

MMAH File No.: 52-OP-213519
Date of Decision: April 22, 2022
Date of Notice: April 22, 2022
Last Date of Appeal: May 12, 2022
Planning Board: Sudbury East Planning Board (municipality of French River)
Subject Lands: PIN 734500096, PCL 42866, Part Lot 12, Concession 3, Ref Plan 533-6253, 37 St. Antoine Street, Township of Martland, Municipality of French River, District of Sudbury.

Notice of Decision
With respect to an Official Plan
Subsection 17(34) and Section 21 of the Planning Act

A decision was made on the date noted above to approve Official Plan Amendment No.1 to the Official Plan for the Sudbury East Planning Area (municipality of French River), as adopted by By-law No. 2021-75 on December 7, 2021.

Purpose and Effect of the Official Plan

The purpose of OPA No.1, a site-specific amendment, is to change the official plan designation of the subject property from “Institutional” to “Village Residential” in order to facilitate the adaptive reuse of an existing one-storey building for an existing dental office and four new dwelling units. A subsequent zoning by-law amendment will be required to rezone the subject lands from “Institutional” to “Commercial Community”, thereby allowing for the adaptive reuse of the subject property as described above. A copy of the decision is attached.

When and How to File an Appeal

Any appeal to the Ontario Land Tribunal (OLT) must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Area Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$1,100.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council, or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications: N/A

Getting Additional Information

Due to the ongoing COVID-19 pandemic, viewing supporting materials in person is not available at this time.

Please reach out to the Contact listed in this notice to see if alternate arrangements can be made.

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office – North (Sudbury)
159 Cedar Street, Suite 401
Sudbury ON, P3E 6A5

Submit notice of appeal to the attention of
Dellarue Howard, Planner
Municipal Services Office - North (Sudbury)
Tel: (705) 564-6817