

**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 CONCERNING A PROPOSED MINOR VARIANCE
TO ZONING BY-LAW 2014-23 OF THE MUNICIPALITY OF FRENCH RIVER**

Respecting an application for consent by Raymond and Francine Gagnon
to the Sudbury East Planning Board
Plan M809, Lots 21 and 22 and Part of Victor Road
in the Unincorporated Township of Delamere
now in the Municipality of French River
Territorial District of Sudbury
being Parts 4 and 5, Plan 53R-19914
Parcel 53457 Sudbury East Section
(Roll No. 5201-010-000-290-00)
(SEPB File No. B/07-08/19/FR and A/03/19/FR)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss Application B/07-08/19/FR at its meeting on **May 9th, 2019 at 5:30 p.m. at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, Warren, Ontario.**

TAKE NOTICE THAT the above noted application for minor variance, A/03/19/FR, will be heard by the Municipality of French River Committee of Adjustment on **April 17th, 2019 at 3:00 p.m. at the French River Municipal Office, 44 St. Christophe Street, Noelville, Ontario.**

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, and P.O. Box 250, Warren, Ontario, P0H 2N0.** The subject land is also subject to an application for a minor variance (**SEPB File No. A/03/19/MW**).

IF A PERSON OR 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 Local Planning Appeal 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.

Dated at Warren, this 4th day of April, 2019.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

DESCRIPTION OF THE APPLICATIONS: the consent application proposes to re-establish Lots 21 & 22 on Plan

39 Lafontaine Street, Unit 4, P.O. Box 250 Warren, Ontario P0H 2N0
Telephone: (705) 967-2174 Fax: (705) 967-2177 Watts: 1-877-540-7372
www.sepb.org

M-809. The proposed severed lot is to have a lot area of 0.38 ha and a water frontage 30.0 metres. The proposed retained lot is to have a lot area of 0.31 ha and a water frontage of 31.0 metres. Both lots presently have a seasonal dwelling. Additionally, an associated application for consent will establish a legal right of way for the proposed lot to be severed.

The following variance is to the regulations of the 'Waterfront Residential (WR)' Zone have been requested for the proposed severed and retained lots in order to facilitate the severance:

Relief from Section 7.2.2(a)(i) Minimum lot frontage – permit a water frontage of 30.0 metres instead of the required 60.0 metres for the proposed severed lot.

Relief from Section 7.2.2(a)(ii) Minimum lot area – permit a lot area of 0.38 hectares instead of the required 0.80 hectares for the proposed severed lot.

Relief from Section 7.2.2(a)(i) Minimum lot frontage – permit a water frontage of 31.0 metres instead of the required 60.0 metres for the proposed retained lot.

Relief from Section 7.2.2(a)(ii) Minimum lot area – permit a lot area of 0.31 hectares instead of the required 0.80 hectares for the proposed retained lot.



KEY MAP

Consent and Minor Variance Applications
(Raymond and Francine Gagnon)
Plan M809, Lots 21 and 22 and Part of Victor Road
in the Township of Delamere
now in the Municipality of French River
Territorial District of Sudbury
Being Parts 4 and 5, Plan 53R-19914
Parcel 53457 Sudbury East Section
(Roll No. 5201-010-000-290-00)
(SEPB File No. B/07-08/19/FR and A/03/19/FR)



AERIAL PHOTOGRAPHY

Consent and Minor Variance Applications
(Raymond and Francine Gagnon)
Plan M809, Lots 21 and 22 and Part of Victor Road
in the Township of Delamere
now in the Municipality of French River
Territorial District of Sudbury
Being Parts 4 and 5, Plan 53R-19914
Parcel 53457 Sudbury East Section
(Roll No. 5201-010-000-290-00)
(SEPB File No. B/07-08/19/FR and A/03/19/FR)

