

**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 an application for consent and zoning by-law amendment by Danika Bisailon & Greg McDonald
to the Sudbury East Planning Board
E ½ W Part Lot 1, Concession 6
in the Township of Jennings
now in the Municipality of St.-Charles
Territorial District of Sudbury
Parcel 1151 Sudbury East Section
(Roll No. 5204-000-002-203-00)
(SEPB File No. B/34-35/21/SC & ZBA 21-13-14SC)

TAKE NOTICE THAT the Sudbury East Planning Board will hold a **Public Hearing Electronically** to analyze and discuss **Application B/34-35/21/SC** at its meeting on **August 12th, 2021, at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville, Ontario.**

AND TAKE NOTICE THAT the Council for the Municipality of St.-Charles will hold a **Public Hearing Electronically** on **September 15th, 2021, at 5:15 p.m. at the St.-Charles Municipal Office, 2 King Street East, St.-Charles, Ontario** for application **ZBA 21-13SC & ZBA 21-14SC.**

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 (Tammy) tgodden@stcharlesontario.ca ahead of the meeting or by mail.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council for the Municipality of St. Charles to the Ontario Land Tribunal but the person or public body does not make written submissions to the Council for the Municipality of St. Charles 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 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at Warren, this 29th day of July 2021.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

39 Lafontaine Street, Unit 4, P.O. Box 250 Warren, Ontario P0H 2N0
Telephone: (705) 967-2174 Fax: (705) 967-2177 Watts: 1-877-540-7372
www.sepb.org

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

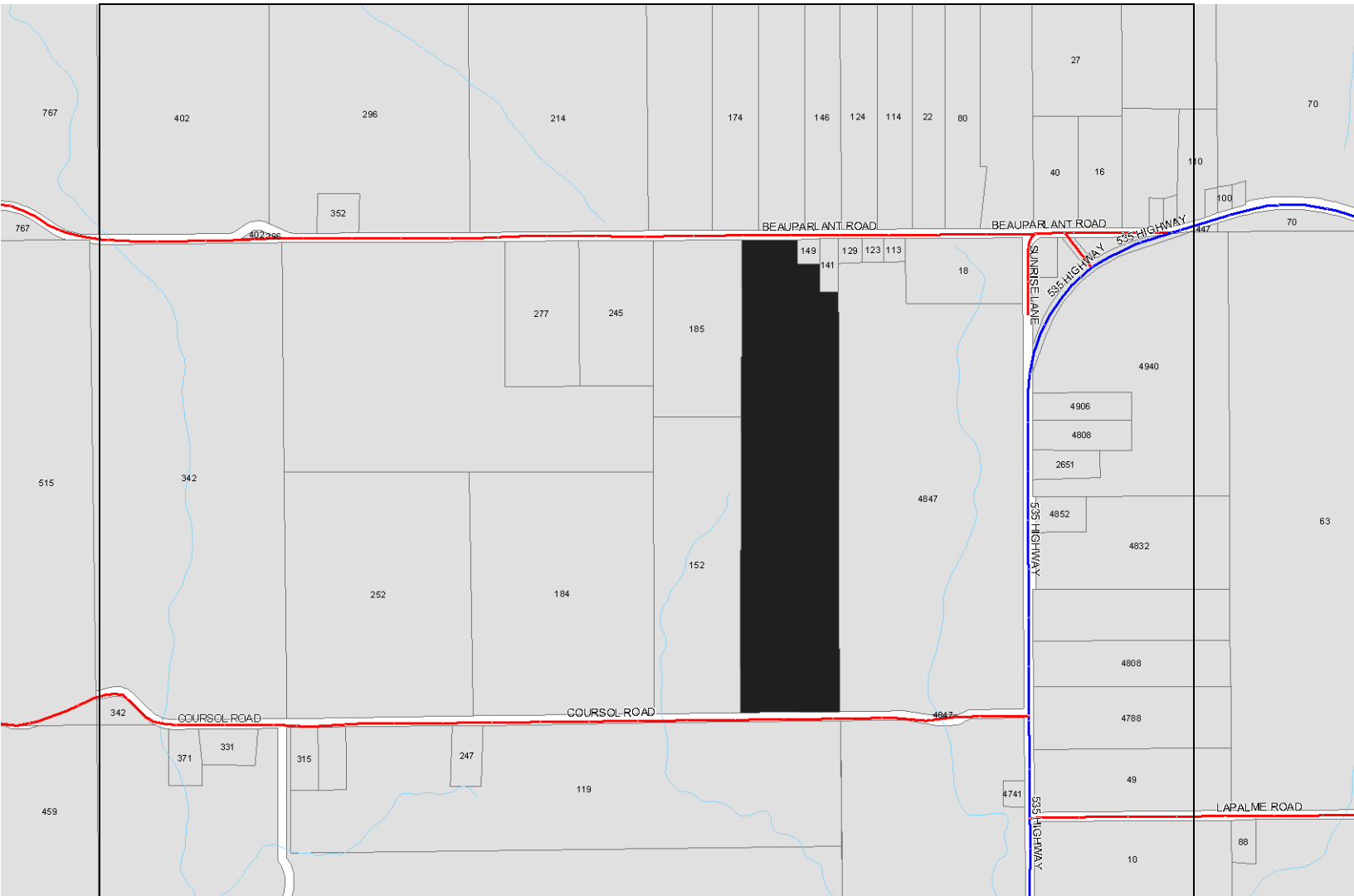
Re: Application Nos. B/34-35/21/SC & ZBA 21-13-14SC
(Danika Bisailon and Greg McDonald)
Roll nos. 5204-000-002-203-00

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 Danika Bisailon and Greg McDonald to rezone lands described as E ½ W Part Lot 1, Concession 6, in the Township of Jennings, now in the Municipality of St. Charles, Territorial District of Sudbury, (Parcel 1151 Sudbury East Section).

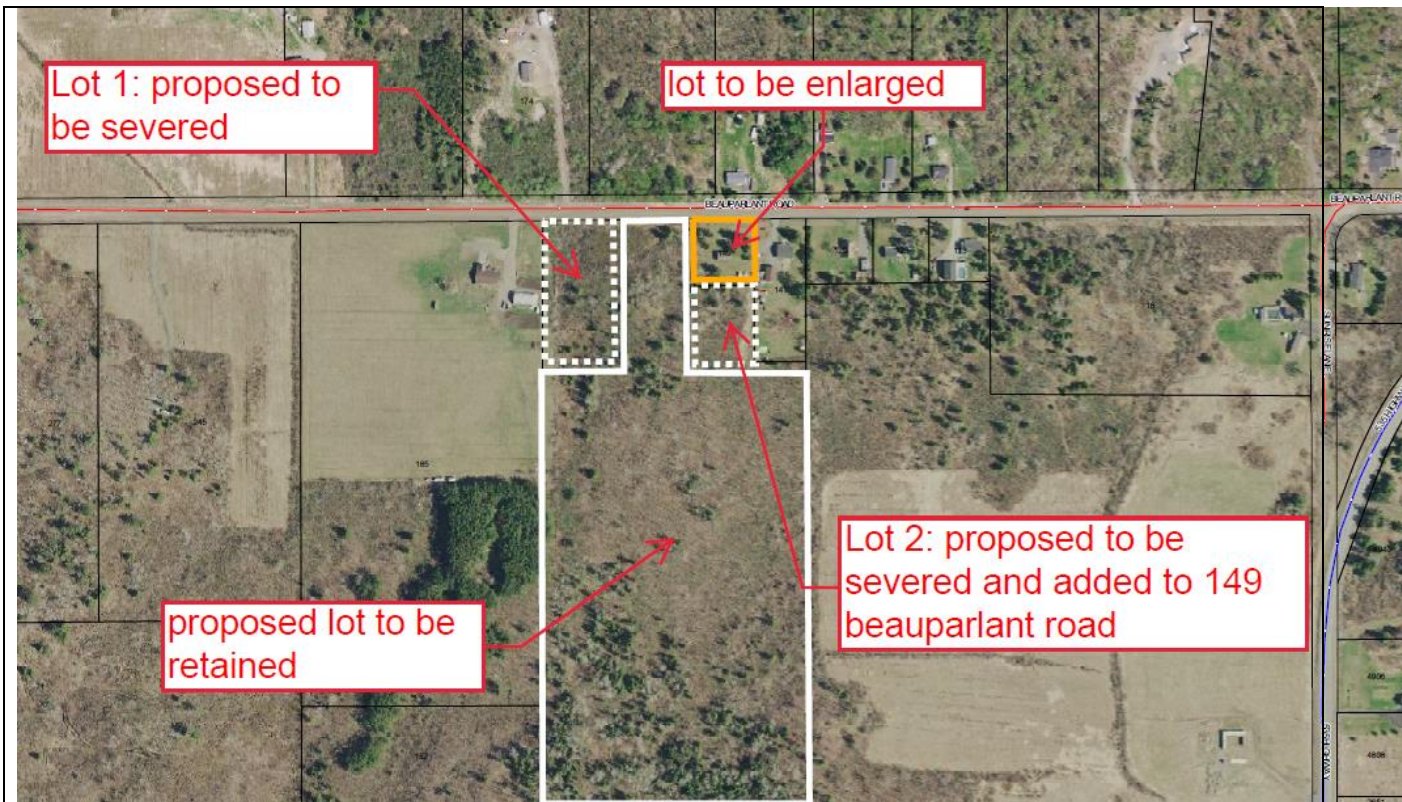
The subject lands are presently zoned Rural (RU) under Zoning By-law 2014-26 of the Municipality of St. Charles. The Proposed Zoning By-law Amendment will rezone the lots to be severed through consent application B/34-35/21/SC to Residential Rural (RR) and Residential Rural with Special Provision 24, to ensure that the lot to be created and the lot addition comply with the requirements for the Residential Rural Zone.

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



KEY MAP

Consent & Zoning By-law Amendment Applications
 (Greg McDonald & Danika Bisailon)
 E ½ W Part of Lot 1, Concession 6
 in the Township of Jennings
 now in the Municipality of St.-Charles
 Territorial District of Sudbury
 Parcel 1151 S.E.S.
 (Roll No. 5204-000-002-203-00)
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AERIAL PHOTOGRAPHY

Consent & Zoning By-law Amendment Applications
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