

**NOTICE OF RECEIPT OF COMPLETE APPLICATION  
CONCERNING A PROPOSED  
ZONE CHANGE TO ZONING BY-LAW 2014-26 FOR  
THE MUNICIPALITY OF ST.CHARLES**

---

Respecting application by Eugene Landry  
to rezone lands described as  
Part of Lot 1, Concession 3  
in the Township of Appleby  
now in the Municipality of St. Charles  
Territorial District of Sudbury  
Sudbury East Section  
(Roll No. 5204-000-003-171-02) (SEPB File No. ZBA 25-13SC)

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

**DESCRIPTION OF THE APPLICATION:**

6121 Highway 535 is currently zoned Rural (RU).

- Rural (RU) requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100 metres.

78 Pothier Road is currently zoned Residential Rural (RR).

- Residential Rural (RR) requires a minimum lot area of 0.8 hectares and a minimum lot frontage of 60 metres.

As a condition of approval, 78 Pothier Road will require a Zoning By-law Amendment to rezone the property from Residential Rural (RR) to Rural (RU). This ensures the consolidated parcel will fall under a single zoning category, avoiding split zoning.

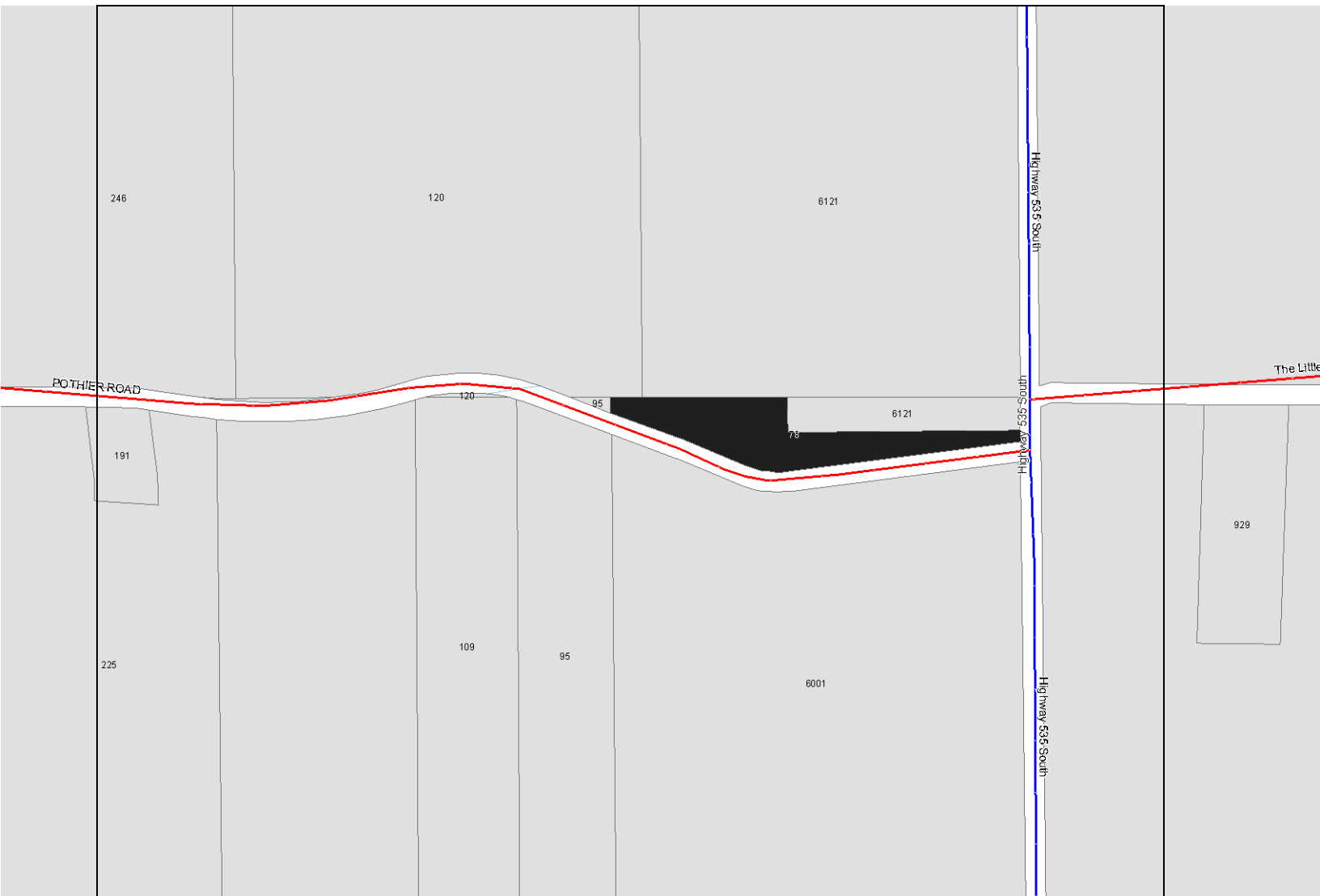
The benefiting lot, located at 78 Pothier Road, is currently 1.74 hectares in area, with 428 metres of frontage along Pothier Road, and is presently vacant. Following the lot addition, the enlarged lot will comprise approximately 5.78 hectares, with 428 metres of frontage on Pothier Road and an additional 15 metres on Highway 535. All access to this lot will remain via Pothier Road—no access will be permitted from Highway 535.

**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, P0H 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 on all correspondence.

Dated at Warren, this 25<sup>th</sup>, day of September 2025.

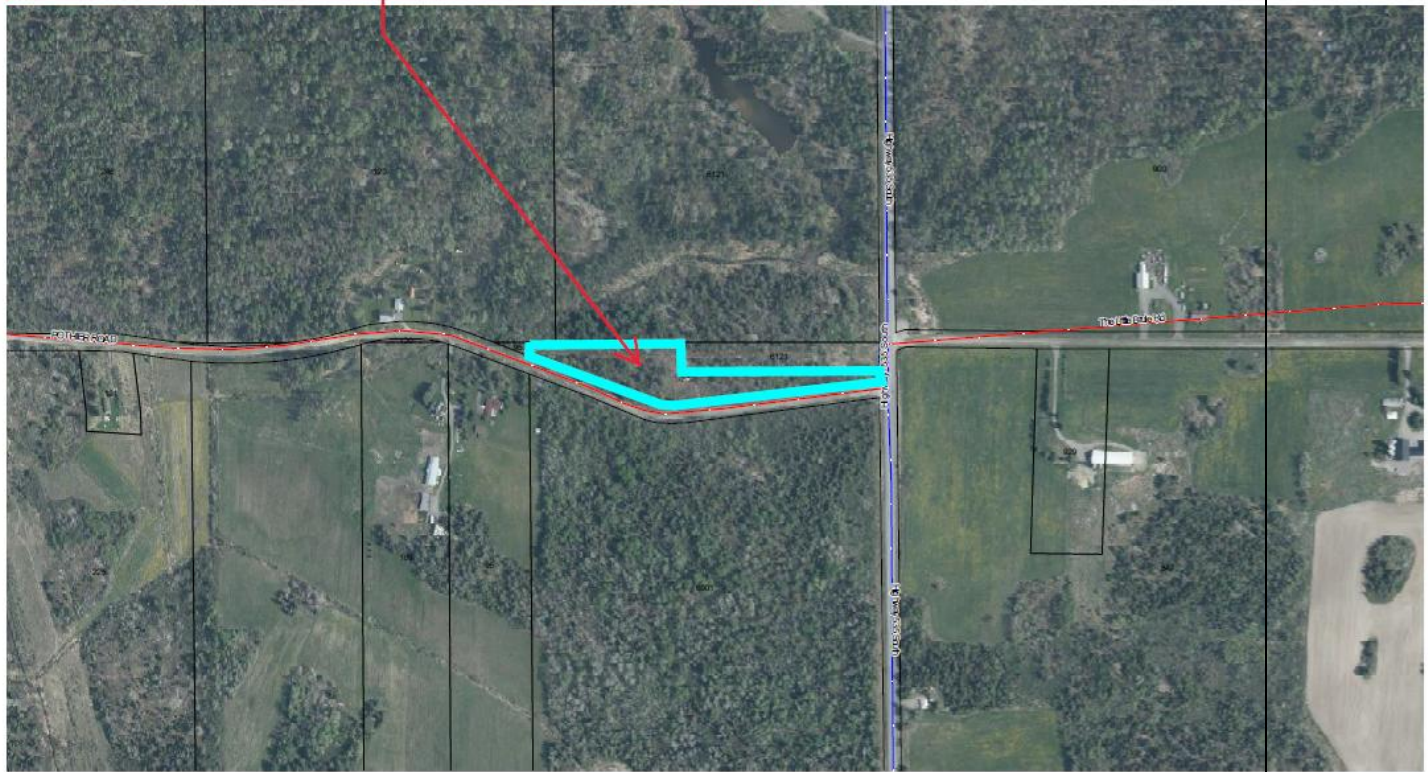
Matthew Dumont, MCIP, RPP  
Director of Planning



**KEY MAP**

Zoning By-law Amendment Application  
(Eugene Landry)  
Part of Lot 1, Concession 3  
in the Township of Appleby  
now in the Municipality of St.-Charles  
Territorial District of Sudbury  
Being Part 1, Plan 53R-16187  
Parcel 23601A Sudbury East Section  
(Roll No. 5204-000-003-171-02)  
(SEPB File No. ZBA 25-13SC)

lands to be rezoned from residential rural to  
rural - conditional of approval for file B/19/25/  
SC



**AERIAL PHOTOGRAPHY**

Zoning By-law Amendment Application  
(Eugene Landry)  
Part of Lot 1, Concession 3  
in the Township of Appleby  
now in the Municipality of St.-Charles  
Territorial District of Sudbury  
Being Part 1, Plan 53R-16187  
Parcel 23601A Sudbury East Section  
(Roll No. 5204-000-003-171-02)  
(SEPB File No. ZBA 25-13SC)