

**NOTICE OF PUBLIC HEARING  
CONCERNING A PROPOSED  
AMENDMENT TO  
ZONING BY-LAW 2014-23  
OF THE MUNICIPALITY OF FRENCH RIVER**

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Respecting an application by Steven and Julie Deri  
to rezone lands on Part of Lot 5, Concession 2  
in the Township of Mason  
now in the Municipality of French River  
Territorial District of Sudbury  
being Part 3, Plan 53R-18681  
(Roll No. 5201-040-000-006-03)  
(SEPB File No. ZBA 19-03FR)

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**TAKE NOTICE THAT** the Council for the Municipality of French River will hold a Public Hearing on **April 17<sup>th</sup>, 2019 at 3:15 p.m. at the French River Municipal Office, 44 Christophe Street, Noelville, Ontario.**

**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. Any person or public body may attend the Public Hearing and/or make written or verbal representations either in support of or in opposition to the Proposed Zoning By-law Amendment.

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Council for the Municipality of French River to the Local Planning Appeal Tribunal but the person or public body does not make oral submission at a public meeting or make written submissions to the Council for the Municipality of French River before the by-law is passed, the person or public body is not entitled to appeal the decision.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Council for the Municipality of French Rive 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at Warren, this 26<sup>th</sup> day of March, 2019.

Matthew Dumont, MCIP, RPP  
Director of Planning

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

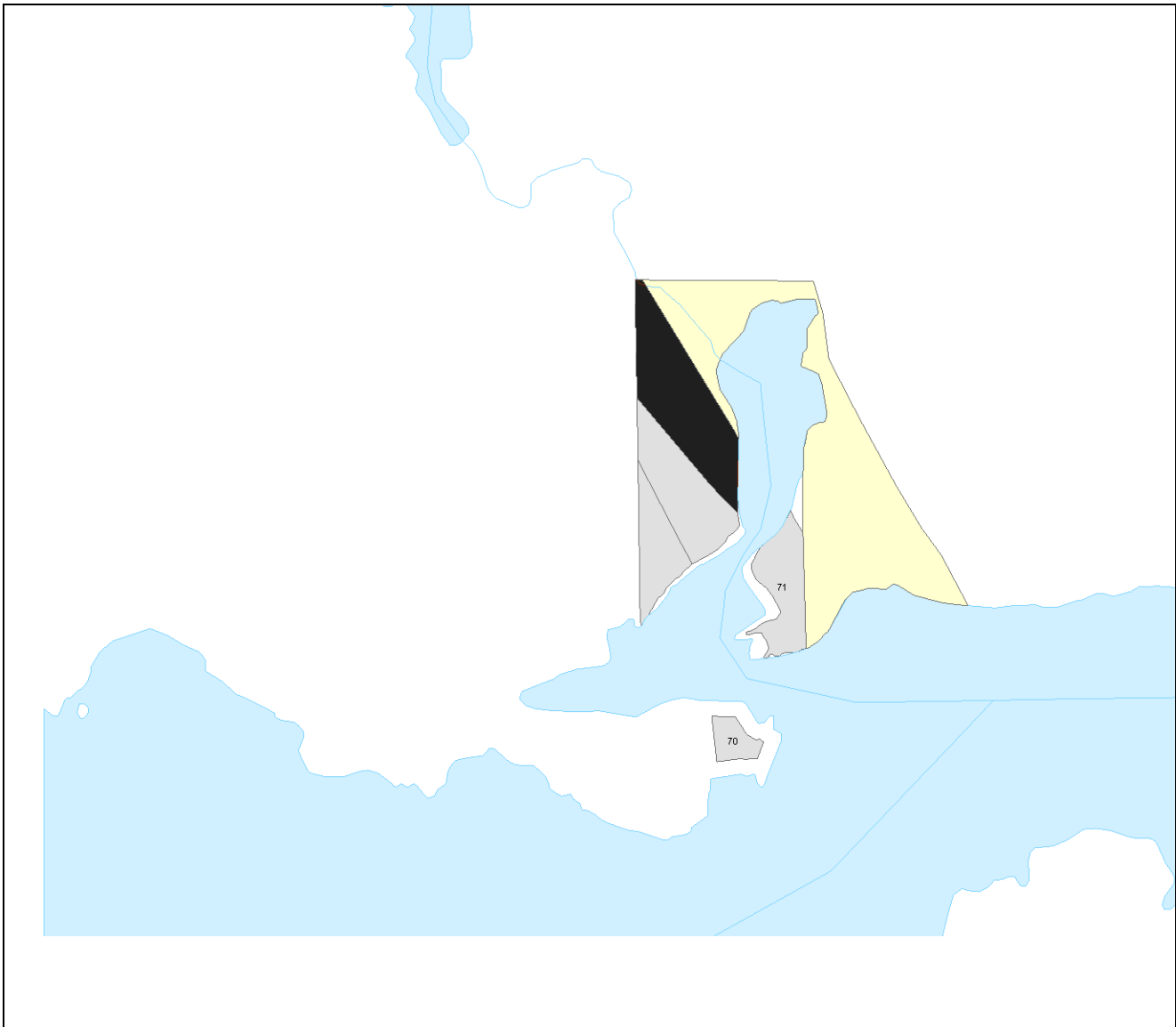
Re: Application No. ZBA 19-03FR  
(Steven and Julie Deri)  
Roll No. 5201-040-000-006-03

The purpose of the Public Hearing will be to consider a proposed amendment to Zoning By-law 2014-23 of the Municipality of French River, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, and Chapter P.13.

An application has been received from Steven and Julie Deri to rezone lands described as Part of Lot 5, Concession 2, in the Township of Mason, now in the Municipality of French River, Territorial District of Sudbury, and being Part 3, Plan 53R-18681.

The subject lands are presently zoned Waterfront Residential (WR) under Zoning By-law 2014-23 of the Municipality of French River. The Proposed Zoning By-law Amendment will amend the current waterfront residential zoning of the property to establish a special provision to permit the construction of an accessory building (sleep cabin) prior to that of the principal building (single detached dwelling) as well as a regulation to vary the setback requirements of the Waterfront Residential (WR) Zone for an accessory structure (sleep cabin).

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



**KEY MAP**

Zoning By-law Amendment Application  
(Steven and Julie Deri)  
Part of Lot 5, Concession 2  
in the Township of Mason  
now in the Municipality of French River  
Territorial District of Sudbury  
being Part 3, Plan 53R-18681  
(Roll No. 5201-040-000-006-03)  
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**AERIAL PHOTOGRAPHY**

Zoning By-law Amendment Application  
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