



THE CORPORATION OF THE MUNICIPALITY OF
MARKSTAY-WARREN
SPECIAL COUNCIL MEETING
AGENDA

March 25, 2025

6:30 pm

Markstay-Warren Council Chambers

21 Main Street South

Markstay, Ontario

Pages

1. Opening remarks and call meeting to order
2. Land acknowledgment
3. Roll Call
4. Disclosure of Pecuniary Interest and General Nature Thereof
5. Approval of the Agenda
6. New Business
 - 7.a SEPB - B5-725MW Notice of Application MW 20250224
 - 7.b By-Law 2025-07 (SEPB File ZBA2502MW) 3
8. Adjournment 16

LA CORPORATION DE LA MUNICIPALITÉ DE
MARKSTAY-WARREN
RÉUNION EXTRAORDINAIRE DU CONSEIL
ORDRE DU JOUR

le 25 mars 2025

18 h 30

Salle du Conseil Markstay-Warren

Pages

| | | |
|-----|--|----|
| 1. | Remarques préliminaires et ouverture de la réunion | |
| 2. | Reconnaissance des terres | |
| 3. | Appel nominal | |
| 4. | Divulgence des intérêts pécuniaires | |
| 5. | Approbation de l'Ordre du jour | |
| 6. | Affaires nouvelles | |
| 7.a | Consent and Zoning By-Law Amendment - Damien Collins | |
| 7.b | By-Law 2025-07 (SEPB File ZBA2502MW) | 3 |
| 8. | Levée de la réunion | 16 |

**NOTICE OF APPLICATION FOR CONSENT
PURSUANT TO SECTION 53(5)(a) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13
AND
NOTICE OF PUBLIC HEARING FOR A PROPOSED AMENDMENT TO ZONING BY-LAW 2014-27 OF THE
MUNICIPALITY OF MARKSTAY-WARREN**

Respecting an application for consent and zoning by-law amendment by Damien Collins
to the Sudbury East Planning Board
Part of Lot 10, Concession 6
in the Township of Ratter
now in the Municipality of Markstay-Warren
Territorial District of Sudbury
Parcel 1053 Sudbury East Section
(Roll No. 5208-000-003-154-00)
(SEPB File No. B/5-7/25/MW and ZBA 25-02MW)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze **Virtually** and discuss **Applications B/5-7/25/MW** at its meeting on **March 13th, 2025, at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville, Ontario.**

AND TAKE NOTICE THAT the Council for the Municipality of Markstay-Warren will hold a **Public Hearing** on **March 25th, 2025, at 6:30 p.m. at the Markstay-Warren Municipal Office, 21 Main Street South, P.O. Box 79, Markstay, Ontario, P0M 2G0.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Sudbury East Planning Board in respect of the proposed consent, you must make a written request to the **Sudbury East Planning Board, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, P0H 2N0.** The subject land is also subject to an application for a zoning by-law amendment (SEPB File No. ZBA 25-02MW).

IF THE APPLICANT, THE MINISTER, A SPECIFIED PERSON, OR ANY PUBLIC BODY THAT FILES AN APPEAL of a decision of the Sudbury East Planning Board in respect of the proposed consent does not make written submissions to the Sudbury East Planning Board before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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. Any person or public body may make written or verbal representations either in support of or in opposition to the Proposed Zoning By-law Amendment. If you wish to submit comments on this application, they are required to be submitted in writing to the Clerk at kmorris@markstay-warren.ca ahead of the meeting or by mail.

IF THE APPLICANT, THE MINISTER, A SPECIFIED PERSON, OR ANY PUBLIC BODY would otherwise have an ability to appeal the decision of the Council for the Municipality of Markstay-Warren to the Ontario Land Tribunal but the person or public body does not make written submissions to the Council for the Municipality of Markstay-Warren before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF THE APPLICANT, THE MINISTER, A SPECIFIED PERSON, OR ANY PUBLIC BODY does not make written submissions to the Council for the Municipality of Markstay-Warren before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

39 Lafontaine Street, Unit 2, P.O. Box 250 Warren, Ontario P0H 2N0
Telephone: (705) 967-2174 Fax: (705) 967-2177 Watts: 1-877-540-7372
www.sepb.org

Dated at Warren, this 26th day of February 2025

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

Purpose and Effect of the Proposed Consent and Zoning By-law Amendment

Re: Application Nos. B/5-7/25/MW & ZBA 25-02MW
(Damien Collins)
Roll nos. 5208-000-003-154-00

The purpose of the Public Hearing will be to consider a proposed amendment to Zoning By-law 2014-27 of the Municipality of Markstay-Warren, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and a consent under section 53(5) of the Planning Act, R.S.O. 1990.

An application has been received from Damien Collins to rezone lands described as Part of Lot 10, Concession 6, in the Township of Ratter, now in the Municipality of Markstay-Warren, Parcel 1053, Territorial District of Sudbury.

The Sudbury East Planning Board has received applications for severance and zoning by-law amendment which proposes to create three (3) residential rural lots from the Site.

Please see below the summary of a severance and zoning by-law amendment application for review:

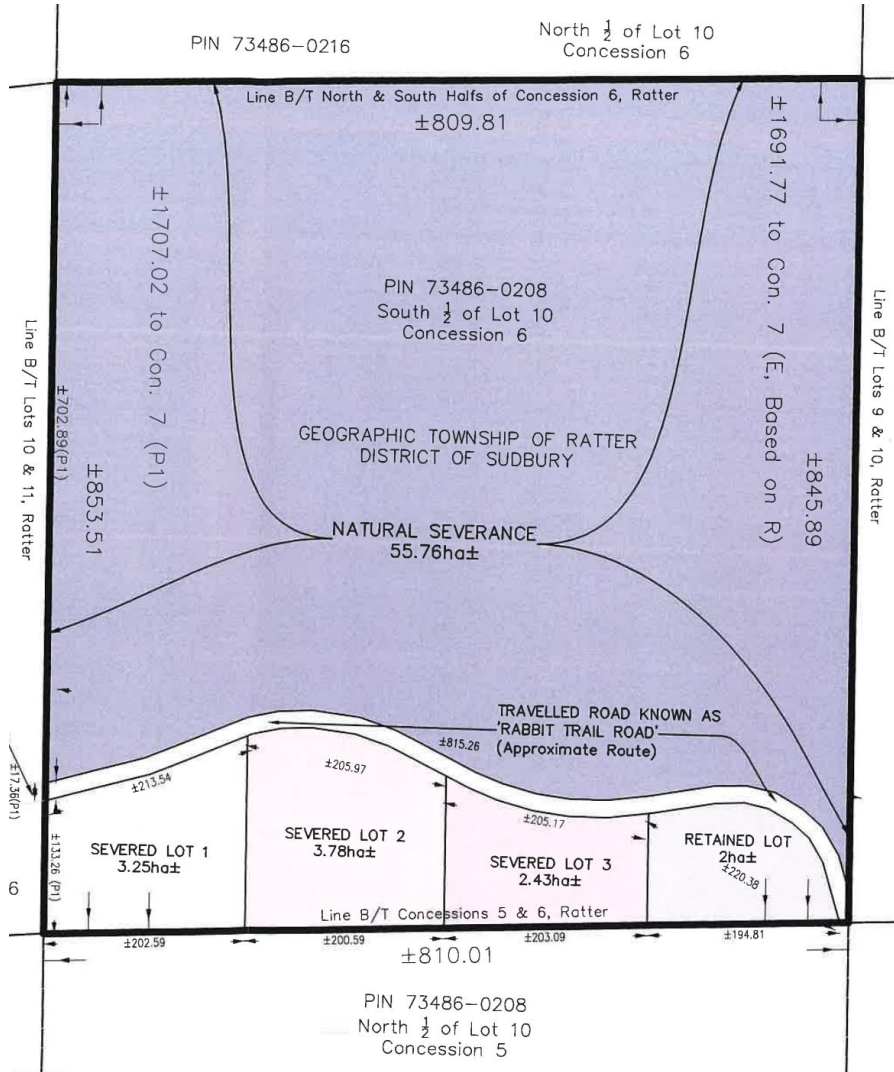
- **Property Overview:**
 - **Location:** 2566 Rabbit Trail Road
 - **Designation:** Rural Policy Area (Official Plan)
 - **Zoning:** Rural (RU) (Municipality of Markstay-Warren)
 - **Lot Area:** 68.7 hectares
 - **Road Frontage:** 840 metres along Rabbit Trail Road

- **Proposed Severance:**
 - **Lot 1:** 3.35 hectares, 213.5 metres frontage, Vacant
 - **Lot 2:** 3.78 hectares, 205.9 metres frontage, Vacant
 - **Lot 3:** 2.43 hectares, 205.17 metres frontage, Vacant
 - **Retained Lot:** 2 hectares, 220 metres frontage, Vacant

- **Zoning:**
 - The application seeks to rezone from **Rural (RU)** to **Residential Rural (RR)** to facilitate the creation of three (3) lots. The **RR** zone requires a minimum area of 0.8 hectares and 60 metres of frontage.

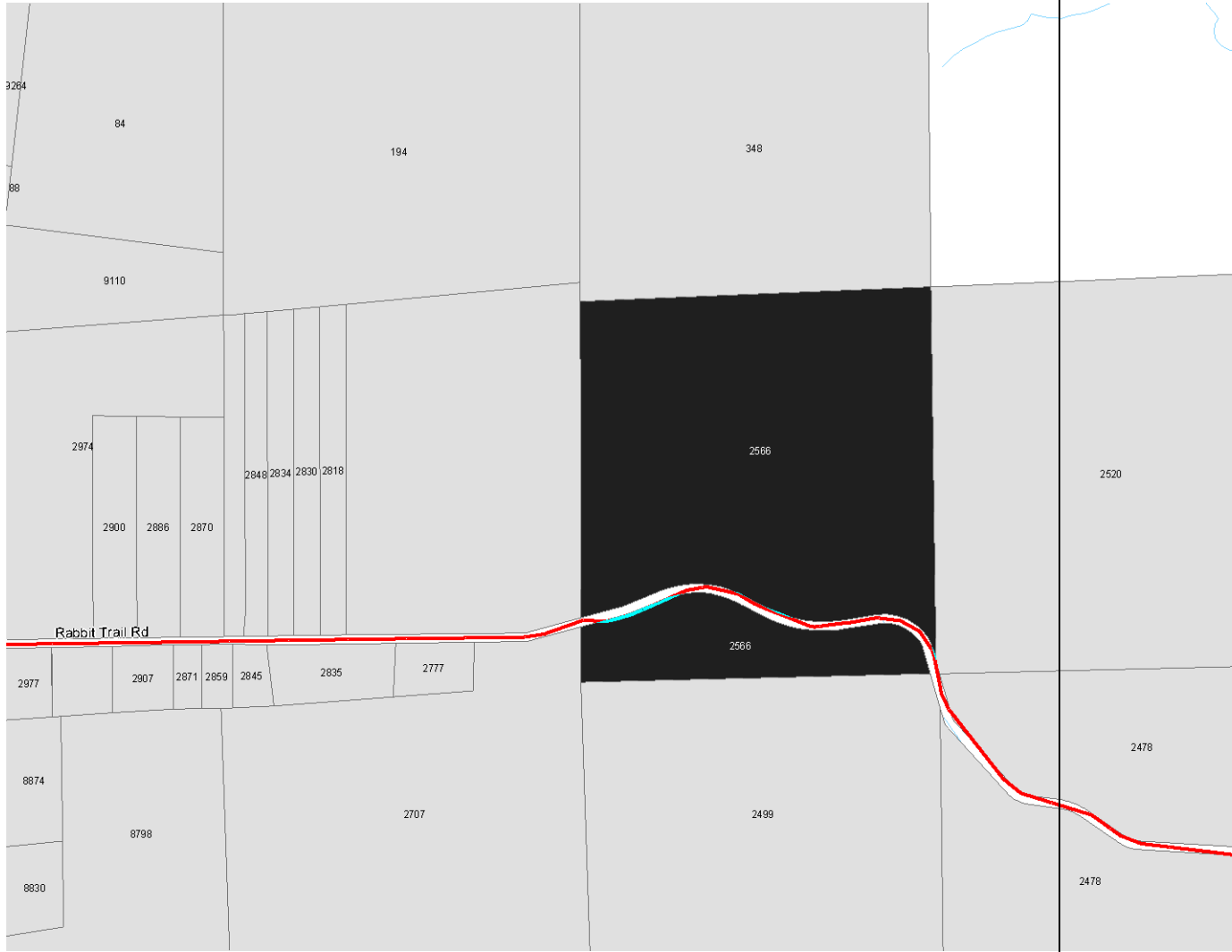
The subject property is located within the **Rural Policy Area** designation of the Official Plan for the Sudbury East Planning Area (adopted April 27th, 2010, approved by the Ministry of Municipal Affairs and Housing September 28th, 2010).

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Telephone: (705) 967-2174 Fax: (705) 967-2177 Watts: 1-877-540-7372
www.sepb.org



SITE PLAN

Consent and Zoning By-law Amendments Application
 (Damien Collins)
 Part of Lot 10, Concession 6
 in the Township of Ratter
 now in the Municipality of Markstay-Warren
 Territorial District of Sudbury
 Parcel 1503 S.E.S.
 (Roll No. 5208-000-003-154-00)
 (SEPB File Nos. B/5-7/25/MW and ZBA 25-02MW)



KEY MAP

Consent and Zoning By-law Amendments Application
 (Damien Collins)
 Part of Lot 10, Concession 6
 in the Township of Ratter
 now in the Municipality of Markstay-Warren
 Territorial District of Sudbury
 Parcel 1503 S.E.S.
 (Roll No. 5208-000-003-154-00)
 (SEPB File Nos. B/5-7/25/MW and ZBA 25-02MW)



Planning Report: APPLICATIONS FOR CONSENT AND ZONING BY-LAW AMENDMENT
Report To: SUDBURY EAST PLANNING BOARD **Meeting Date:** March 13th, 2025
Report To: COUNCIL FOR THE MUNICIPALITY **Meeting Date:** March 25th, 2025
OF MARKSTAY-WARREN
Report Date: February 24th, 2025

Applicant/Owner: Damien Collins
Agent/Solicitor: Tulloch Engineering
File Numbers: B/5-7/25/MW and ZBA 25-02MW
Property Description: Part of Lot 10, Concession 6
in the Township of Ratter
now in the Municipality of Markstay-Warren
Territorial District of Sudbury
Parcel 1503 Sudbury East Section
(Roll No. 5208-000-003-154-00)
2566 Rabbit Trail Road

APPLICATION:

Please see below the summary of a severance and zoning by-law amendment application for review:

- **Property Overview:**
 - **Location:** 2566 Rabbit Trail Road
 - **Designation:** Rural Policy Area (Official Plan)
 - **Zoning:** Rural (RU) (Municipality of Markstay-Warren)
 - **Lot Area:** 68.7 hectares
 - **Road Frontage:** 840 metres along Rabbit Trail Road

- **Proposed Severance:**
 - **Lot 1:** 3.25 hectares, 213.5 metres frontage, Vacant
 - **Lot 2:** 3.78 hectares, 205.9 metres frontage, Vacant
 - **Lot 3:** 2.43 hectares, 205.17 metres frontage, Vacant
 - **Retained Lot:** 2 hectares, 220 metres frontage, Vacant

- **Zoning:**

- The application seeks to rezone from **Rural (RU)** to **Residential Rural (RR)** to facilitate the creation of four lots. The **RR** zone requires a minimum area of 0.8 hectares and 60 metres of frontage.

SUBJECT LANDS:

| Lot Dimensions: | <u>Lot Area</u> | <u>Lot Frontage</u> |
|---------------------|--|---------------------|
| Severed Lot 1 | 3.25 hectares | 213.50 metres |
| Severed Lot 2 | 3.78 hectares | 205.9 metres |
| Severed Lot 3 | 2.43 hectares | 205.17 metres |
| Retained Lot | 2.0 hectares | 220 metres |
| Access: | Publicly maintained (Municipality of Markstay-Warren) year-round road (Rabbit Trail Road). | |
| Servicing: | Privately owned and operated individual septic system. Privately owned and operated individual well. | |
| School Busing: | Available. | |
| Garbage Collection: | Available. | |
| Fire Protection: | Available. | |

APPLICATION REVIEW AND ANALYSIS:

PROVINCIAL POLICY STATEMENT, 2024

The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on **October 20th, 2024**. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after **October 20th, 2024**.

In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government shall be consistent with the Provincial Planning Statement.

The applicant’s proposal seeks to create three (3) residential rural lots. Planning staff are of the opinion that the applicant’s proposal would appear to be consistent with the Provincial policies regarding:

2.1 Planning for People and Homes

Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

2.1 Housing

Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:

c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services.

2. Development that can be sustained by rural service levels should be promoted.

3.6 Sewage, Water and Stormwater

4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable.

7. Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.

No provincial interests, as expressed in the Provincial Policy Statement, are adversely affected by this application.

OFFICIAL PLAN

Official Plan Designation: **Rural Policy Area**, as identified in the Official Plan for the Sudbury East Planning Area (adopted April 27th, 2010, approved by the Ministry of Municipal Affairs and Housing September 28th, 2010)

Lands designated in the **Rural Policy Areas** are intended to protect the natural amenities of the Sudbury East Planning Area as well as to provide opportunities for agriculture and resource-based uses, such as forestry, mining, and aggregate operations, as well as limited residential developments, where appropriate.

4.5.1 Consent Policies

Consents to sever land for the purposes of creating a new building lot shall only be **granted where a plan of subdivision has been determined not to be appropriate, no extension of services is required, adequate access to the severed and retained parcels can be provided from a year-round publicly maintained road, adequate sewage and water servicing can or will be provided, etc.**

Creation of rural residential lots will be evaluated using a number of criteria including:

- Size and dimensions of the **severed and retained parcels are adequate** to accommodate the proposed use;

- **Adequate access** can be provided from a year-round publicly maintained road;
- **Access will not create a traffic hazard**;
- The severed and retained parcels comply with MDS;
- **Adequate sewage and water servicing** can or will be provided;
- It is feasible with regard to the other provisions of the Plan, provincial legislation, policies and appropriate guidelines and **support studies for uses within or adjacent to any development constraint**; and
- The request, if granted, would **not pose an undue financial burden on the applicable municipality**.

The Proposed Development Conforms to the Official Plan for the following reasons and therefore can be supported from a Planning Perspective.

1. **Conformance with Residential Rural Zone Standards:**

- The proposed severed lots (Lot 1 to Lot 3) will meet the Residential Rural Zone standards, including a minimum lot frontage of 60 metres and a minimum lot area of 0.8 hectares.
- The proposed retained lot will also conform to the Residential Rural Zone standards, including a minimum lot frontage of 60 metres and a minimum lot area of 0.8 hectares.
- The naturally severed lot, which has 815.26 metres of lot frontage and 55.76 hectares of lot area, will continue to meet the Rural Zone standards, which require a minimum frontage of 100 metres and a minimum lot area of 5.0 hectares.

2. **Access and Infrastructure:**

- The proposed severed lots and the retained parcel will have access from Rabbit Trail Road, a public road maintained year-round by the Municipality of Markstay-Warren, ensuring adequate access to all lots.

3. **Minimum Distance Separation (MDS):**

- MDS is not applicable in this case, as there are no farming-related activities in the area. After reviewing aerial imagery and the surrounding land, it is evident that the property contains mature trees and is non-agricultural in nature.
- Given these conditions and based on professional judgment, I do not believe it is reasonable to require the submission of an MDS 1 report, despite its general applicability in other circumstances.

4. **Servicing Approvals:**

- The agent has secured approval from the Sudbury District Health Unit for the installation of a septic system and leaching bed system (dated October 10th, 2024).
- Documentation has also been provided confirming the availability of sewage hauling services and the potential for potable water, further supporting the viability of the proposed severances.

In conclusion, the proposed development aligns with the Official Plan, meeting all relevant zoning, servicing, and requirements. Based on this, the development can be supported from a planning perspective.

ZONING BY-LAW (2014-27)

Current Zoning: **Rural (RU) – Natural Severance – See attached sketch from Tulloch Engineering.**

Proposed Zoning: **Residential Rural (RR) - Severed Lot 1**
Residential Rural (RR) - Severed Lot 2
Residential Rural (RR) - Severed Lot 3
Residential Rural (RR) - Retained Lot

The Rural (RU) Zone requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100.0 metres. The lot to be naturally severed will continue to meet those requirements.

The minimum lot area and the minimum lot frontage requirements in the ‘Residential Rural (RR)’ Zone is 0.8 hectares and 60.0 metres respectively; both the proposed severed lots and retained lot are to comply with the above noted standards; minimum lot area and minimum lot frontage.

AGENCY REVIEW

This application was circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

Fire Department: no concerns.

Sudbury East Building and By-law Services (SEBBS): no issues.

The Sudbury & District Health Unit concluded that the proposed severed and retained parcels are capable of development for installation of a septic tank and leaching bed system – October 10th, 2024

No other comments were received as of the date this report was written.

PUBLIC CONSULTATION

Notice of the consent and zoning by-law amendment applications were sent to surrounding property owners on February 26th, 2025, in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter P.13 and its Regulations (O.REG. 72/18 and 73/18) thereto. **As of the writing of this report, no comments or concerns have been received from neighboring property owners.**

MATTERS UNDER SECTION 51(24) OF THE PLANNING ACT

Those matters under Section 51(24) have been reviewed and considered; **there is no adverse effect expected from the proposed consent with respect to the listed criteria.**

RECOMMENDATION:

Consent:

Whereas the application for consent is consistent with the 2024 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, and the subject property is appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the appended conditions.

Zoning By-law Amendment:

That the Municipality of Markstay-Warren approve application for Zone Change, File Number ZBA 25-02MW, for lands owned by **Damien Collins**, which proposes to change the zoning of the severed and retained lands described as Part of Lot 10, Concession 6, in the Township of Ratter, now in the Municipality of Markstay-Warren, Parcel 1503, from 'Rural (RU)' to 'Residential Rural (RR)' Zone.

That the amending by-law refers to the By-law portion of the Municipal Council agenda for consideration.

Respectfully submitted,

'Matthew Dumont'

Matthew Dumont, MCIP, RPP
Director of Planning

**SUDBURY EAST PLANNING BOARD
CONSENT-IN-PRINCIPLE - CONDITIONS**

Planning Board Date of Decision: March 13th, 2025
Date of Notice of Decision: March 17th, 2025
Last Date of Appeal: April 6th, 2025

Applicant: Damien Collins
Owner: Same as Above
Agent/Solicitor: Tulloch Engineering
File Number: B/5-7/25/MW
Property Description: Part of Lot 10, Concession 6
in the Township of Ratter
now in the Municipality of Markstay-Warren
Territorial District of Sudbury
Parcel 1503 Sudbury East Section
(Roll No. 5208-000-003-154-00)

The Sudbury East Planning Board's conditions to the granting of consent for this transaction, **SEPB File Nos. B/5-7/25/MW, which must be fulfilled within two years from the date of this letter**, are set out below. These conditions must be fulfilled prior to the granting of consent.

B/5-7/25/MW CONDITIONS:

1. This approval applies to the creation of three (3) residential rural lot(s) (in order of Lot 1 through to Lot 3) ranging from 2.0 hectares in area to 3.78 hectares in area with a lot frontage of approximately ranging from 205.17 to 220 metres, as applied for on Part of Lot 10, Concession 6, in the Township of Ratter, now in the Municipality of Markstay-Warren, Territorial District of Sudbury, (Parcel 1503 Sudbury East Section).
2. Prior to the granting of Final Consent through the provision of the Certificate of the Official a fee of \$1000.00 (each lot is \$250.00 per certificate) must be paid to the Sudbury East Planning Board.
3. The following documents shall be provided for the transaction described in Condition 1:
 - a) the original executed Transfer/Deed of Land Form, a duplicate original, and one photocopy for our records;
 - b) a Schedule to the Transfer/Deed of Land Form on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on Page 1 of the Transfer/Deed of Land Form; and
 - c) a reference plan of survey (**a paper copy and an electronic copy**), which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates.
4. Where it is determined on drafting a reference plan of survey that an existing public road traverses the subject lands to which the consent approval applies (severed and retained lands), that portion of such road which traverses the subject lands shall be laid out on the final reference plan of survey and shall be

transferred to the appropriate authority. The cost of any survey shall be borne by the applicant.

5. An amendment to Zoning By-law 2014-27 of the Municipality of Markstay-Warren Zoning for the severed and retained lands shall be approved, **to facilitate consent application B/5-7/25/MW.**

B/5-7/25/FR NOTES:

The following notes are for the applicant's information:

1. The required Transfer/Deed of Landform and Schedule shall contain a complete and accurate legal description. The Planning Board's certificate of consent will be affixed to the completed Schedule page. For this reason, the names of the parties also must be set out on the Schedule page, so that the consent may be properly related to the intended conveyance.

Inaccuracies or omissions with regard to the legal description in the Transfer/Deed of Land Form, the Schedule page, or the reference plan of survey, will result in the documents being returned without consent.

2. **It is the applicant's and/or agent's responsibility to fulfill the conditions of consent approval pursuant to Section 53(41) of the Planning Act, R.S.O. 1990, Chapter P.13 within two years of the date that the Notice of Decision to grant Provisional Consent was given pursuant to Section 53(17) of the Planning Act. The Planning Board will issue no further notice or warning of the expiration of the two-year period.**

If the conditions to consent approval are not fulfilled within two years of the date of the Notice of Decision and the applicant is still interested in pursuing the proposal, a new application will be required. New applications must be accompanied by a fee.

3. An approved Building Permit must be obtained from the Municipality of French River prior to any demolition, new construction, addition, expansion, or alteration to buildings, structures, or changes in use, including the installation of private sewage disposal systems.
4. Prior to the installation of a subsurface sewage disposal system, a Certificate of Approval must be obtained from the Sudbury and District Health Unit.
5. If a well is used as the drinking water source, it must be constructed in accordance with Ontario Regulation 903 made under the *Ontario Water Resources Act*.
6. The Endangered Species Act, 2007 applies to species listed on the Species at Risk in Ontario List (available here: www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html). If any protected species and/or habitats are observed, please contact the Ministry of Natural Resources and Forestry, Sudbury District Planner as soon as possible.
7. Should any human remains be identified during operations, all work in the vicinity of the discovery will be suspended immediately. Notification will be made to the Ontario Provincial Police, or local police, who will conduct a site investigation and contact the district coroner. Notification must also be made to the Heritage Operations Unit of the Ministry of Culture, Tourism & Sport and the Registrar of Cemeteries, Ministry of Government Services.

8. Should any other cultural heritage values (archaeological or historical materials or features) be identified during operations, all activity in the vicinity of the recovery will be suspended and the Ministry of Culture, Tourism & Sport's archaeologist immediately contacted at (807) 475-1632. This provides for the potential for deeply buried or enigmatic local site areas not typically identified in evaluations of potential.

DRAFT

THE MUNICIPALITY OF MARKSTAY-WARREN

BY-LAW 2025-07

Being a By-law to amend Zoning By-law 2014-27, as amended
(Damien Collins)

WHEREAS By-law 2014-27 Municipality of Markstay-Warren has been passed, being a Zoning By-law to regulate the use of land and the character, location, and use of buildings and structures, in the Municipality of Markstay-Warren, under the authority of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13;

AND WHEREAS the Council for the Municipality of Markstay-Warren may amend such By-law in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13;

AND WHEREAS the Council for the Municipality of Markstay-Warren has received an application to amend such By-law;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE MUNICIPALITY OF MARKSTAY-WARREN ENACTS AS FOLLOWS:

1. Schedule A9 (Ratter Township) of By-law 2014-27 of the Municipality of Markstay-Warren, as amended, is hereby further amended by changing the Rural Zone (RU) to a Residential Rural Zone (RR), on Part of Lot 10, Concession 6, in the Township of Ratter, now in the Municipality of Markstay-Warren, Territorial District of Sudbury, Parcel 1503 Sudbury East Section, and as shown on Schedule "A-1" affixed hereto.
2. Schedule "A-1" is hereby declared to form part of this By-law.
3. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

READ A FIRST AND SECOND TIME this 25th day of March 2025.

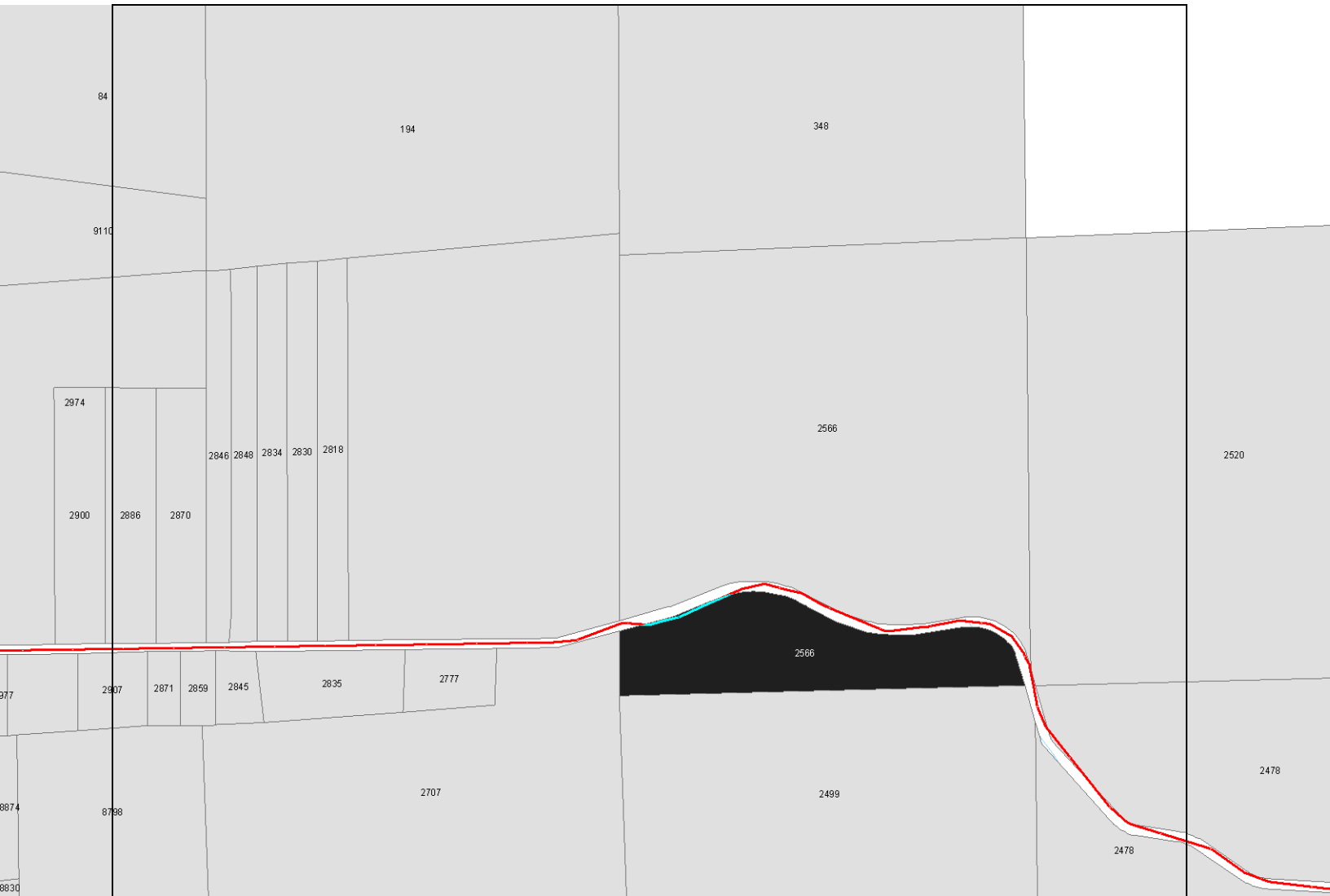
CHAIR / MAYOR

SECRETARY-TREASURER / CLERK

READ A THIRD TIME AND FINALLY PASSED this 25th day of March 2025.

CHAIR / MAYOR

SECRETARY-TREASURER / CLERK



This is Schedule "A-1" to By-law 2025-07 of the Municipality of Markstay-Warren, passed this 25th day of March 2025.

Chair / Mayor

Secretary-Treasurer / Clerk



Lands zoned Residential Rural (RR), on Part of Lot 10, Concession 6, in the Township of Ratter, now in the Municipality of Markstay-Warren, Territorial District of Sudbury; Parcel 1503 Sudbury East Section. (Roll No. 5208-000-003-154-00)