



June 2, 2025

## NOTICE OF HEARING

**RE:** File no. B-2025-001 – Consent application at 808 Cedar St  
Applicant: Clair Yvonne Berube Agent:

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The Public is invited to participate in a Public Meeting, which the Council of the Township of Ignace will be holding to consider a Consent to Sever application on:

**June 23, 2025 at 6:00 p.m.**

### How to participate:

**Submit written comments**, by emailing Keith Roseborough [cds@ignace.ca](mailto:cds@ignace.ca), no later than June 18, 2025. Please quote File No. B-2025-001, in your submission.

**Attend in person** by visiting the Council Chambers located at 34 Highway 17W.

### Purpose and effect of the application

The purpose of the application is to create one new parcel of land.

The Severed Lot has a frontage of 45 metres on Poplar St, an irregular depth for lot area of depth of 4000 m<sup>2</sup>.

The Retained Lot has a lot frontage of 76.2 metres on 808 Cedar St, an irregular depth and a lot area of 6926.5 m<sup>2</sup>.

If approved, the effect of this application would be the severance and conveyance of one new lot as set forth in the application.

The lands are located in the “IND” – Industrial Zone and are designated as “Industrial Area” in the Official Plan.

The Applicant’s Site Sketch and a Key Map of the subject lands are shown as part of this Notice.

The subject lands are not subject to any other application under the *Planning Act* at this time.

### Additional information

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to [cds@ignace.ca](mailto:cds@ignace.ca). If you have any questions about this notice or you require accessible accommodations or materials, please contact Keith Roseborough, Community Development Strategist at **807-747-0318** or email [cds@ignace.ca](mailto:cds@ignace.ca).

Copies of all comments will be forwarded to Council and to the Applicant. **The collection of personal information including names and contact information provided in written submissions is made under the authority of the *Planning Act* for the purpose of creating a Public Record. Personal information is collected in compliance with the *Municipal Freedom of Information and Protection of Privacy Act*.**

If this notice has been received by an owner of lands which contain seven or more residential units, please post this notice in a location which is visible to all residents living on the property to which this notice applies.

## Right to appeal

If a person or public body that files an appeal of a decision of the Council of the Township of Ignace, in respect to the proposed consent, does not make written submissions to the Council before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

### Key Map of property location: PLAN M656 LOT 4 PCL 30291

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