

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 2014-23 OF THE
MUNICIPALITY OF FRENCH RIVER

Respecting applications for Consent and Zoning By-law Amendment by David Nieuwenhuis and Caitlin Blackadder
to the Sudbury East Planning Board
Part of Lot 1, Concession 1
in the Township of Haddo
now in the Municipality of French River
Territorial District of Sudbury
being Part 2, Plan 53R-9262
Parcel 13613 and 13614 Sudbury East Section
(Roll No. 5201-060-000-450-00 & 462-00)
(SEPB File No. B/13/19/FR and ZBA 19-07FR)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss **Application B/13/19/FR** at its meeting on **June 13th, 2019 at 5:30 p.m. at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, Warren, Ontario.**

AND TAKE NOTICE THAT the Council for the Municipality of French River will hold a Public Hearing on **June 19th, 2019 at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville, Ontario** for application **ZBA 19-07FR**.

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.**

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.

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 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.

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 29th day of May, 2019.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

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

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

Re: Application Nos. B/13/19/FR and ZBA 19-07FR
(David Nieuwenhuis and Caitlin Blackadder)
Roll Nos. 5201-060-000-450-00 & 462-00

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, Chapter P.13 and a consent under section 53(5) of the Planning Act, R.S.O. 1990.

An application has been received from David Nieuwenhuis and Caitlin Blackadder to rezone lands described as Part of Lot 1, Concession 1, in the Township of Haddo, now in the Municipality of French River, Territorial District of Sudbury, Being Part 2, Plan 53R-9262, (Parcel 13613 and 13614 Sudbury East Section).

The subject lands are presently zoned Rural (RU) and Institutional One (I1) under Zoning By-law 2014-23 of the Municipality of French River. The Proposed Zoning By-law Amendment is to facilitate the consent application (B/13/19/FR) in which two parcels inadvertently merged on title due to the pattern of ownership (Parcel 13613 and Parcel 13614). The Rural (RU) zone classification of the proposed lot to be severed will remain the same, but a Special Provision will be added to recognize the lack of frontage on Highway 64. The zone classification for the proposed lot to be retained will change from 'Institutional (I1)' to 'Rural (RU)' to recognize the intended use of the lot.

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).