

MUNICIPALITY OF ST.-CHARLES

NOTICE OF THE PASSING OF A ZONING BY-LAW

TAKE NOTICE THAT the Council of the Municipality of St.-Charles passed

By-Law 2021-22

on the 15th day of September 2021

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 Ontario Land Tribunal in respect of the by-law by filing with the Clerk of the Municipality of St.-Charles (2 King Street East, Box 70, St. Charles, Ontario, P0M 2W0), not later than the

6th day of October 2021

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 Ontario Land 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 Municipality of St.-Charles Municipal Office (2 King Street East, Box 70, St. Charles, Ontario, P0M 2W0) and 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 consent (**SEPB File No. B/34-35/21/SC**).

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 16th day of September 2021.

Matthew Dumont, MCIP, RPP
Director of Planning

Purpose and Effect of By-Law 2021-22

Re: Application No. ZBA 21-13-14SC
(Danika Bisailon & Greg McDonald)
Roll No. 5204-000-002-203-00

On September 15th, 2021, Council for the Municipality of St.-Charles approved a zone change application submitted by Danika Bisailon and Greg McDonald, for lands described as E ½ W Part of Lot 1, Concession 6, in Township of Jennings, now in the Municipality of St.-Charles, Territorial District of Sudbury, (Parcel 1151 Sudbury East Section).

The purpose and effect of the application is to facilitate two severance applications which is to create one Residential Rural (RR) lot (B/34/21/SC) and to effect a lot addition (B/35/21/SC).

The Zoning By-law Amendment (ZBA 21-13SC) will change the zoning from Rural (RU) to Residential Rural (RR). A portion of the subject land (proposed lot to be severed through consent application (B/34/21/SC) is to be rezoned to 'Residential Rural (RR)'.

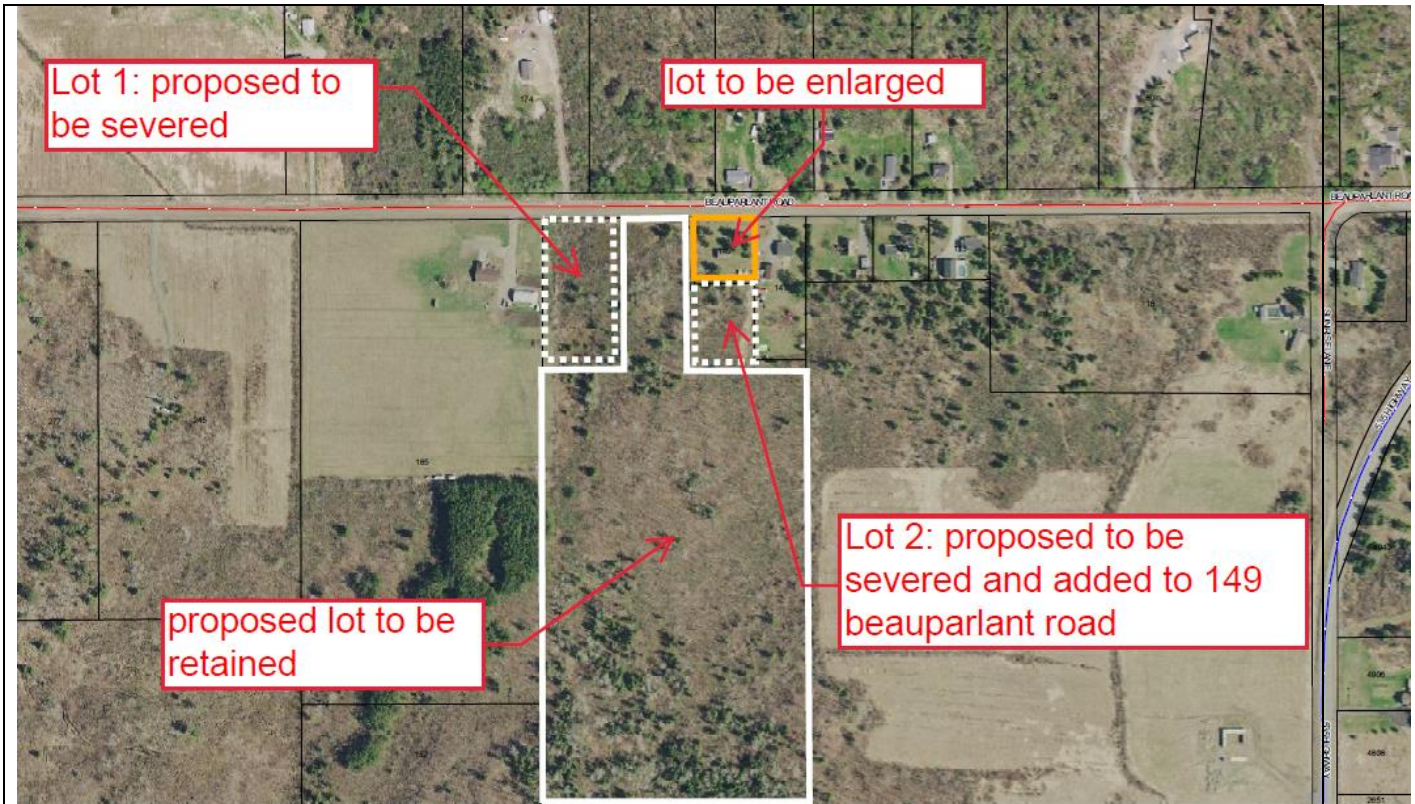
The Zoning By-law Amendment (ZBA 21-14SC) will change the zoning from Rural (RU) to Residential Rural (RR) with regulation(s). A portion of the subject land (proposed lot to be severed through consent application (B/35/21/SC) is to be rezoned to 'Residential Rural (RR)'. The Zoning By-law Amendment for the subject lands will implement the following regulations:

- (i) Regulations:
- minimum lot area 0.27 hectares
 - minimum lot frontage 47.0 metres

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

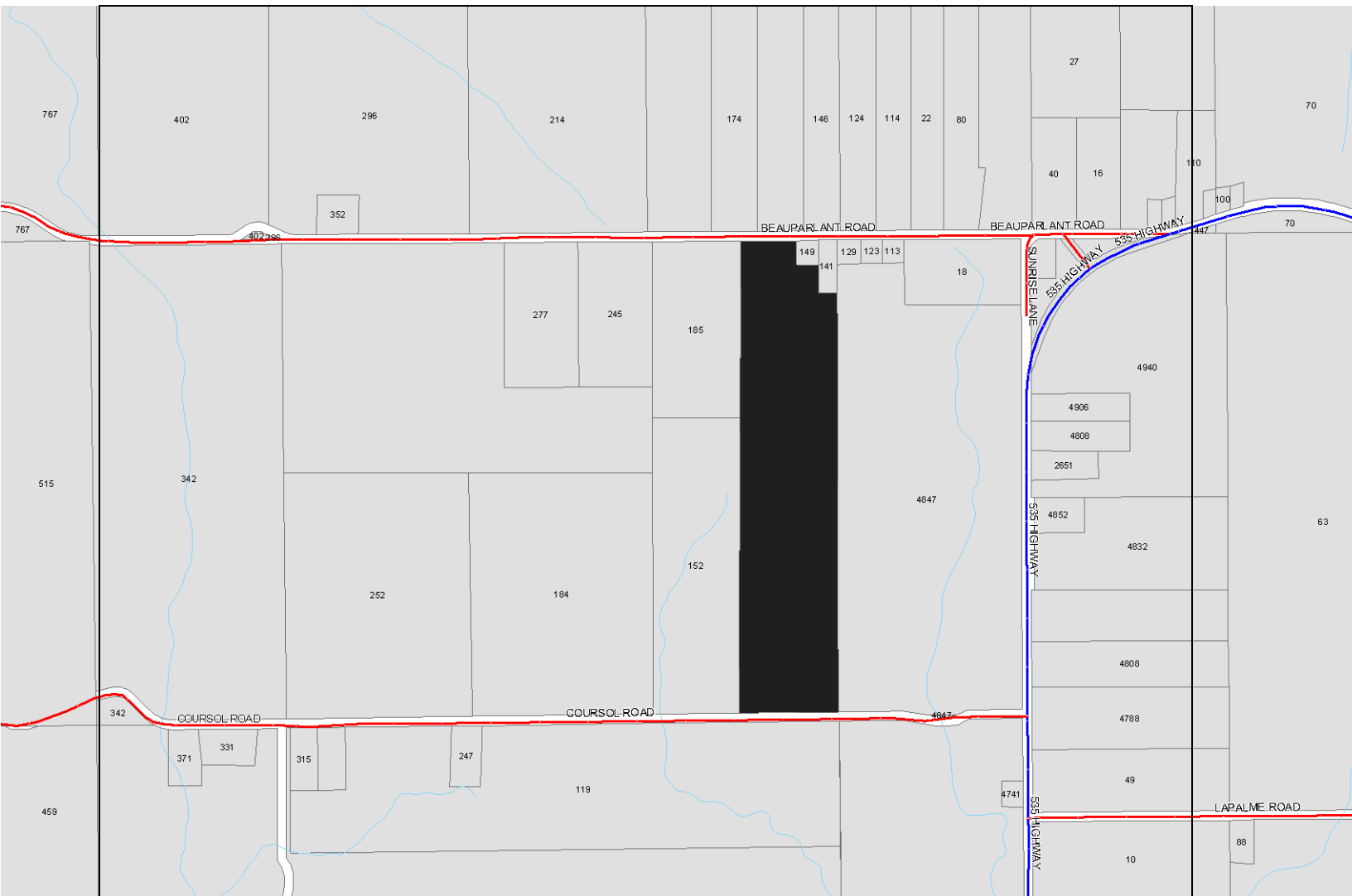
The subject property is located within the Rural Policy Area designation of the Official Plan for the Sudbury East Planning Area (adopted April 27th, 2010, approved by the Ministry of Municipal Affairs and Housing September 28th, 2010).

The rezoning is being requested to fulfill a condition of consent of the Sudbury East Planning Board (SEPB File No. B/34-35/21/SC).



AERIAL PHOTOGRAPHY

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)
 (SEPB File No. B/34-35/21/SC & ZBA 21 13-14SC)



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)
(SEPB File No. B/34-35/21/SC & ZBA 21 13-14SC)

THE MUNICIPALITY OF ST.-CHARLES

BY-LAW 2021-22

BEING A BY-LAW TO AMEND ZONING BY-LAW 2014-26, AS AMENDED
(Danika Bisailon and Greg McDonald)

WHEREAS By-Law 2014-26 Municipality of St.-Charles has been passed, being a Zoning By-Law to regulate the use of land and the character, location, and use of buildings and structures, in the Municipality of St.-Charles, under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13;

AND WHEREAS the Council for the Municipality of St.-Charles may amend such By-Law in accordance with the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13;

AND WHEREAS the Council for the Municipality of St.-Charles has received an application to amend such By-Law;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE MUNICIPALITY OF ST.-CHARLES ENACTS AS FOLLOWS:

1. Schedule A-3 (Jennings Township) of By-Law 2014-26 of the Municipality of St.-Charles, as amended, is hereby further amended by changing the Rural Zone (RU) to a Residential Rural Zone (RR), on 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 Sudbury East Section, and as shown on Schedule "A-1" affixed hereto. **(Provisional Consent B/34/21/SC).**
2. Schedule A-3 (Jennings Township) of By-law 2014-26 of the Municipality of St.-Charles, as amended, is hereby further amended by changing the Rural Zone (RU) to a Residential Rural Zone (RR) and the addition of Special Provision 24 (S24), on 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 Sudbury East Section, and as shown on Schedule "A-1" affixed hereto. **(Provisional Consent B/35/21/SC).**
3. Section 8 of By-law 2014-26 of the Municipality of St.-Charles is hereby amended by the addition of the following Special Provision:
 24. Notwithstanding any provisions to the contrary of Section 7.6.2(a) of By-law 2014-26, within the lands zoned Residential Rural (RR), described as on 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 Sudbury East Section, the following special provisions shall apply:

(i) Regulations:

- minimum lot area 0.27 hectares
- minimum lot frontage 47.0 metres

All other provisions of By-Law 2014-26 as applicable to the Residential Rural Zone (RR) shall apply.

4. Schedule "A-1" is hereby declared to form part of this By-Law.
5. This By-Law shall take effect on the date of passage and come into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

READ A FIRST AND SECOND TIME this 15th day of September 2021.


MAYOR


CLERK

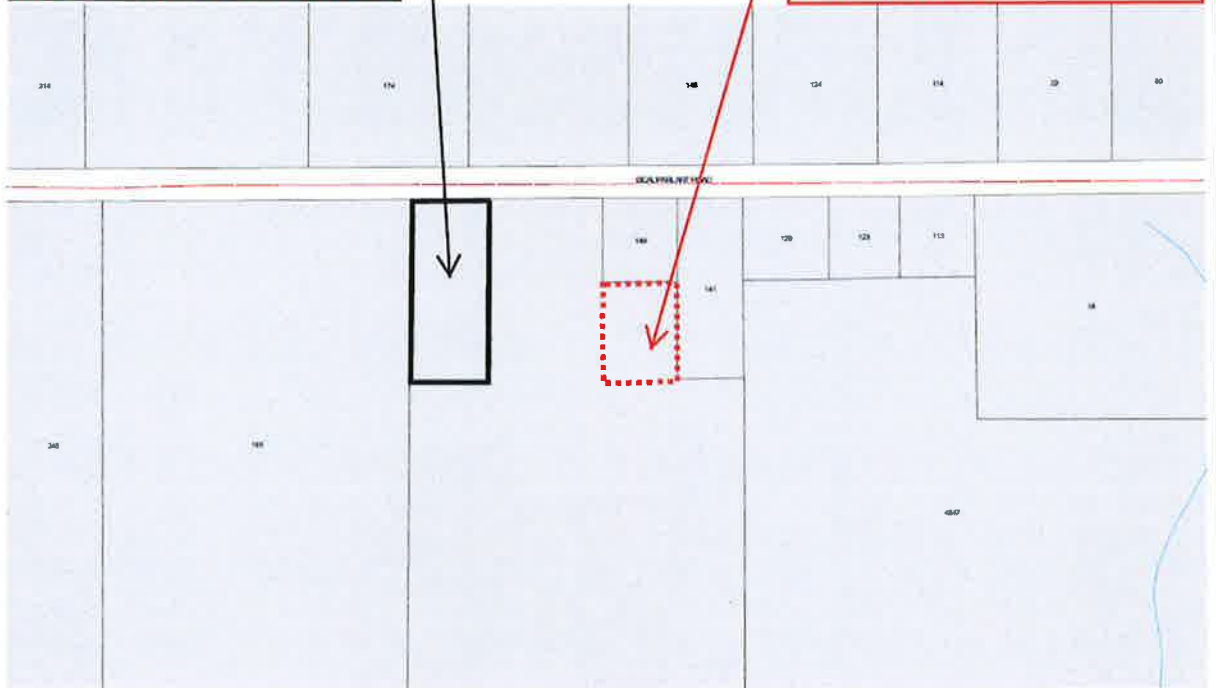
READ A THIRD TIME AND FINALLY PASSED this 15th day of September 2021.


MAYOR


CLERK

ZBA 21-13SC - B/34/21/SC

ZBA 21-14/SC - B/35/21/SC



This is Schedule "A-1" to By-law 2021-22 of the Municipality of St.-Charles, passed this 15th day of September, 2021.

Paul Schrymer
 Mayor

Samuel...
 Clerk



Lands zoned Residential Rural (RR), 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 Sudbury East Section. (Roll No. 5204-000-002-203-00) **(Provisional Consent B/34/21/SC)**



Lands zoned Residential Rural (RR), subject to Special Provision 24 (S24), 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 Sudbury East Section.
(Roll No. 5204-000-002-203-00) (**Provisional Consent B/35/21/SC**)