

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

Respecting an application by Gilles Longpre
to rezone lands on Part of Lot 1, Concession 3
in the Township of Cosby
now in the Municipality of French River
Territorial District of Sudbury
Parcel 49312 & 24389 Sudbury East Section
(Roll No. 5201-020-000-367-00)
(SEPB File No. ZBA 19-06FR)

TAKE NOTICE THAT the Council for the Municipality of French River will hold a Public Hearing on **April 17th, 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 River 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 28th day of March, 2019.

Matthew Dumont, MCIP, RPP
Director of Planning

Purpose and Effect of the Proposed Zoning By-law Amendment

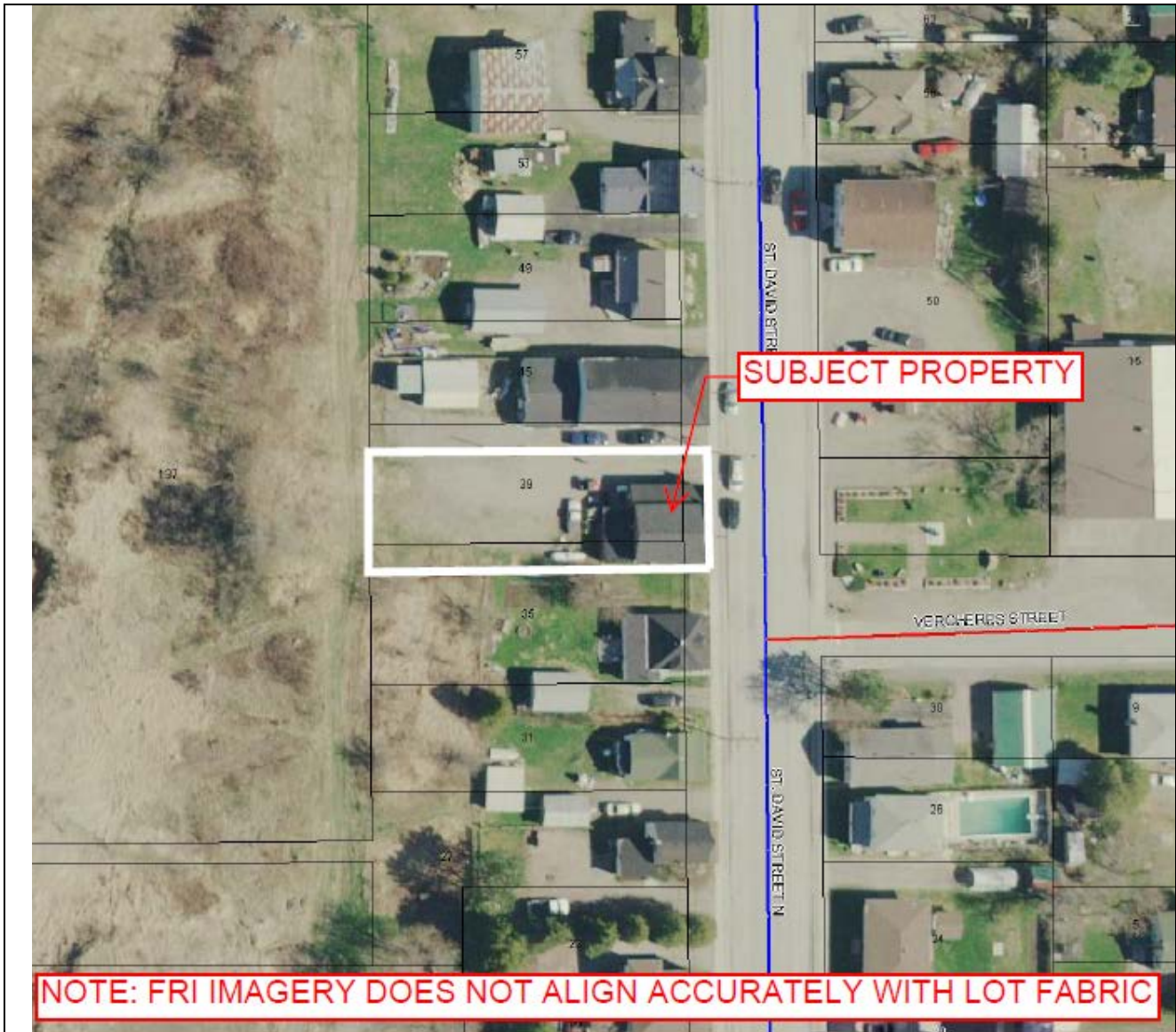
Re: Application No. ZBA 19-06FR
(Gilles Longpre)
Roll No. 5201-020-000-367-00

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 Tulloch Engineering (Kevin Jarus), on behalf of Gilles Longpre, to rezone lands described as Part of Lot 1, Concession 3, in the Township of Cosby, now in the Municipality of French River, Territorial District of Sudbury, (Parcel 4931 & 24389 Sudbury East Section).

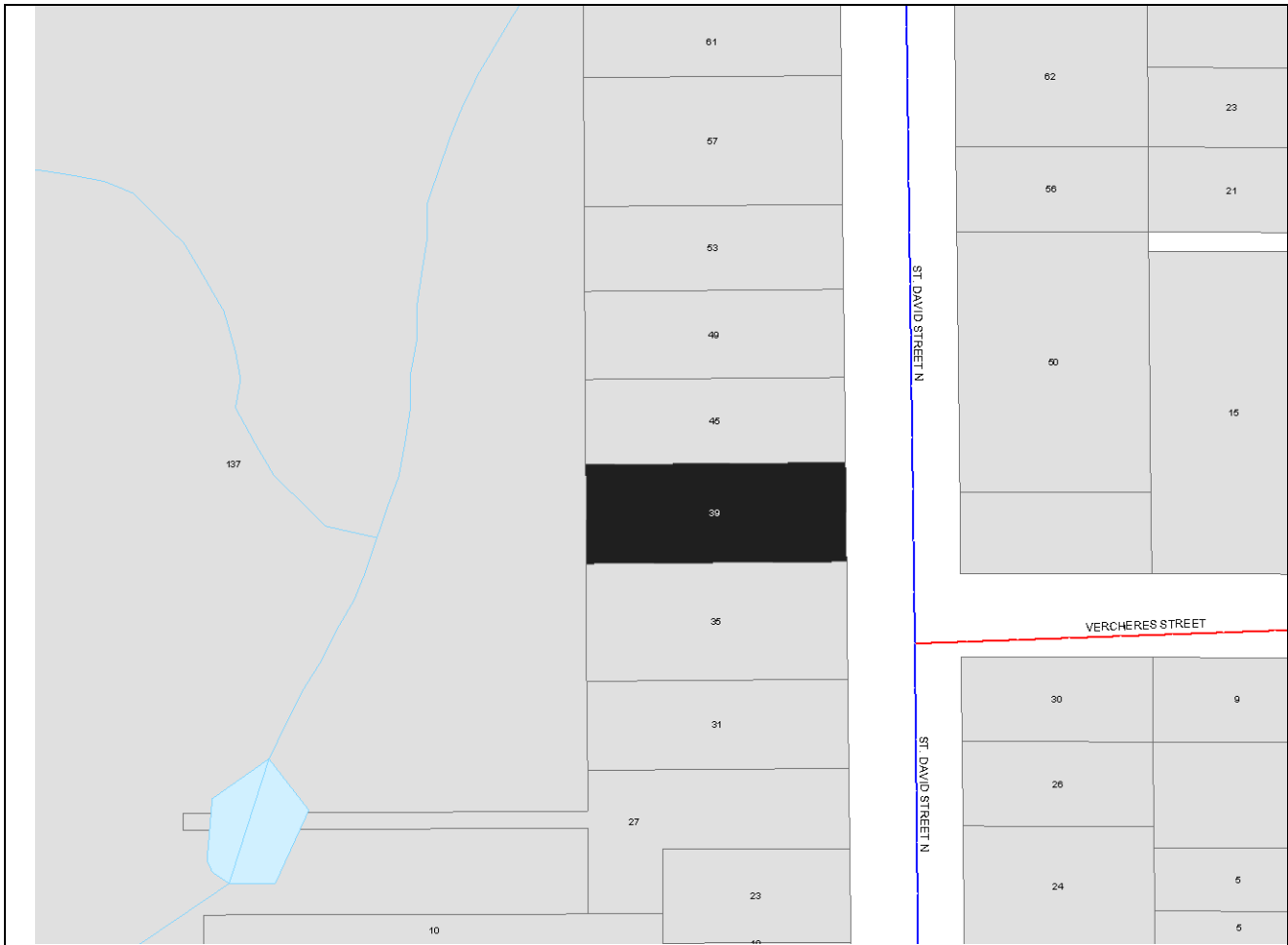
The subject lands are presently zoned Commercial Community (CC) under Zoning By-law 2014-23 of the Municipality of French River. The Proposed Zoning By-law Amendment will amend the current commercial zoning of the property to establish a special provision to permit a triplex in the existing mixed-use building (formerly consisting of a restaurant and one apartment dwelling).

The subject property is located within the Mixed-Use 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).



AERIAL PHOTOGRAPHY

Zoning By-law Amendment Application
(Gilles Longpre)
Part of Lot 1, Concession 3
in the Township of Cosby
now in the Municipality of French River
Territorial District of Sudbury
Parcel 4931 & 24389 S.E.S.
(Roll No. 5201-020-000-367-00)
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KEY MAP

Zoning By-law Amendment Application
 (Gilles Longpre)
 Part of Lot 1, Concession 3
 in the Township of Cosby
 now in the Municipality of French River
 Territorial District of Sudbury
 Parcel 4931 & 24389 S.E.S.
 (Roll No. 5201-020-000-367-00)
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