

**NOTICE OF RECEIPT OF COMPLETE APPLICATION  
CONCERNING A PROPOSED  
ZONE CHANGE TO ZONING BY-LAW 14-01 FOR  
UNINCORPORATED TOWNSHIPS OF THE SUDBURY EAST PLANNING AREA**

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Respecting application by Jenny Lavallee and Andre Lemelin  
to rezone lands described as  
Lot 10, Concession 3  
in the Unincorporated Township of Burwash  
Territorial District of Sudbury  
being Part 1, Plan 53R-4033  
Parcel 28498 & 36789 S.E.S.  
(Roll No. 5202-260002-035-00) (SEPB File No. ZBA 23-07BRW)

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

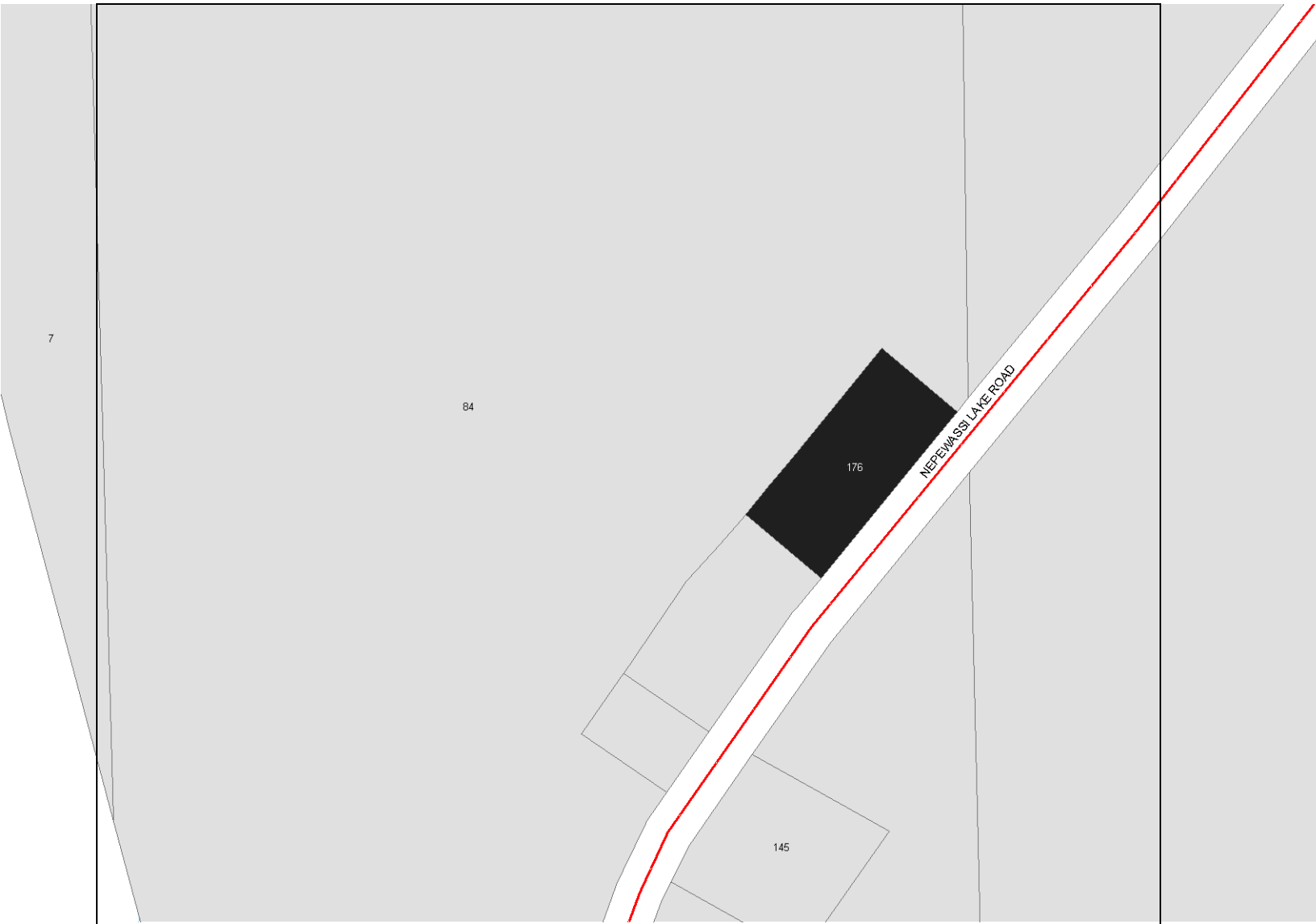
**DESCRIPTION OF THE APPLICATION:** The Sudbury East Planning Board has received an application for zoning by-law amendment which proposes to maintain the current Residential Rural (RR) zoning on the property, however, a special provision is to be implemented, to permit an interior side yard setback of 1.5 metres whereas 6.0 metres is required for any dwelling unit under the RR Zone. The owner has limited access to the dwelling unit, therefore is proposing to encroach into the side yard setback to construct an attached garage to the existing dwelling unit.

**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 in all correspondence.

Dated at Warren, this 3<sup>rd</sup>, day of May 2023.

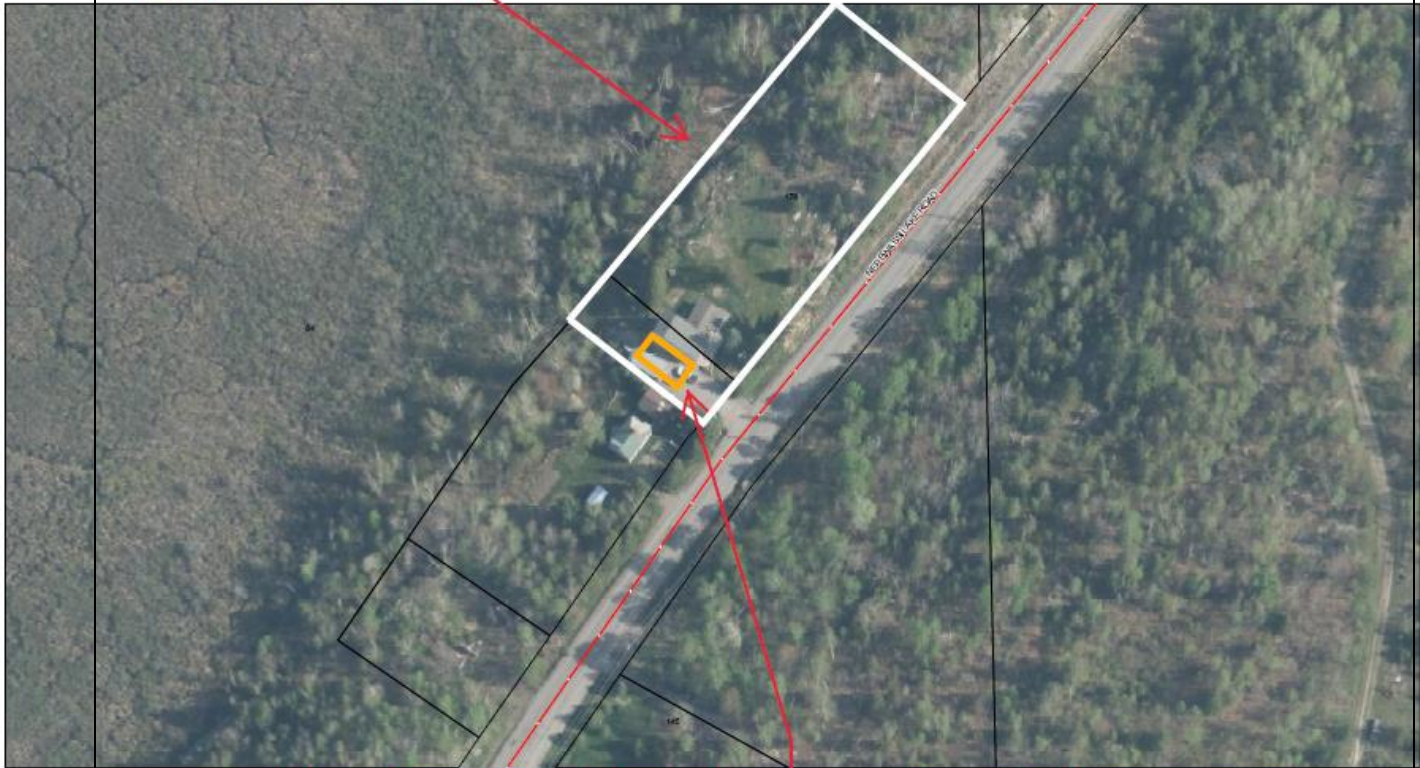
Matthew Dumont, MCIP, RPP  
Director of Planning



**KEY MAP**

Zoning By-law Amendment Application  
(Jenny Lavallee and Andre Lemelin)  
Lot 10, Concession 3  
in the Unincorporated Township of Burwash  
Territorial District of Sudbury  
being Part 1, Plan 53R-4033  
Parcel 28498 & 36789 S.E.S.  
(Roll No. 5202-260-002-035-00)  
(SEPB File No. ZBA 23-07BRW)

subject property



demolish existing detached garage and construct a new attached garage to the existing single-family detached dwelling unit. Proposed interior side yard setback is to be 1.5 meters whereas 6.0 meters is required for any dwelling unit.



**AERIAL PHOTOGRAPHY**

Zoning By-law Amendment Application  
(Jenny Lavallee and Andre Lemelin)  
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