

MUNICIPALITY OF FRENCH RIVER

NOTICE OF THE PASSING OF A ZONING BY-LAW

TAKE NOTICE THAT the Council of the Municipality of French River passed

By-Law 2021-20

on the 7th day of April 2021

under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13

AND TAKE NOTICE THAT any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the by-law by filing with the Clerk of the Municipality of French River (44 St. Christophe Street, P.O Box 156, Noelville, Ontario, POM 2N0), not later than the

28th day of April 2021

A NOTICE of appeal setting out the objection to the by-law and reasons in support of the objection, accompanied by the fee of \$1100.00 required by the Local Planning Appeal Tribunal, payable to the Minister of Finance, Province of Ontario.

The complete by-law is available for public review during normal office hours at the Municipality of French River Office (44 St. Christophe Street, P.O Box 156, Noelville, Ontario, POM 2N0) and the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, P0H 2N0 (telephone (705)967-2174 or fax (705)967-2177). The subject land is also subject to an application for a consent (**SEPB File No. B/12/21/FR**).

Note: Only individuals, corporations, and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the approval authority or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at Warren, this 8th day of April 2021.

Matthew Dumont, MCIP, RPP
Director of Planning

Purpose and Effect of By-Law 2021-20

Re: Application No. ZBA 21-05FR
(833420 Ontario Limited)
Roll No. 5201-030-000-490-00

On April 7th, 2021, Council for the Municipality of French River approved a zone change application submitted by Vicki Dunleavy, for lands described as Part of Lots 6 and 7, Concession 5, in Township of Bigwood, now in the Municipality of French River, Territorial District of Sudbury, being Part 1 and 7, Plan 53R-18085 (Parcel 20788 Sudbury East Section).

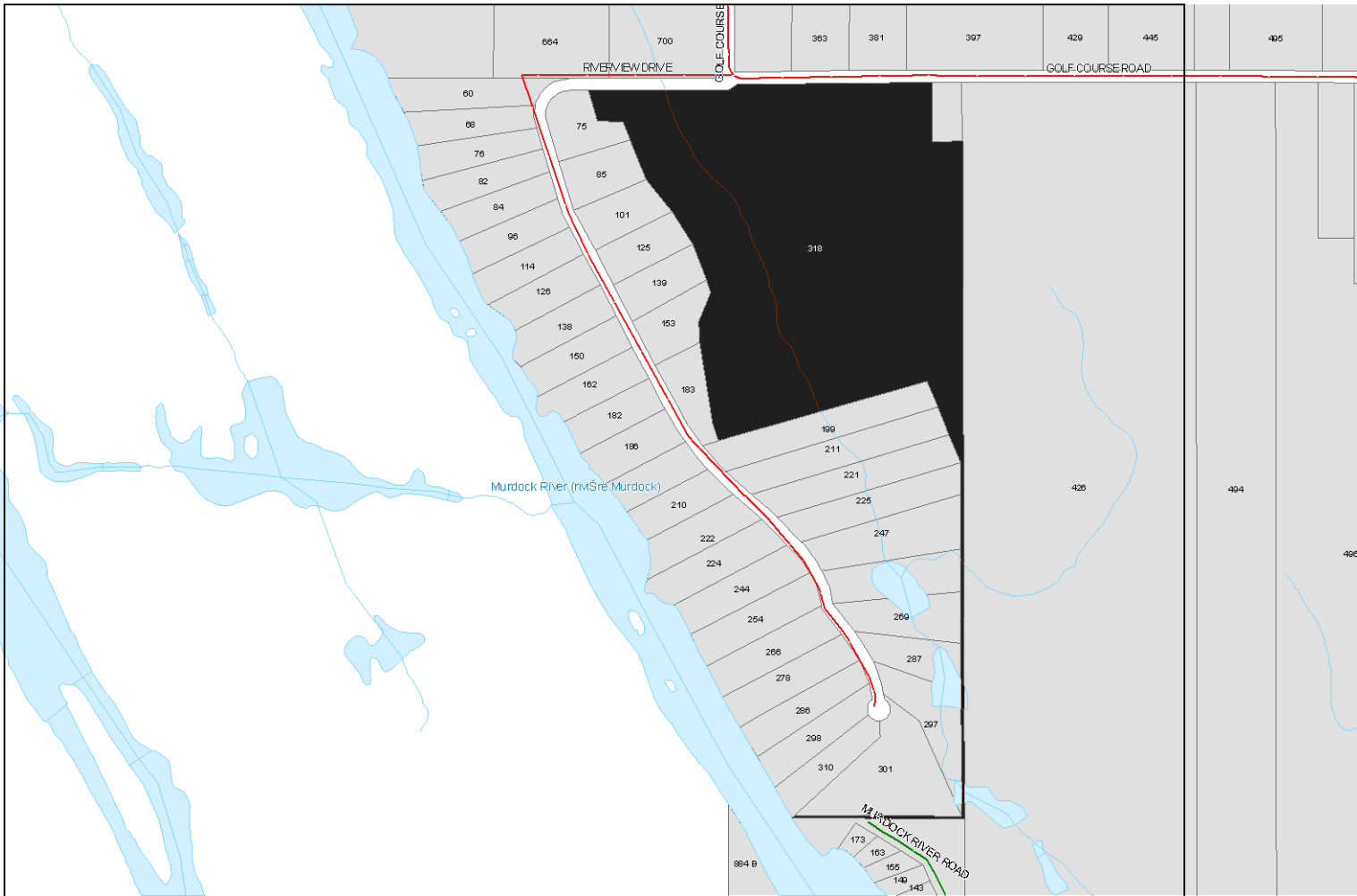
The purpose and effect of the application is to effect a lot addition. The proposed severed lot is approximately 0.13 hectares in area from the above noted parcel which is to be added to the adjacent lands to the north (301 Riverview Drive).

The Zoning By-law Amendment will change the zoning from Open Space (OP) to Residential Rural (RR) recognize the intended use of the lot.

Public input was received concerning ownership of the lands to be acquired, which had no effect on the decision of the Board.

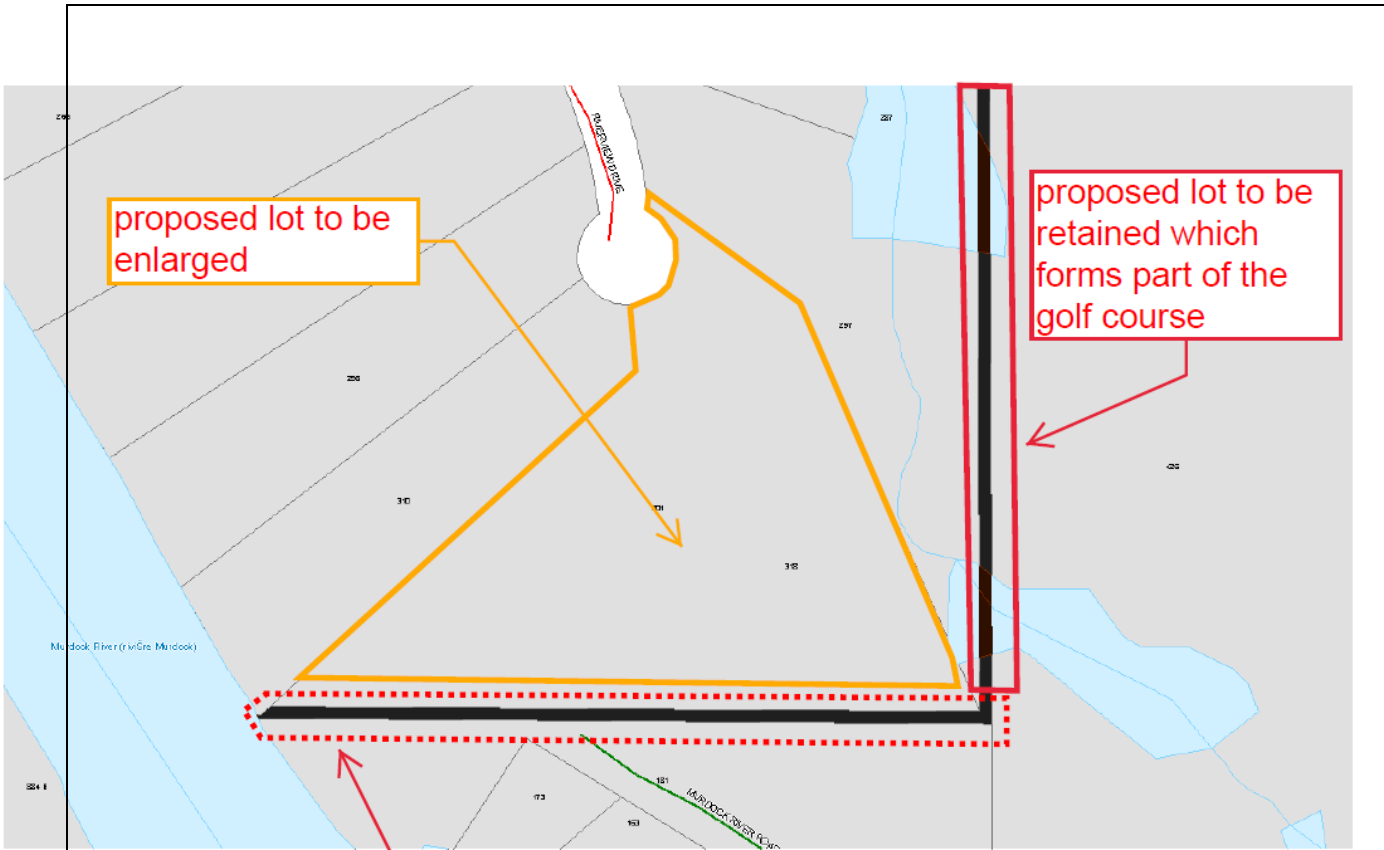
The subject property is located within the **Rural Policy Area** designation of the Official Plan for the Sudbury East Planning Area (adopted April 27th, 2010, approved by the Ministry of Municipal Affairs and Housing September 28th, 2010).

The rezoning is being requested to fulfill a condition of consent of the Sudbury East Planning Board (**SEPB File No. B/12/21/FR**).



KEY MAP

Consent and Zoning By-law Amendment Applications
 (833420 Ontario Limited)
 Part of Lots 6 and 7, Concession 5
 in the Township of Bigwood
 now in the Municipality of French River
 Territorial District of Sudbury
 being Part 1 and 7, Plan 53R-18085
 Parcel 20788 and 5009 S.E.S.
 (Roll No. 5201-030-000-490-00)
 (SEPB File No. B/12/21/FR and ZBA 21-05FR)



portion of lot to be severed and added to the proposed enlarged lot (301 Riverview drive)



KEY MAP 2

Consent and Zoning By-law Amendment Applications
 (833420 Ontario Limited)
 Part of Lots 6 and 7, Concession 5
 in the Township of Bigwood
 now in the Municipality of French River
 Territorial District of Sudbury
 being Part 1 and 7, Plan 53R-18085
 Parcel 20788 and 5009 S.E.S.
 (Roll No. 5201-030-000-490-00)
 (SEPB File No. B/12/21/FR and ZBA 21-05FR)

THE CORPORATION OF THE MUNICIPALITY OF FRENCH RIVER

BY-LAW 2021-20

BEING A BY-LAW TO AMEND ZONING BY-LAW 2014-23, AS AMENDED
(833420 Ontario Limited)

WHEREAS By-law 2014-23 Municipality of French River has been passed, being a Zoning By-law to regulate the use of land and the character, location, and use of buildings and structures, in the Municipality of French River, under the authority of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13;

AND WHEREAS the Council for the Municipality of French River may amend such By-law in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13;

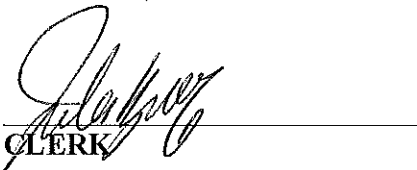
AND WHEREAS the Council for the Municipality of French River has received an application to amend such By-law;

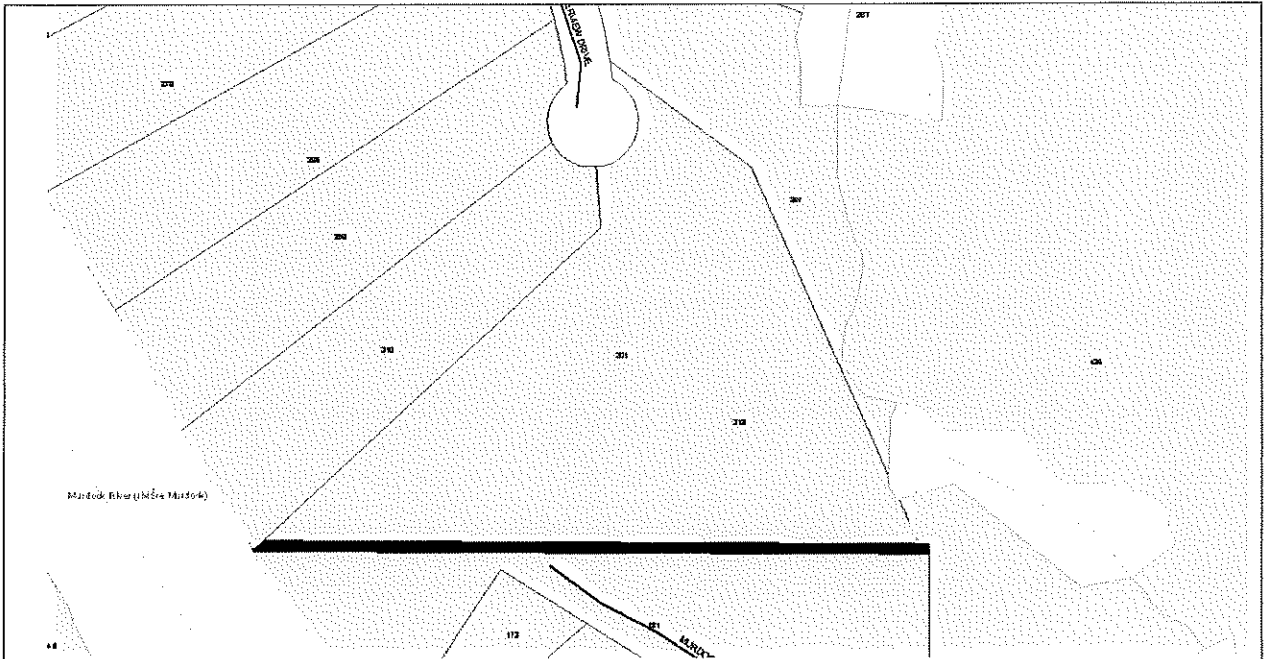
NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE MUNICIPALITY OF FRENCH RIVER ENACTS AS FOLLOWS:

1. Schedule A9 (Bigwood Township) of By-law 2014-23 of the Municipality of French River, as amended, is hereby further amended by changing the Open Space Zone (OP) to a Residential Rural Zone (RR), on Part of Lots 6 and 7, Concession 5, in the Township of Bigwood, now in the Municipality of French River, Territorial District of Sudbury, being Part 1, Plan 53R-18085, Parcel 20788 and 5009 Sudbury East Section, and as shown on Schedule "A-1" affixed hereto.
2. Schedule "A-1" is hereby declared to form part of this By-law.
3. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

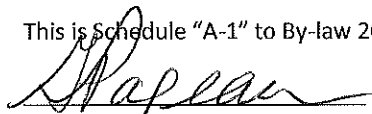
**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 7th DAY OF APRIL, 2021.**

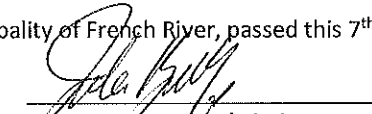

MAYOR


CLERK



This is Schedule "A-1" to By-law 2020-20 of the Municipality of French River, passed this 7th day of April 2021.


Chair / Mayor


Secretary-Treasurer / Clerk



Lands zoned Residential Rural (RR), on Part of Lots 6 and 7, Concession 5, in the Township of Bigwood, now in the Municipality of French River, Territorial District of Sudbury; being Part 1, Plan 53R-18085, Sudbury East Section.
(Roll No. 5201-030-000-490-00)