

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 an application for Consent and Zoning By-law Amendment by 1552409 Ontario Incorporated
to the Sudbury East Planning Board
Lot 7, Concession 6
in the Township of Mason
now in the Municipality of French River
Territorial District of Sudbury
Parcel 3969 & 20474 Sudbury East Section
(Roll No. 5201-030-000-142-00 & 5201-030-000-143-00)
(SEPB File No. B/21/20/FR & ZBA 20-15FR)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss Application B/21/20/FR at its meeting on **November 12th, 2020 at 5:30 p.m. at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, Warren, Ontario, P0H 2N0.**

AND TAKE NOTICE THAT the Council for the Municipality of French River will hold a Public Hearing on **December 2nd, 2020 at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville, Ontario** for application ZBA 120-15FR.

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, 39 Lafontaine Street, Unit 4, Warren Ontario, P0H 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 of the Proposed applications.

Dated at Warren, this 28th day of October 2020.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

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

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

Re: Application Nos. B/21/20/FR and ZBA 20-15FR
(1552409 Ontario Incorporated)
Roll Nos. 5201-030-000-142-00 & 5201-030-000-143-00

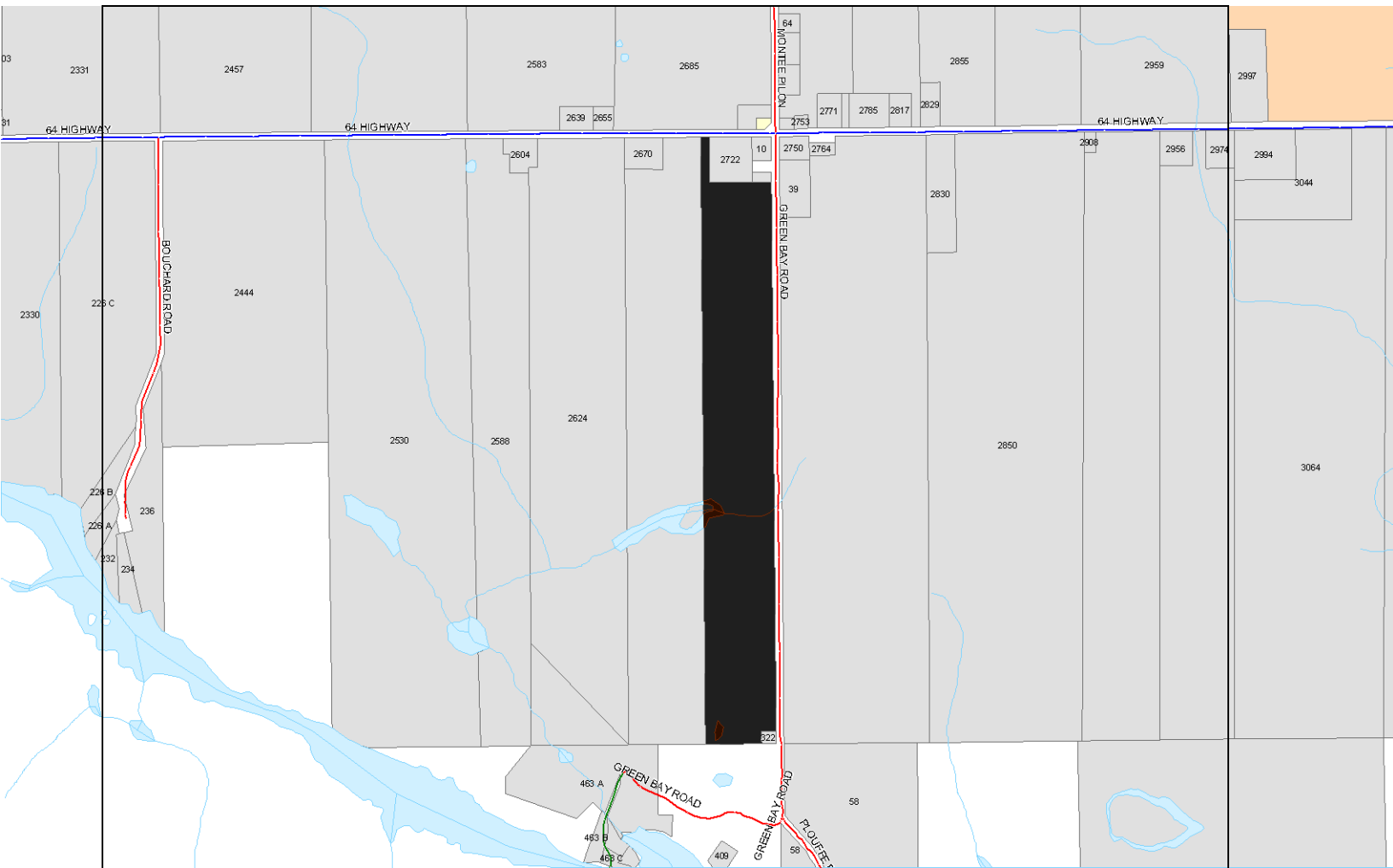
The purpose of the Public Hearing will be to consider a proposed amendment to Zoning By-law 2014-23 of the Municipality of French River, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and a consent under section 53(5) of the Planning Act, R.S.O. 1990.

An application has been received from 1552409 Ontario Incorporated to rezone lands described as Lot 7, Concession 6, in the Township of Mason, now in the Municipality of French River, Territorial District of Sudbury (Parcel 3969 Sudbury East Section).

The subject lands are presently zoned Rural (RU) under Zoning By-law 2014-23 of the Municipality of French River. The Proposed Zoning By-law Amendment will rezone the lot to be severed through consent application B/21/20/FR to Residential Rural (RR) to recognize the intended use of the lot. The proposed lot to be severed will have an approximate area of .34 hectares and frontage of 24.0 metres. In addition, the proposed severed lot is to be added to an existing, undersized, lot of record which is 322 Green Bay Road. The benefitting property is to be rezoned to Residential Rural (RR) to ensure the severed lot and enlarged lot are under one zone.

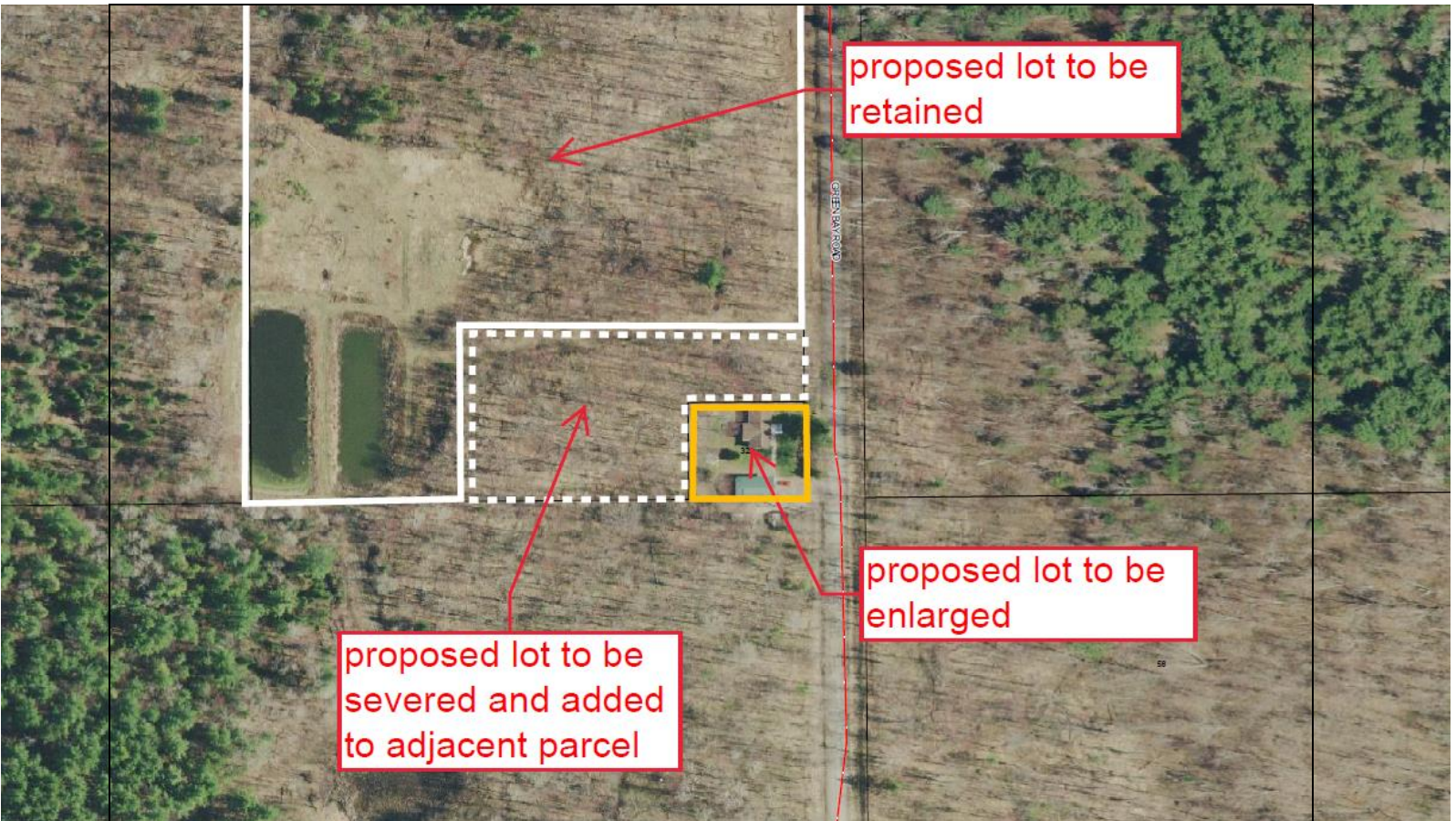
322 Green Bay Road will also be rezoned from 'Rural (RU)' to Residential Rural (RR)' to ensure that consolidated parcels of land remain under one zone and to recognize the intended use of the lot.

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).



KEY MAP

Consent and Zoning By-law Amendment Applications
(1552409 Ontario Incorporated)
Lot 7, Concession 6
in the Township of Mason
now in the Municipality of French River
Territorial District of Sudbury
Parcel 3969 S.E.S.
(Roll No. 5201-030-000-142-00)
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AERIAL PHOTOGRAPHY

Consent and Zoning By-law Amendment Applications
(1552409 Ontario Incorporated)

Lot 7, Concession 6

in the Township of Mason

now in the Municipality of French River

Territorial District of Sudbury

Parcel 3969 S.E.S.

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