

**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 14-01 OF THE
UNINCORPORATED TOWNSHIPS OF THE SUDBURY EAST PLANNING AREA**

Respecting an application for consent by Jesse Borton
to the Sudbury East Planning Board
Lot 7, Concession 3
in the Unincorporated Township of Burwash
Territorial District of Sudbury
Parcel 9948 Sudbury East Section
(Roll No. 5202-260-002-021-00)
(SEPB File No. B/47-48/21/BRW & ZBA 21-21-22BRW)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss **Virtually Applications B/47-48/21/BRW** at its meeting on **October 14th, 2021, at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville, Ontario.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Sudbury East Planning Board in respect of the proposed consent or zoning by-law amendment, you must make a written request to the **Sudbury East Planning Board, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, POH 2N0.**

IF A PERSON OR PUBLIC BODY THAT FILES AN APPEAL of a decision of the Sudbury East Planning Board in respect of the proposed consent or zoning by-law amendment does not make written submissions to the Sudbury East Planning Board before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Sudbury East Planning Board before the by-law is passed, the person or public body is not entitled to appeal the decision of the Sudbury East Planning Board to the Ontario Land Tribunal and that person or public body may not be added as a party to the hearing of an appeal before Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

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. Any person or public body may attend the Public Hearing and/or make written or verbal representations either in support of or in opposition of the Proposed applications.

Dated at Warren, this 23rd day of September 2021.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

39 Lafontaine Street, Unit 4, P.O. Box 250 Warren, Ontario POH 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

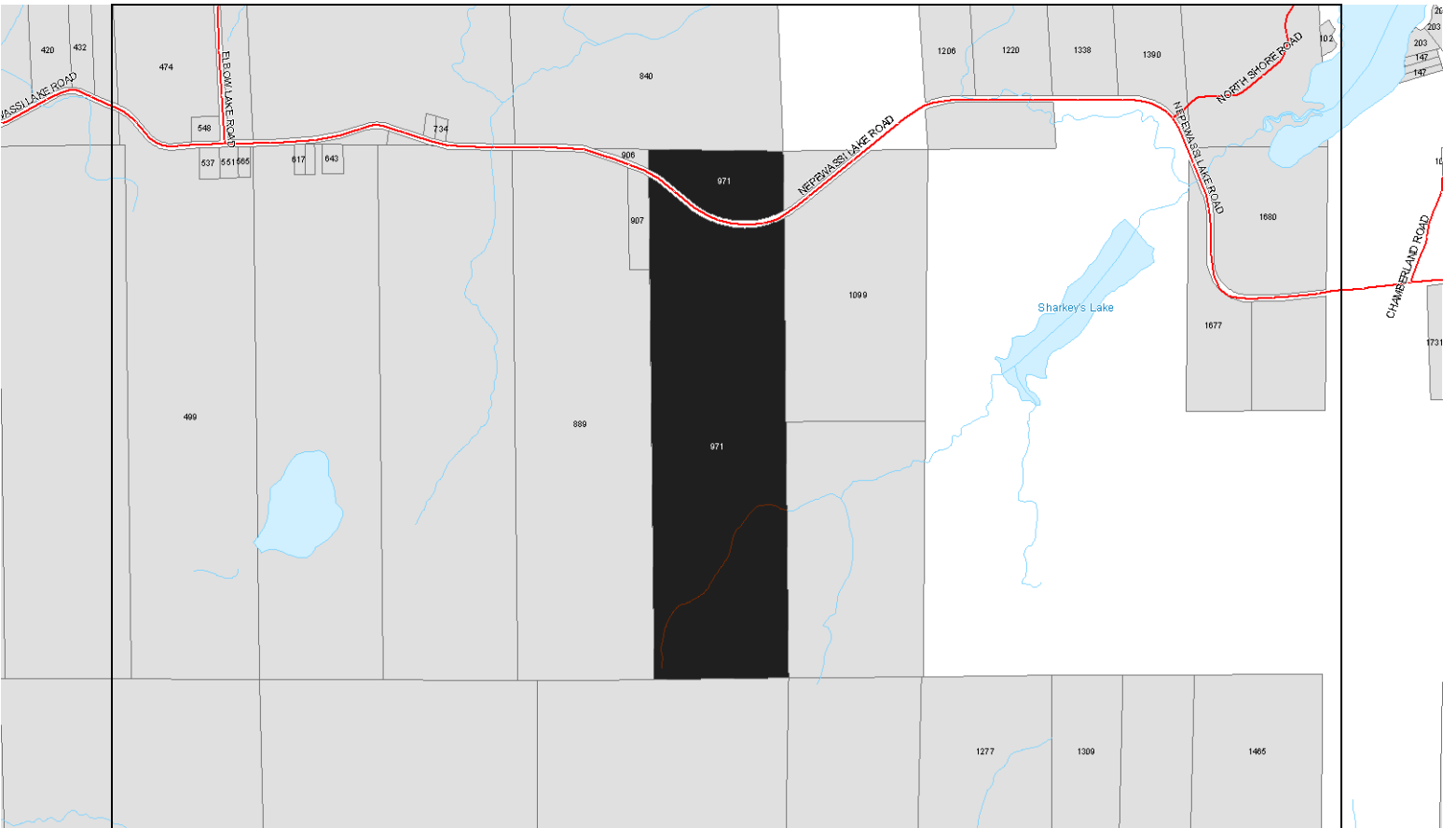
Re: Application Nos. B/47-48/21/BRW and ZBA 21-21-22BRW
(Jesse Borton)
Roll Nos. 5202-260-002-021-00

The purpose of the Public Hearing will be to consider a proposed amendment to Zoning By-law 14-01 of the Unincorporated Townships of the Sudbury East Planning Area, 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 Jesse Borton to rezone lands described as Lot 7, Concession 3, in the Unincorporated Township of Burwash, Territorial District of Sudbury (Parcel 9948 Sudbury East Section).

The subject lands are presently zoned Rural (RU) Special 6 (S6) under Zoning By-law 14-01 of the Unincorporated Townships of the Sudbury East Planning Area. The Proposed Zoning By-law Amendment will rezone the lot to be severed through **consent application B/47/21/BRW** to Residential Rural (RR) to recognize the intended use of the lot. The Proposed Zoning By-law Amendment will rezone the lot to be severed through **consent application B/48/21/BRW** to Rural (RU) to recognize the intended use of the lot.

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).

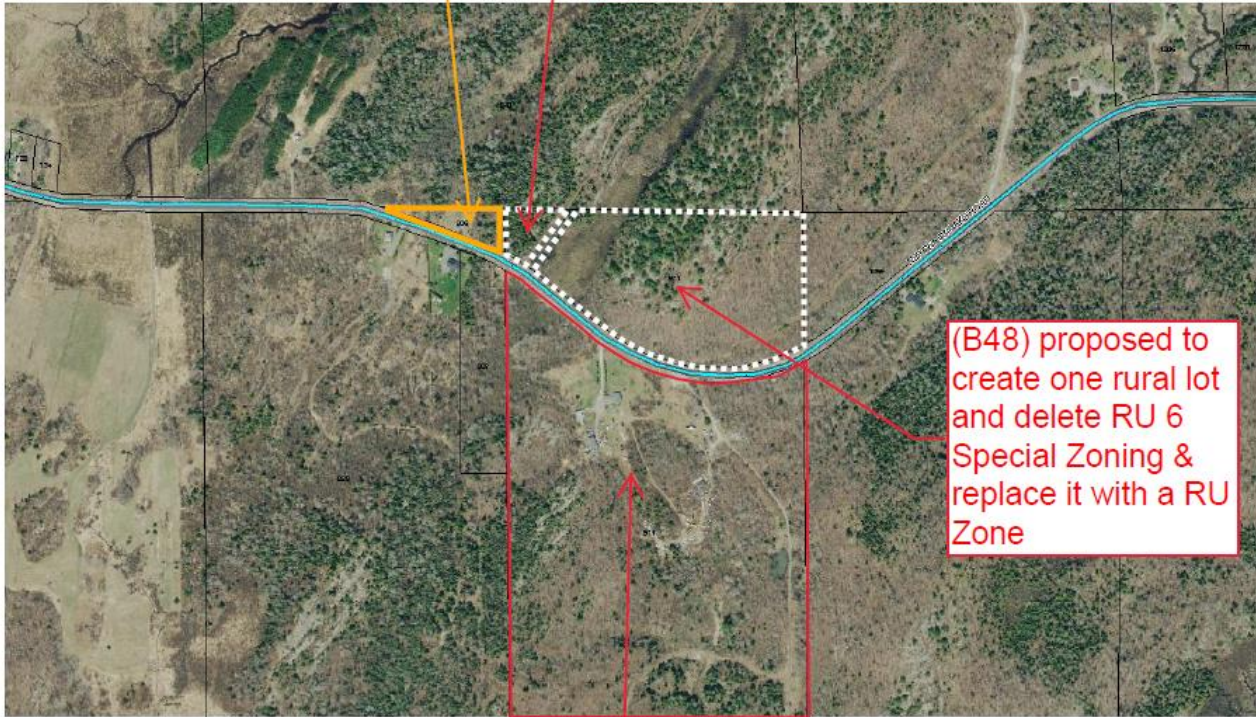


KEY MAP

Consent & Zoning By-law Amendment Applications
(Jesse Borton)
Lot 7, Concession 3
in the Unincorporated Township of Burwash
Territorial District of Sudbury
Parcel 9948 Sudbury East Section
(Roll No. 5202-260-002-021-00)
(SEPB File No. B/47-48/21/BRW & ZBA 21-21-22BRW)

proposed lot to be enlarged

(B47) effect a lot addition & to resolve the single family dwelling encroachment. lands to be added to 906 nepewassi lake road



(B48) proposed to create one rural lot and delete RU 6 Special Zoning & replace it with a RU Zone

proposed lot to be retained and maintain current RU Special 6 Zoning



AERIAL PHOTOGRAPHY

Consent & Zoning By-law Amendment Applications
(Jesse Borton)

Lot 7, Concession 3

in the Unincorporated Township of Burwash

Territorial District of Sudbury

Parcel 9948 Sudbury East Section

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