



August 15<sup>th</sup>, 2024

Deborah and Kenneth Owen  
265 Landry Street Box 1042  
Azilda ON P0M 1B0

Dear Mr. and Mrs. Owen:

Re: **Consent and Zoning By-Law Amendment Applications –  
SEPB File No. B/22-23/24/SC and ZBA 24-17SC**  
**Owners:** Deborah and Kenneth Owen  
West Part of Lot 6, Concession 3  
in the Township of Appleby  
now in the Municipality of St.-Charles  
Territorial District of Sudbury  
Parcel 1623 Sudbury East Section  
(Roll No. 5204-000-003-185-00)

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This will acknowledge receipt of your request for a consent and zoning by-law amendment applications, received by this office on July 26<sup>th</sup>, 2024. The file has been assigned **Application numbers B/22-23/24/SC and ZBA 24-17SC.**

A summary review of the applications would indicate that it contains all of the prescribed information and material under the Planning Act, R.S.O. 1990, Chapter P.13. As such, the Planning Board will begin processing the applications as soon as possible. **You will be advised of the date when the application will be considered as soon as it is set.**

Please quote both the application number and the assessment roll number on any correspondence with this office.

Should you have any questions, please do not hesitate to contact our office.

Yours truly,

*'Matthew Dumont'*

Matthew Dumont, MCIP, RPP  
Director of Planning

MD:nr  
Encl.

Copy: Municipality of St. Charles

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

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Respecting application by Deborah and Kenneth Owen  
to rezone lands described as  
West Part of Lot 6, Concession 3  
in the Township of Appleby  
now in the Municipality of St. Charles  
Territorial District of Sudbury  
Sudbury East Section  
(Roll No. 5204-000-003-185-00) (SEPB File No. ZBA 24-17SC)

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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 applications for consent and zoning by-law amendment to create two rural lots on Montee Brazeau Road. A zoning by-law amendment application is required to rezone Lot 1 and Lot 2 from 'Rural' to 'Special Rural' to recognize the ecological site assessment recommendations for both lots.

The proposed severed Lot 1 is to be approximately 12.97 hectares in lot area with approximately 343.0 metres of lot frontage on Montee Brazeau Road and is presently vacant.

The proposed severed Lot 2 is to be approximately 24.23 hectares in lot area with approximately 537.0 metres of lot frontage on Montee Brazeau Road and is presently vacant.

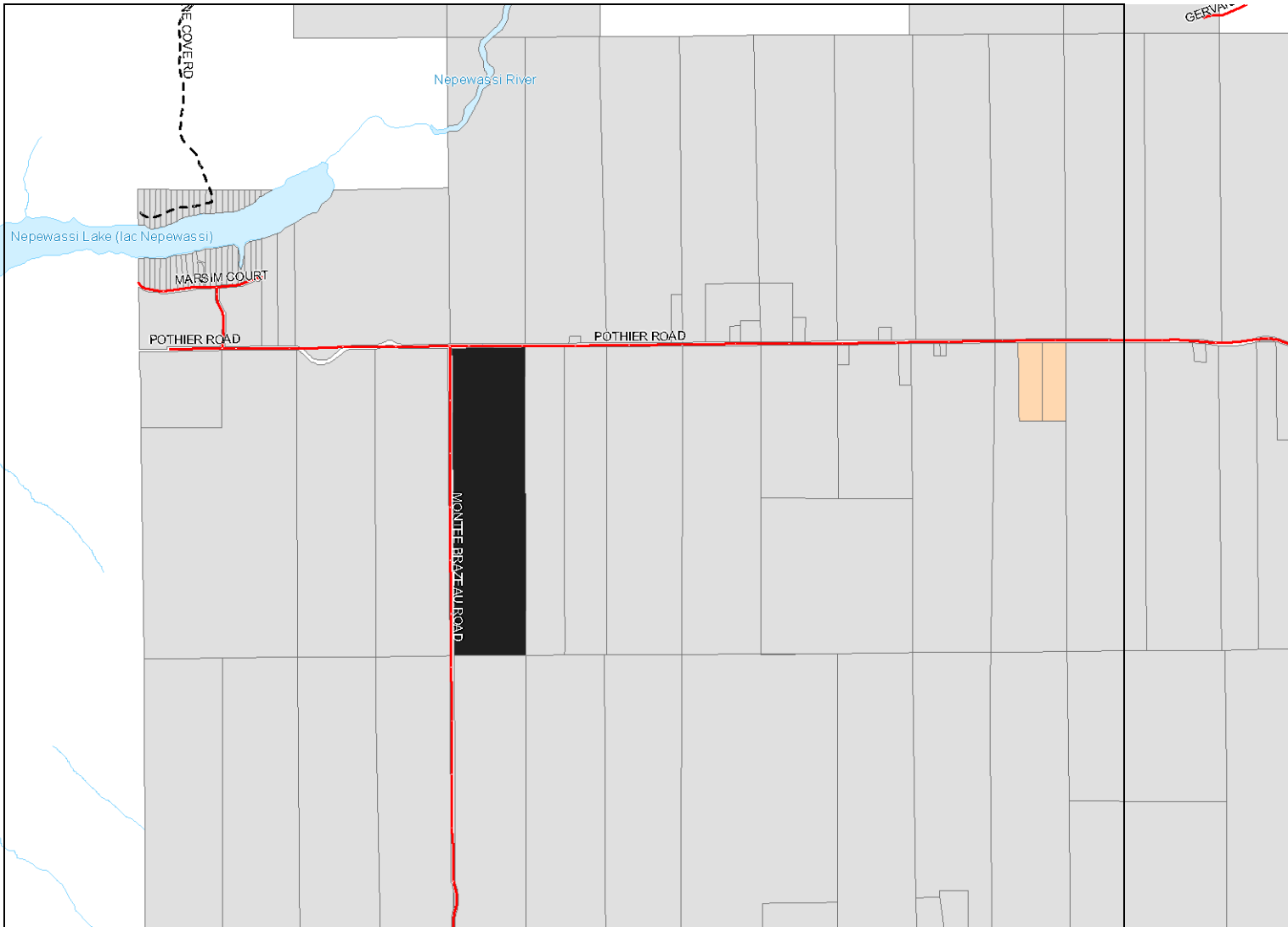
The proposed retained lot is to be approximately 23.77 hectares in lot area with a lot frontage of approximately 617.0 metres Montee Brazeau Road and 393.51 metres on Pothier Road and is presently vacant.

**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 15<sup>th</sup>, day of August 2024.

Matthew Dumont, MCIP, RPP  
Director of Planning

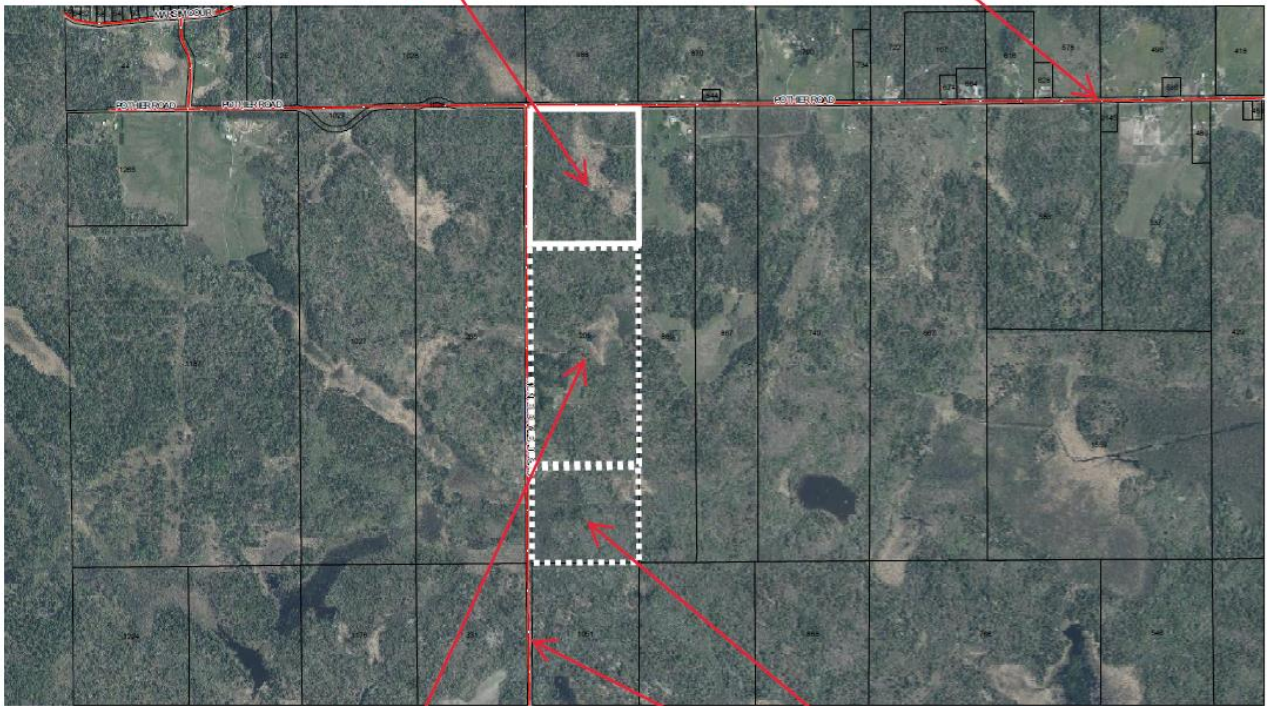


**KEY MAP**

Consent and Zoning By-Law Applications  
(Deborah and Kenneth Owen)  
West Part of Lot 6, Concession 3  
in the Township of Appleby  
now in the Municipality of St.-Charles  
Territorial District of Sudbury  
Parcel 1623 S.E.S.  
(Roll No. 5204-000-003-185-00)  
(SEPB File No. B/22-23/24/SC)

proposed lot to be retained

pothier road



lot 2 - proposed lot to be severed

montee brazeau road

lot 1 - proposed lot to be severed



**AERIAL PHOTOGRAPHY**

Consent and Zoning By-Law Applications  
(Deborah and Kenneth Owen)  
West Part of Lot 6, Concession 3  
in the Township of Appleby  
now in the Municipality of St.-Charles  
Territorial District of Sudbury  
Parcel 1623 S.E.S.  
(Roll No. 5204-000-003-185-00)  
(SEPB File No. B/22-23/24/SC)

15 Pages



### CONSENT APPLICATION FORM

<b>FOR OFFICE USE ONLY:</b>	<b>DATE STAMP - RECEIVED</b>
Application No. <u>B/22-23/24/SC</u>	<u>July 26/24</u>
Application Fee: <u>\$1900.00</u>	
Received by: <u>M.D.</u>	
Assessment Roll No. <u>5204-000-003-185-00</u>	
Official Plan Designation: _____	
Zoning Classification: _____	

**All application questions must be answered.  
Incomplete applications shall be returned to the applicant (please type or print in ink).**

- Registered Owner(s): DEBORAH + KENNETH OWEN
- Address: 265 LANTRY ST. BX1042 A214DA ON P0M1B0
- Tel Nos.: 705-618-5261 E-mail: kendebtravel@hotmail.com
- Agent: (if applicable) \_\_\_\_\_
- Address: \_\_\_\_\_
- Tel Nos.: \_\_\_\_\_ E-mail: \_\_\_\_\_
- The type and the purpose of the proposed transaction (i.e. - transfer for the creation of a new lot, a lot addition, a right-of-way, an easement, a charge, a lease, or a correction of title):  
Severance
- If known, the name of the person to whom the subject lands or an interest in the lands is to be transferred, charged, or leased:  
\_\_\_\_\_
- Legal description of the subject lands: (lot, concession, township, municipality, parcel number, assessment roll number, registered or reference plan, municipal or 911 address)  
W PT LOT 6 Concession 3 TOWNSHIP OF APPLEBY  
PARCEL 1623 Roll# 5204-000-003-185-00
- Are there any easements or restrictive covenants affecting the subject lands and a description of each easement or covenant and its effect:  
NO

11. Description of subject lands: (severed and retained) (please use metric units)

	Severed 1	Severed 2	Retained
Area	<u>12.97 ha</u>	<u>24.22 ha</u>	<u>23.77 ha</u>
Frontage (road & water)	<u>343 m</u>	<u>537 m</u>	<u>617 m</u>
Depth	<u>385.25 m</u>	<u>385.25 m</u>	<u>385.25 m</u>
Existing Use	<u>VACANT LAND</u>	<u>VACANT LAND</u>	<u>VACANT LAND</u>
Proposed Use	<u>VACANT LAND</u>	<u>VACANT LAND</u>	<u>VACANT LAND</u>
Existing Building(s) (date of construction)	<u>NONE</u>	<u>NONE</u>	<u>NONE</u>
Proposed Building(s)	<u>NONE</u>	<u>NONE</u>	<u>NONE</u>
Access (provincial highway, municipal road, private road, etc.)	<u>MUN. ROAD</u>	<u>MUN. ROAD</u>	<u>MUN. ROAD</u>
Name of Access Road	<u>MONTEE BRAZEAU</u>	<u>MONTEE BRAZEAU</u>	<u>MONTEE BRAZEAU</u>
Road Maintenance (year-round or seasonal)	<u>YEAR ROUND</u>	<u>YEAR ROUND</u>	<u>YEAR ROUND</u>
Water access (parking & docking facilities and distance of such facilities from subject lands & nearest public road)	<u>NO</u>	<u>NO</u>	<u>NO</u>
Water supply (municipal, private well, communal well, lake or other water body)	<u>NONE</u>	<u>NONE</u>	<u>NONE</u>
Sewage disposal (municipal, septic tank & tile bed, communal septic system, pit privy, other (please specify))	<u>NONE</u>	<u>NONE</u>	<u>NONE</u>
Other services (electricity, school busing, garbage collection, fire protection, etc.) (please specify)	<u></u>	<u></u>	<u></u>

12. The current designation of the subject land in the applicable official plans and an explanation of how the application conforms with the official plans.

Rural

13. If known, have these lands been subject to any of the following development applications:

	Yes	No	File No. / Status
Minor Variance	<u></u>	<u>NO</u>	<u></u>
Zoning Amendment	<u></u>	<u>✓</u>	<u></u>
Official Plan Amendment	<u></u>	<u>NO</u>	<u></u>
Deeming By-law	<u></u>	<u>NO</u>	<u></u>
Site Plan Agreement	<u></u>	<u>✓</u>	<u></u>
Shore Road/Road Closing	<u></u>	<u>✓</u>	<u></u>
Plan of Subdivision/Condominium	<u></u>	<u>✓</u>	<u></u>
Severance/Consent	<u></u>	<u>✓</u>	<u></u>
Building Permit	<u></u>	<u>✓</u>	<u></u>

14. Has any land been severed from the parcel originally acquired by the owner of the subject lands: (please provide the date of transfer, the name of the transferee, and the land use on the severed land)

NO

15. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified: (please check the appropriate use or feature, if any apply)

	On the Subject Lands	Within 500 metres of the Subject Lands
An agricultural operation, including livestock facility, stockyard, or barn	_____	<u>NO</u>
A waste disposal site, including landfill, wood waste (operating or closed)	_____	<u>NO</u>
A sewage treatment plant, waste stabilization plant, or sewage lagoon	_____	<u>NO</u>
A provincially significant wetland (Class 1, 2, or 3 Wetland)	_____	<u>NO</u>
A provincially significant wetland within 120 metres of the subject lands	_____	<u>NO</u>
Flood plain	_____	<u>NO</u>
A rehabilitated mine site	_____	<u>NO</u>
A non-operating or abandoned mine site within 1 kilometre of the subject lands	_____	<u>NO</u>
An active mine site; active pit or quarry; non-operating pit or quarry (please specify)	_____	<u>NO</u>
An industrial or commercial use (please specify)	_____	<u>NO</u>
A railway line	_____	<u>NO</u>
A private, municipal, or federal airport	_____	<u>NO</u>
A designated heritage site	_____	<u>NO</u>
A known archaeological site	_____	<u>NO</u>
A utility corridor (i.e. - gas, hydro, etc.) (please specify)	_____	<u>NO</u>
Within 100 metres of a major watercourse (i.e. - river, lakeshore, large creek, or confluence of 2 or more watercourses)	_____	<u>NO</u>

16. An explanation of how the application is consistent with policy statements issued under subsection 3(1) of The Planning Act:

Rural VACANT LAND

17. Is the subject land within an area of land designated under any provincial plan or plans:

YES

18. If the answer to Section 17 is yes, an explanation of how the application conforms or does not conflict with the provincial plan or plans

The Growth Plan for Northern Ontario

19. Is there any other information that you think may be useful to the Sudbury East Planning Board in reviewing this application? If so, please explain below or attach a separate page.

WEST NIPISSING SANITATION

HOUSE WELL DRILLING

MAPS/SKETCH

ECOLOGICAL STUDY

SUDBURY HEALTH BOARD

SITE PLAN

**NOTE:**

*As part of streamlining the processing of development applications, the Sudbury East Planning Board requires approvals from the Sudbury and District Health Unit or the Ministry of the Environment and Energy, whichever is applicable, where the proposed consent is on private services. Furthermore, the Sudbury East Planning Board also requires approvals from the Ministry of Transportation where access to the proposed consent is by or there is a potential impact on a provincial highway. These pre-consultation reports are required as part of the application form submission; failure to submit these reports may delay or restrict the Sudbury East Planning Board's ability to make a decision on the proposal.*



-5-  
**AUTHORIZED AGENT**

I/We \_\_\_\_\_ am/are the registered owner(s) of the subject lands for which this application is to apply. I/We do hereby grant authorization to \_\_\_\_\_ to act on my/our behalf in regard to this application.

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Registered Owner(s)

**DECLARATION OF OWNER(S) OR AUTHORIZED AGENT**

I/We Deborah Owen + Kenneth Owen of the TOWNSHIP  
of APPLEBY in the MUNICIPALITY  
of ST. CHARLES

solemnly declare that the information contained in this application and in the documents that accompany this application are true. I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me at the SEPB in the Community  
of WARREN this 25<sup>th</sup> day of July 2024

\_\_\_\_\_  
A Commissioner of Oaths, etc.

**Matthew A Dumont**  
a Commissioner, etc.,  
Province of Ontario, for  
Sudbury East Planning Board.

Deborah Owen + Kenneth Owen  
Signature of Registered Owner(s) or Authorized Agent

This information has been compiled in compliance with Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13. This information is to be used solely for the purpose of administering this application. For further information, please contact the Sudbury East Planning Board at 39 LaFontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, POH 2N0 (Office: Tel. (705) 967-2174 & Fax (705) 967-2177).  
Expires January 12, 2025

Pursuant to Section 1.0.1 of the Planning Act, R.S.O., Chapter P.13 and in accordance with Section 32(e) of the Municipal Freedom of Information and Protection of Privacy Act, it is the policy of the Planning Board to make all planning applications and supporting material available to the public.

**PERMISSION TO ENTER**

I/We hereby authorize the members of the Sudbury East Planning Board and members of the staff of the Sudbury East Planning Board, or the members of the Council for the Municipality and members of the staff for the Municipality (Council and staff members for the Municipality in which the subject lands are situated), whichever is applicable, to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

Deborah Owen  
Kenneth Owen  
Signature of Registered Owner(s) or Authorized Agent

The subject property must have the appropriate municipal address, or other adequate identification conspicuously posted on the subject lands. Failure to comply may result in a deferral of the application.

OWEN PROPERTY ST. CHARLESION  
TOWNSHIP: APPLEBY LOT 6 CONC 3 WPT.  
PARCEL 1623 P, N 734670277  
ROLL NO: 5204-000-003-185--00  
MONTÉE BRAZEAU AD.

MONTÉE BRAZEAU

343 M

537 M

617 M

SEWER

LOT 1

12.97 ha

1

SEWER

LOT 2

24.23 ha

RETAIN

LOT 3

23.77 ha

385.25 M

385.25 M

POTIER

N. 2 CONCESSION 2  
LOT 7, CONCESSION 3  
3

LINE BETWEEN LOTS 6 & 7, CONCESSION 3

N0°22'30"W  
N0°12'30"W

10.06(S)

SUB (M/T)

388.00

N89°56'55"W

N.E. CORNER OF LOT 2, CON. 2  
SET ON CENTERLINE OF ROAD GRADE  
WITH INTERSECTION OF OLD POST &  
WIRE FENCE (NSM)

439.94(M)

168.84

801.92(PROP) 804.67(OFN)

41.88

N86°08'05"W

185.14

300.00

N0°23'45"E (SET BY SURVEY'S ACT)

300.00

324.93

88.94

254.86

N0°08'50"E

222.53

286.80

300.01

300.00

300.00

300.01

300.01

300.01

300.01

300.01

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300.01

PART 1  
WEST HALF OF LOT 6  
AREA = 65.779 ha.

PART 2  
EAST HALF OF LOT 6  
AREA = 65.779 ha.

OUR  
PROPERTY

LOT

C O N C E S S I O N

PIN 73467 - 0277

PIN 73467 - 0279

LOT 6  
LOT 5

PIN 73467 - 0282

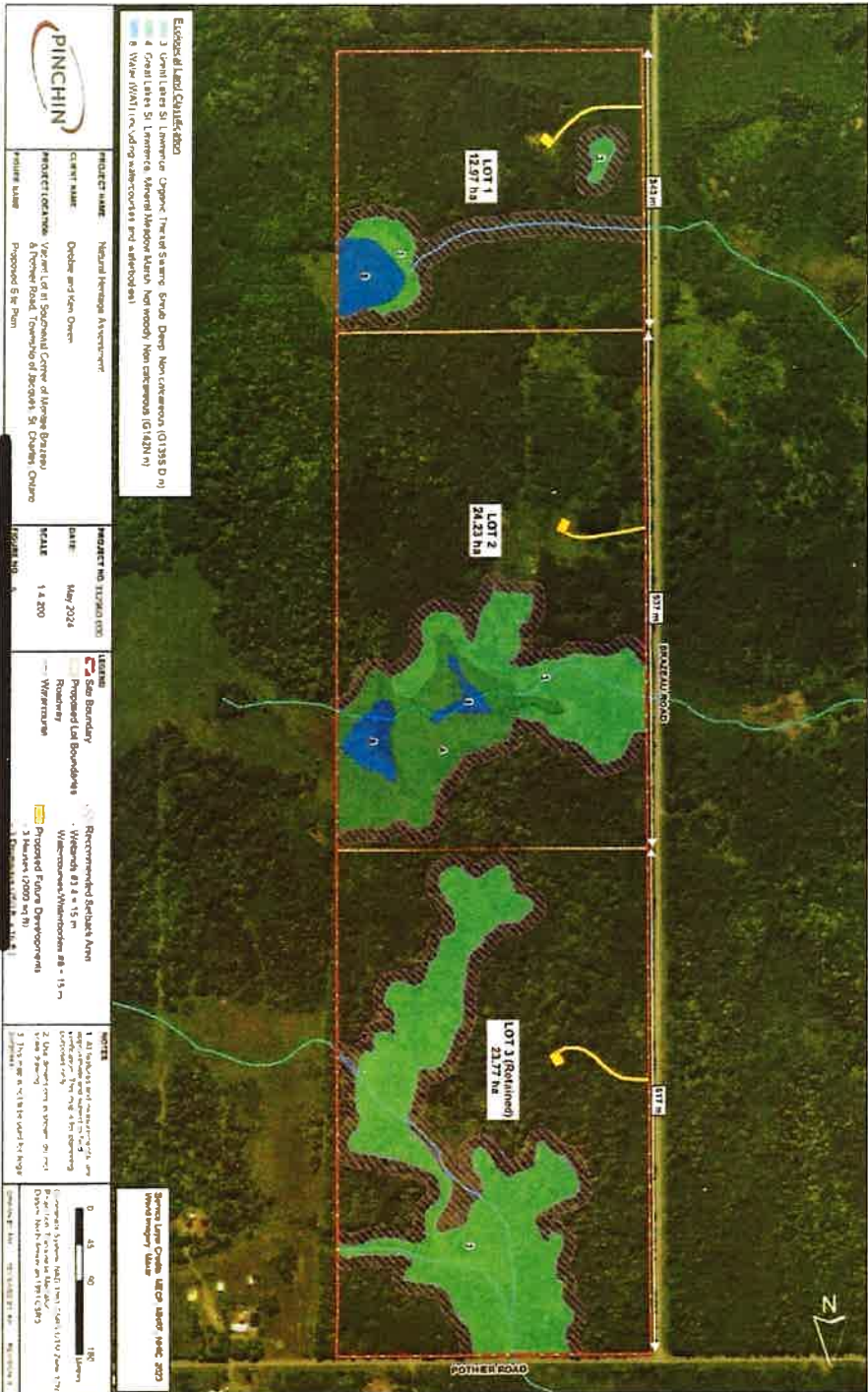
LOT

LIMIT OF ROAD SET 10.06 FROM THE  
CENTERLINE OF ROAD GRADE ON INSTRUCT  
OF OWNER

S.E. CORNER LOT 6 CON. 3  
PL. RPL. AT END OF WIRE FENCE

REMAINS OF OLD POST & WIRE FENCE  
ACCEPTED AS BEST EVIDENCE OF LINE  
BETWEEN CONCESSIONS 2 & 3

LOT



**EXISTENTIAL LAND CHALLENGES**

- 3 Uprill Lakes St, Lawrence Organic The soil Seams Group Deep Non-cementous (O1395 D n)
- 4 Uprill Lakes St, Lawrence Mineral/Medical/Matua Non-muddy Non-cementous (G142N n)
- 6 Water/WAITI (in various sub-categories and a sub-category)

**PROJECT NAME:** Natural Heritage Assessment  
**CLIENT NAME:** Double and Open Owners  
**PROJECT LOCATION:** Vicinity of St George's Corner of Humea, Bays of Plenty Regional Council, Township of Decatur, St. Charles, Otago  
**ASSISTANT NAME:** Proposed EIR Plan

**PROJECT NO. 112/2010 EDD**  
**DATE:** May 2024  
**SCALE:** 1:4,200  
**FIGURE NO.:** 1

**LEGEND**

- Sub Boundary
- Proposed Lot Boundaries
- Proposed
- Watercourse
- Recreational/Residential Area
- Watercourse 3 m x 1.5 m
- Watercourse/Stream/Drainage 3 m x 1.5 m
- Proposed Future Development
- Proposed Lot Boundaries

**NOTES**

1. This map is a site plan and does not show the location of the proposed development on the ground.
2. This map is a site plan and does not show the location of the proposed development on the ground.
3. This map is a site plan and does not show the location of the proposed development on the ground.

**Scale:** 0 45 90 180 Meters  
**North Arrow:** True North  
**Scale:** 1:4,200  
**Date:** May 2024



### ZONING BY-LAW AMENDMENT APPLICATION FORM

<b>FOR OFFICE USE ONLY:</b>		<b>DATE STAMP - RECEIVED</b>
Application No.	<u>ZBA-24-17SC</u>	<u>July 26/24</u>
Application Fee:	<u>\$1000.00</u>	
Received by:	<u>MD</u>	
Assigned to:		
Assessment Roll No.	<u>5204-000-003-185-00</u>	
Official Plan Designation:		
Zoning Classification:		

*All application questions must be answered.  
Incomplete applications shall be returned to the applicant (please type or print in ink).*

1. Registered Owner(s): DEBORAH & KENNETH OWEN
2. Address: 265 LAUNDY ST. AZILDA ON BOKIOA
3. Tel. Nos.: 705 618 5261 E-mail: kendebtravel@hotmail.com
4. Agent: (if applicable) \_\_\_\_\_
5. Address: \_\_\_\_\_
6. Tel. Nos.: \_\_\_\_\_ E-mail: \_\_\_\_\_
7. Name of any mortgages, charges, or other encumbrances in respect of the subject lands:  
N/A NONE
8. Address: \_\_\_\_\_
9. The current designation of the subject land in the applicable official plans, and an explanation of how the application conforms with the official plans  
RU
10. The RU current zoning of the subject land
11. Nature and extent of the rezoning being requested:  
SPECIAL RURAL ZONE to IMPLEMENT SITE PLAN  
(ANCHOR delineated wetlands)
12. Reason why rezoning is being requested:  
SAME AS ABOVE
13. Legal description of the subject lands: (lot, concession, township, municipality, parcel number, assessment roll number, registered or reference plan, municipal or 911 address)  
WPT LOT 6 CONCESSION 3 in the Township of Appleby  
PARCEL 1623 Roll No: 5204-000-003-185-00

14. Dimensions of the subject lands: (please use metric units)

Area 150.66 Frontage 149.7 M Depth 385.25 M

15. Access to the subject lands and road maintenance: (i.e. - name of access road and year-round or seasonal road maintenance)

MONTEE BRAZEAU

16. If access is by water: (parking and docking facilities used or to be used and distance of such facilities from the subject lands & the nearest public road)

N/A

17. Existing use(s) of the subject lands:

VACANT LAND

18. Particulars of existing building(s) on the subject lands: (please specify the following: type; building floor area; front, rear, and side yard setbacks; and building height) (this information may be indicated on a site plan - please use metric units)

VACANT LAND

19. Proposed use(s) of the subject lands:

VACANT LAND NO PROPOSED USE AT THIS TIME

20. Particulars of proposed building(s) on the subject lands: (please specify the following: type; building floor area; front, rear, and side yard setbacks; and building height) (this information may be indicated on a site plan - please use metric units)

NONE PROPOSED

21. Date the subject lands were acquired by the current owner:

Sept 13/23

22. Date the existing building(s) was/were constructed on the subject lands:

NONE

23. Length of time the existing use(s) on the subject lands have continued:

24. Municipal services provided: (please state water source, sewage disposal system, and storm drainage system)

STORM DRAINAGE SYSTEM

25. If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent/day would be produced/day as a result of the development being completed, please provide a copy of: servicing options statement and hydrogeological report.

N/A

26. Other services provided: (electricity, school busing, garbage collection, fire protection, etc.) (please specify)

NO YES YES YES

27. If known, have these lands been subject to any of the following development applications:

	Yes	No	File No. / Status
Minor Variance	_____	✓	_____
Zoning Amendment	_____	✓	_____
Official Plan Amendment	_____	✓	_____
Deeming By-law	_____	✓	_____
Site Plan Agreement	_____	✓	_____
Shore Road/Road Closing	_____	✓	_____
Plan of Subdivision/Condominium	_____	✓	_____
Severance/Consent	_____	✓	_____
Building Permit	_____	✓	_____

28. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified: (please check the appropriate use or feature, if any apply)

	On the Subject Lands	Within 500 metres of the Subject Lands
An agricultural operation, including livestock facility, stockyard, or barn	NO	_____
A waste disposal site, including landfill, wood waste (operating or closed)	NO	_____
A sewage treatment plant, waste stabilization plant, or sewage lagoon	NO	_____
A provincially significant wetland (Class 1, 2, or 3 Wetland)	NO	_____
A provincially significant wetland within 120 metres of the subject lands	NO	_____
Flood plain	NO	_____
A rehabilitated mine site	NO	_____
A non-operating or abandoned mine site within 1 kilometre of the subject lands	NO	_____
An active mine site; active pit or quarry; non-operating pit or quarry (please specify)	NO	_____
An industrial or commercial use (please specify)	NO	_____
A railway line	NO	_____
A private, municipal, or federal airport	NO	_____
A designated heritage site	NO	_____
A known archaeological site	NO	_____
A utility corridor (i.e. – gas, hydro, etc.) (please specify)	NO	_____
Within 100 metres of a major watercourse (i.e. – river, lakeshore, large creek, or confluence of 2 or more watercourses)	NO	_____

29. An explanation of how the application for an amendment to the zoning by-law is consistent with policy statements issued under subsection 3(1) of The Planning Act:

RURAL VACANT LAND

30. Is the subject land within an area of land designated under any provincial plan or plans:

YES

31. If YES to Section 30 above, an explanation of how the application conforms or does not conflict with the provincial plan or plans:

THE GROWTH PLAN FOR NORTHERN ONTARIO

32. If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, please provide details of the official plan or official plan amendment that deals with the matter:

NO

33. If the application is to remove land from an area of employment, please provide details of the official plan or official plan amendment that deals with the matter:

NO

34. If the subject land is within an area where zoning with conditions may apply, please provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

N/A

35. Is there any other information that you think may be useful to the Sudbury East Planning Board in reviewing this application? If so, please explain below or attach a separate page.

SITE PLAN  
WEST NIPISSING SANITATION  
HOUSE WELL DRILLING  
MAPS  
ECOLOGICAL STUDY  
SUDBURY HEALTH BOARD

**NOTE:**

As part of streamlining the processing of development applications, the Sudbury East Planning Board requires approvals from the Ministry of Transportation where access to the subject lands is by or there is a potential impact on a provincial highway. This pre-consultation report is required as part of the application form submission; failure to submit this report may delay or restrict the Sudbury East Planning Board's or the Municipal Council's ability to make a decision on the proposal.



