

**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 Kalynn Parrot and Shane Reinders
to the Sudbury East Planning Board
Part of Lot 3, Concession 5
in the Township of Bigwood
now in the Municipality of French River
Territorial District of Sudbury
Parcel 29514 Sudbury East Section
(Roll No. 5201-030-000-460-00)
(SEPB File No. B/28/19/FR and A/10/19/FR)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss Application B/28/19/FR at its meeting on **September 12th, 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 will be heard by the Municipality of French River Committee of Adjustment on **September 25th, 2019 at 5:45 p.m. at the French River Municipal Office, 44 St. Christophe Street, Noelville, Ontario.**

PUBLIC HEARING - You are entitled to attend the Public Hearing in person to express your view about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this Hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer (Municipality of French River Committee of Adjustment, 44 St. Christophe Street, Noelville, Ontario). For further information (i.e. - additional information for public review or a written copy of this Notice), please contact Matthew Dumont, Director of Planning (Sudbury East Planning Board), during office hours Monday to Friday (8:30 a.m. to 4:00 p.m.).

FAILURE TO ATTEND HEARING - If you do not attend the Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Sudbury East Planning Board in respect of the proposed consent or of the Municipality of French River Committee of Adjustment in respect of the proposed minor variance, 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.**

Dated at Warren, this 29th day of August, 2019.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

ADDITIONAL INFORMATION is available for public review or a written copy of this Notice can be obtained Monday to
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

Friday (8:30 a.m. to 4:00 p.m.) at the Sudbury East Planning Board Office.

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.

DESCRIPTION OF THE APPLICATIONS: the consent application proposes to create one rural lot having an approximate area of 5.1 hectares and a frontage of approximately 200 metres on Heritage River Road and is presently vacant. The proposed lot to be severed is to meet both lot area and lot frontage requirements of the Rural (RU) Zone. The proposed retained lot is to be approximately 51.2 hectares in lot area and have a frontage of approximately 56 metres on Cowboy Road and presently contains a single family home, carport and a wood shed.

The following variance to the regulation of the 'Rural (RU)' Zone has been requested for the proposed retained lot in order to facilitate the severance:

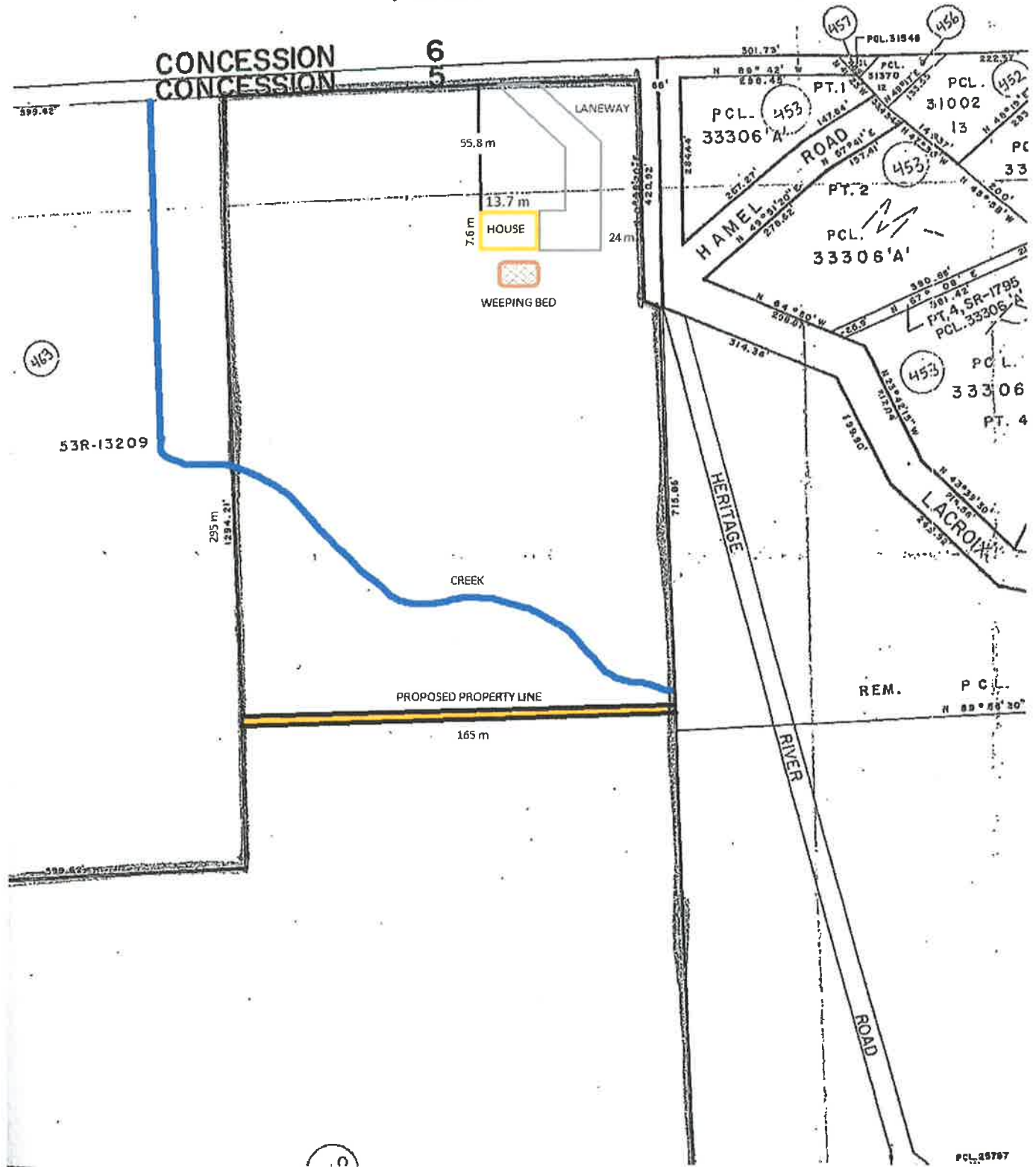
Relief from Section 7.22.2(a)(i) Minimum lot frontage – permit a lot frontage of 56.0 metres instead of the required 100.0 metres for the proposed retained lot.



AERIAL PHOTOGRAPHY

Consent and Minor Variance Applications
(Shane Reinders and Kalynn Parrott)
Part of Lot 3, Concession 5
in the Township of Bigwood
now in the Municipality of French River
Territorial District of Sudbury
Parcel 29514 S.E.S.
(Roll No. 5201-030-000-460-00)
(SEPB File No. B/28/19/FR and A/10/19/FR)

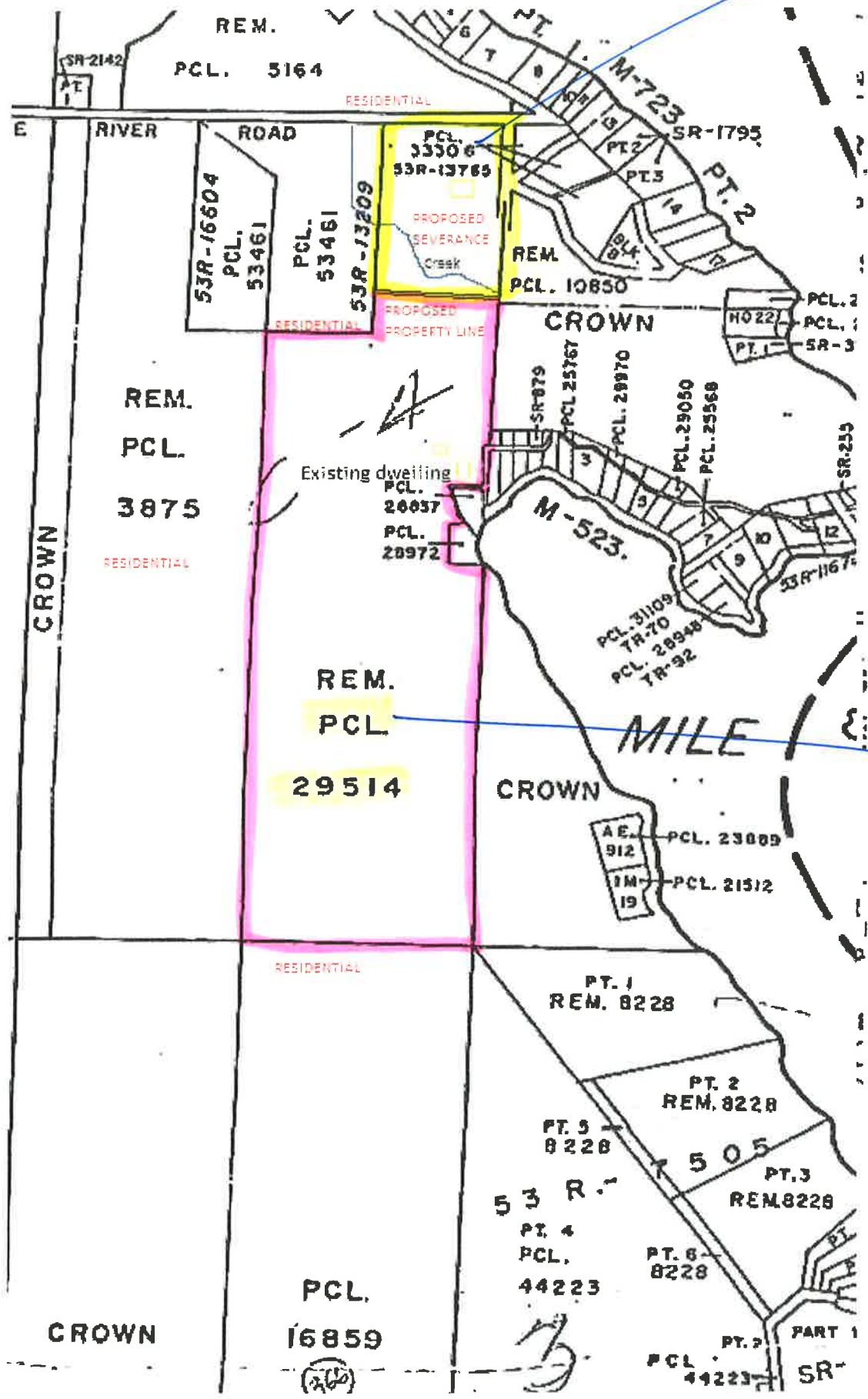
LOTS 2, 3 CONCESSION 5 TOWNSHIP OF BIGWOOD



PCL. 35797

Proposed Severed Lot

Proposed Retained Lot



SR-2142

REM.
PCL. 5164

RESIDENTIAL

E RIVER ROAD

53R-16604
PCL. 53461

PCL. 53461

53R-13209

PCL. 33306
53R-13769

PROPOSED SEVERANCE Creek

RESIDENTIAL

PROPOSED PROPERTY LINE

REM.
PCL. 10850

CROWN

H022
PT. 1
SR-3

REM.
PCL.
3875

RESIDENTIAL

Existing dwelling

PCL. 26037

PCL. 20972

SR-879
PCL. 25767

PCL. 29970

PCL. 29050
PCL. 25568

SR-259

M-523

PCL. 31109
TR-70

PCL. 28948
TR-92

53R-11674

REM.
PCL.
29514

CROWN

MILE

AE. 912
PCL. 23889

1M-19
PCL. 21512

RESIDENTIAL

PT. 1
REM. 8228

PT. 2
REM. 8228

PT. 5
8228

53 R.

PT. 4
PCL.
44223

PT. 6
8228

PT. 3
REM. 8228

CROWN

PCL.
16859

PT. 7
PCL. 44223

PART 1
SR-

(260)

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