21-07MW)

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**TAKE NOTICE THAT** the Council for the Municipality of Markstay-Warren will hold a **Public Hearing Electronically** on **May 17<sup>th</sup>, 2021 at 6:45 p.m. at the Markstay-Warren Municipal Office, 21 Main Street South, P.O. Box 79, Markstay, Ontario, P0M 2G0.**

**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, P0H 2N0. Any person or public body may make written or verbal representations either in support of or in opposition to the Proposed Zoning By-law Amendment. If you wish to submit comments on this application, they are required to be submitted in writing to the Clerk at [rforgette@markstay-warren.ca](mailto:rforgette@markstay-warren.ca) ahead of the meeting or by mail. It is strongly encouraged that any person or public body do not attend the Public Hearing due to the current environment.

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Council for the Municipality of Markstay-Warren to the Local Planning Appeal Tribunal but the person or public body does not make written submissions to the Council for the **Municipality of Markstay-Warren** before the by-law is passed, the person or public body is not entitled to appeal the decision.

**IF A PERSON OR PUBLIC BODY** does not make written submissions to the Council for the **Municipality of Markstay-Warren** 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.

Dated at Warren, this 26<sup>th</sup> day of April 2021.

Matthew Dumont, MCIP, RPP  
Director of Planning

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

Re: Application No. ZBA 21-07MW  
(Renee and Zachary Helm)  
Roll No. 5208-000-004-251-00

The purpose of the Public Hearing will be to consider a proposed amendment to Zoning By-law 2014-27 Municipality of Markstay-Warren, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

An application has been received from 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, being Lot 21, Plan M1034 (Parcel 40418 Sudbury East Section).

The subject lands are presently zoned Community Commercial (CC) under Zoning By-law 2014-27 Municipality of Markstay-Warren. The Proposed Zoning By-law Amendment will rezone the property to Residential One (R1) with a Special Provision, to permit a fence 3.35 metres in the established front yard where no fence is to be located beyond the established front building line in any residential zone.

The subject property is located within the Village Policy Area (Village of Markstay) 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  
(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)  
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**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  
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