



November 18th, 2024

Ryan McBane
141 Northland Road
St. Charles ON P0M 2W0

Dear Mr. McBane:

Re: **Zoning Amendment Application – SEPB File No. ZBA 24-24SC**
Applicant/Owner: Ryan McBane
in the Township of Dunnet
now in the Municipality of St.-Charles
Territorial District of Sudbury
Being Lot 17, Plan 53M-1140
(Roll No. 5204-000-003-044-16)

This will acknowledge receipt of your request for a Zoning By-law Amendment, received by this office on **October 31st, 2024**. The file has been assigned **Application number ZBA 24-24SC**.

A summary review of the application would indicate that it contains all 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 application 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**

Respecting application by Ryan McBane
to rezone lands described as
in the Township of Dunnet
now in the Municipality of St. Charles
Territorial District of Sudbury
Sudbury East Section
(Roll No. 5204-000-003-044-016) (SEPB File No. ZBA 24-24SC)

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

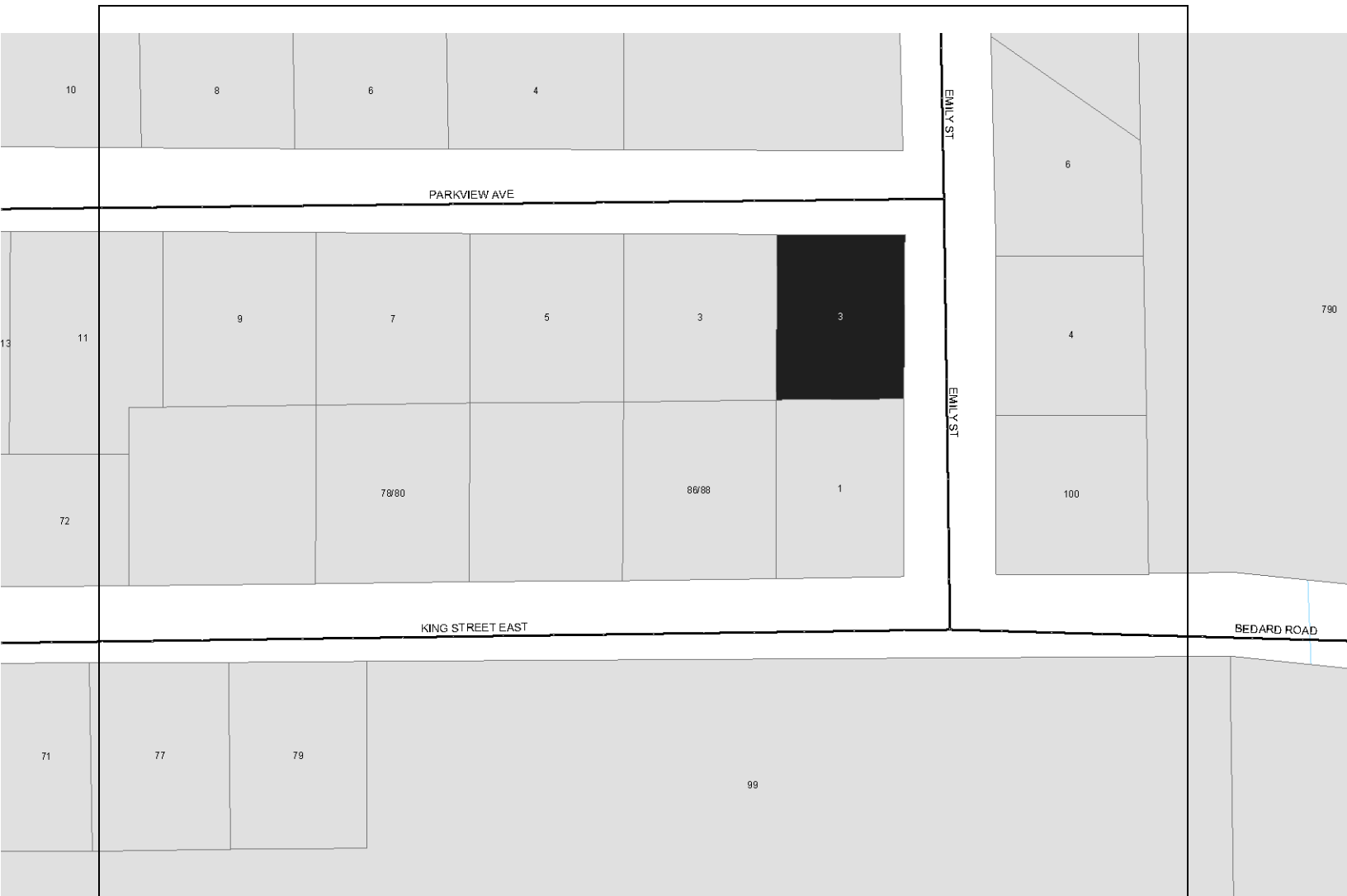
DESCRIPTION OF THE APPLICATION: The subject property is presently zoned 'Rural (RU)' under Zoning By-law 2014-26 of the Municipality of St. Charles. The Site is to be rezoned from 'Rural (RU)' to 'Special Residential One (R1)' to permit a semi-detached dwelling unit and to regulate a minimum lot area without municipal sewer services (lot area requirement is 0.4 hectares). The lot is approximately 0.156 hectares in lot area with a lot frontage of approximately 35.28 metre and is presently vacant. The Site is located at the corner of Parkview Avenue and Emily Street.

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 Warren, this 18th, day of November 2024.

Matthew Dumont, MCIP, RPP
Director of Planning



KEY MAP

Zoning By-law Amendment Application
 (Ryan McBane)
 in the Township of Dunnet
 now in the Municipality of St.-Charles
 Territorial District of Sudbury
 being Lot 17, Plan 53M-1140
 (Roll No. 5204-000-003-044-16)
 (SEPB File No. ZBA 24-24SC)



The Site is to be rezoned from Rural to Special Residential Zone to permit a semi-detached dwelling unit on the Site



AERIAL PHOTOGRAPHY
Zoning By-law Amendment Application
(Ryan McBane)
in the Township of Dunnet
now in the Municipality of St.-Charles
Territorial District of Sudbury
being Lot 17, Plan 53M-1140
(Roll No. 5204-000-003-044-16)
(SEPB File No. ZBA 24-24SC)



ZONING BY-LAW AMENDMENT APPLICATION FORM

FOR OFFICE USE ONLY:

DATE STAMP - RECEIVED

Application No. ZBA 24-245C
 Application Fee: \$1000.00
 Received by: MD
 Assigned to: _____
 Assessment Roll No. 5204-000-003-044-16
 Official Plan Designation: _____
 Zoning Classification: _____

Oct. 31/24

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

1. Registered Owner(s): Ryan McBane
2. Address: 141 Northland RD ST CHARLES
3. Tel. Nos.: 705-690-9205 E-mail: _____
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:
None
8. Address: A/A
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
Village of St Charles Designated Village Residential
10. The Ru current zoning of the subject land
11. Nature and extent of the rezoning being requested:
Ru to R1 with special provision to permit 0.156 HA in lot area where 0.4 HA is required without sewer
12. Reason why rezoning is being requested:
Ru Doesn't Allow Duplex
13. Legal description of the subject lands: (lot, concession, township, municipality, parcel number, assessment roll number, registered or reference plan, municipal or 911 address)
3 Emity st 52040000030441000 Punnet Con 1 Pt
 Lot 12 M1140 Lot 17 PCC 53M-1140-17

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

Area 0.156 HA Frontage 36.58 Depth 42.6

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

Park View & Emily Year Round RD maintenance

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)

None

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

Duplex Dwelling with septic and well

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)

Refer to site plan

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

April 2024

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:

N/A

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

None

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)

Hydro busing garbage fire

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

	Yes	No	File No. / Status
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Zoning Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Current app</u>
Deeming By-law	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Site Plan Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shore Road/Road Closing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Plan of Subdivision/Condominium	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>S27-77056</u>
Severance/Consent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Building Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

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:

PPS 2024 Supports Duplex in the settlement Area of ST CHARLES

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

yes growth plan for Northern Ont

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

Using Existing lot of Record from Sub plan #6177 to build duplex in the Village of ST CHARLES

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:

N/A

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:

N/A

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
sewage permit Approval
allowance letter to use field bed in Village

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.

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 Ryan M Bace of the township of Dumont
of Dumont 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 5th day of November 2024

Matthew A Dumont
A Commissioner of Oaths, etc.

[Signature]
Signature of Registered Owner(s) or Authorized Agent

Matthew A Dumont
a Commissioner, etc.,
Province of Ontario, for
Sudbury East Planning Board
Expires January 12, 2026
This information has been prepared pursuant to 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, P0H 2N0 (Office: Tel. (705) 967-2174 & Fax (705) 967-2177).

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.

[Signature]
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.

Lot 16 & 17 Rezoning

Lot size 36.576 m x 42.672 m

Lot size in Hectare 0.156 Hectare

Driveway location Centered on Emily

