

**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 by 1721081 Ontario Inc.
to the Sudbury East Planning Board
Plan 53M-1402, Lot 25
in the Township of Delamere
now in the Municipality of French River
Territorial District of Sudbury
(Roll No. 5201-010-000-364-10)
(SEPB File No. B/40-42/21/FR and ZBA 21-19FR)

TAKE NOTICE THAT the Sudbury East Planning Board will hold a **Public Hearing Electronically** to analyze and discuss **Application B/40-42/21/FR** at its meeting on **October 14th, 2021, at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville, Ontario.**

AND TAKE NOTICE THAT the Council for the Municipality of French River will hold a Public Hearing on October 20th, 2021, at 5:15p.m. at the French River Municipal Office, **44 St. Christophe Street, Suite 1, Noelville, Ontario, for application ZBA 21-19FR.**

Due to the ongoing Pandemic and the requirements for social distancing, the Council Chamber is subject to a capacity limit and **COVID-19 Protocols**. Any person or public body may provide written comments either in support of or in opposition to the Proposed Zoning By-law Amendment in writing via email, dropped off in person, faxed or regular letter mail in advance of the hearing date.

Members of the public wishing to provide verbal comments at a Public Hearing in person or virtually are required to **pre-register** with the Clerk **at least one business day in advance of the Meeting** at clerk @frenchriver.ca. Anyone can watch the meeting live on the French River Meeting Portal.

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, Warren, Ontario.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council for the Municipality of French River to the Ontario Land Tribunal but the person or public body does not make written submissions to the Council for the Municipality of French River before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

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, P.O. Box 250, 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 to the Proposed Zoning By-law Amendment. If anyone wishes to attend the meeting virtually, please register with the Clerk at clerk@frenchriver.ca. To observe the meeting's live webcast, please use this link that will be shared on the meeting's Agenda that will be posted on the Municipal Website on Friday, October 15th

Dated at Warren, this 30th day of September 2021.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

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

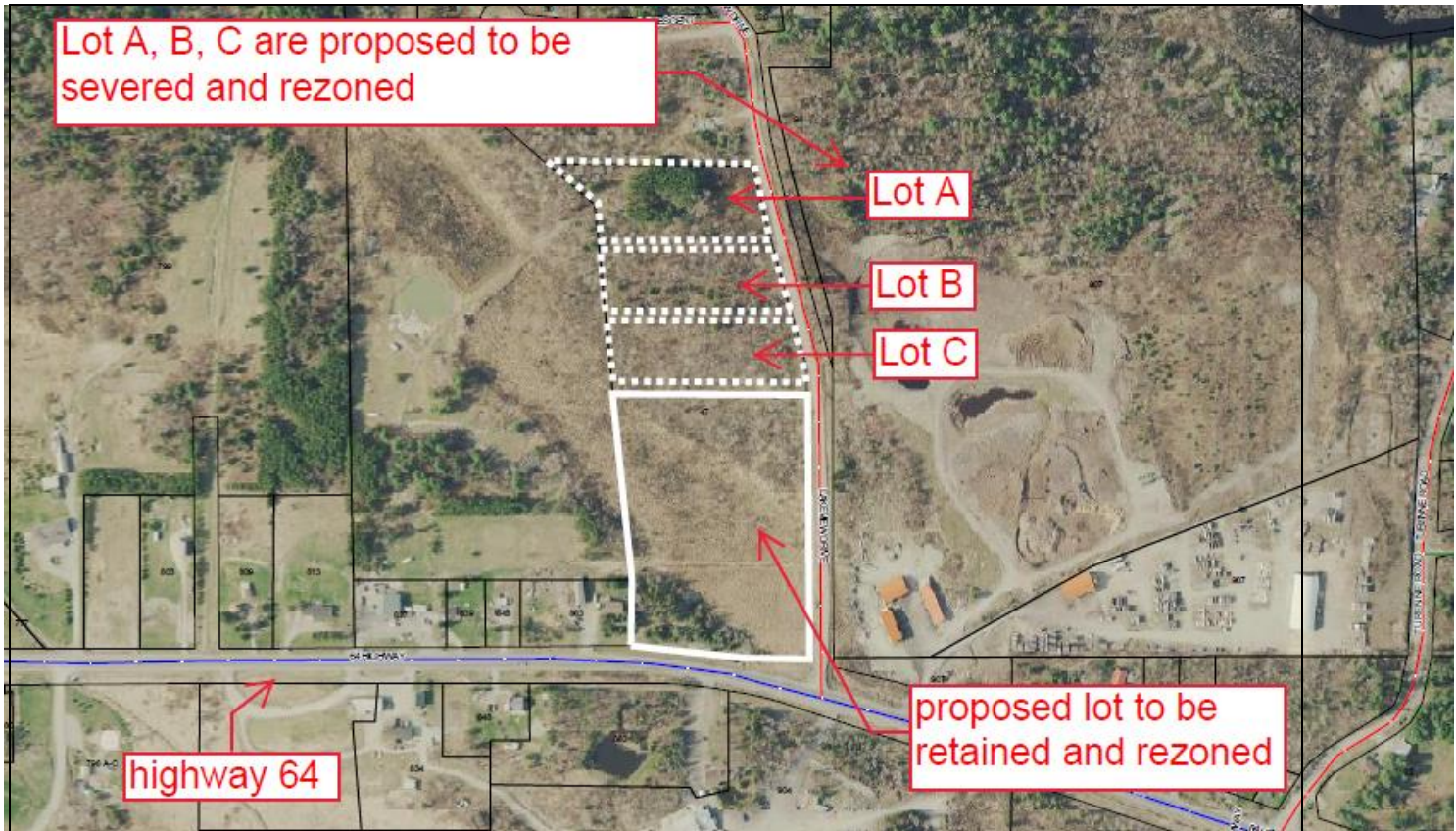
Re: Application Nos. B/40-42/21/FR and ZBA 21-19FR
(1721081 Ontario Limited)
Roll Nos. 5201-010-000-364-10

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 consent under section 53(5) of the Planning Act, R.S.O. 1990.

An application has been received from Tulloch Engineering (Kevin Jarus) to rezone lands described as Plan 53M-1402, Lot 25, in the Township of Delamere, now in the Municipality of French River, Territorial District of Sudbury (Parcel 19095 Sudbury East Section).

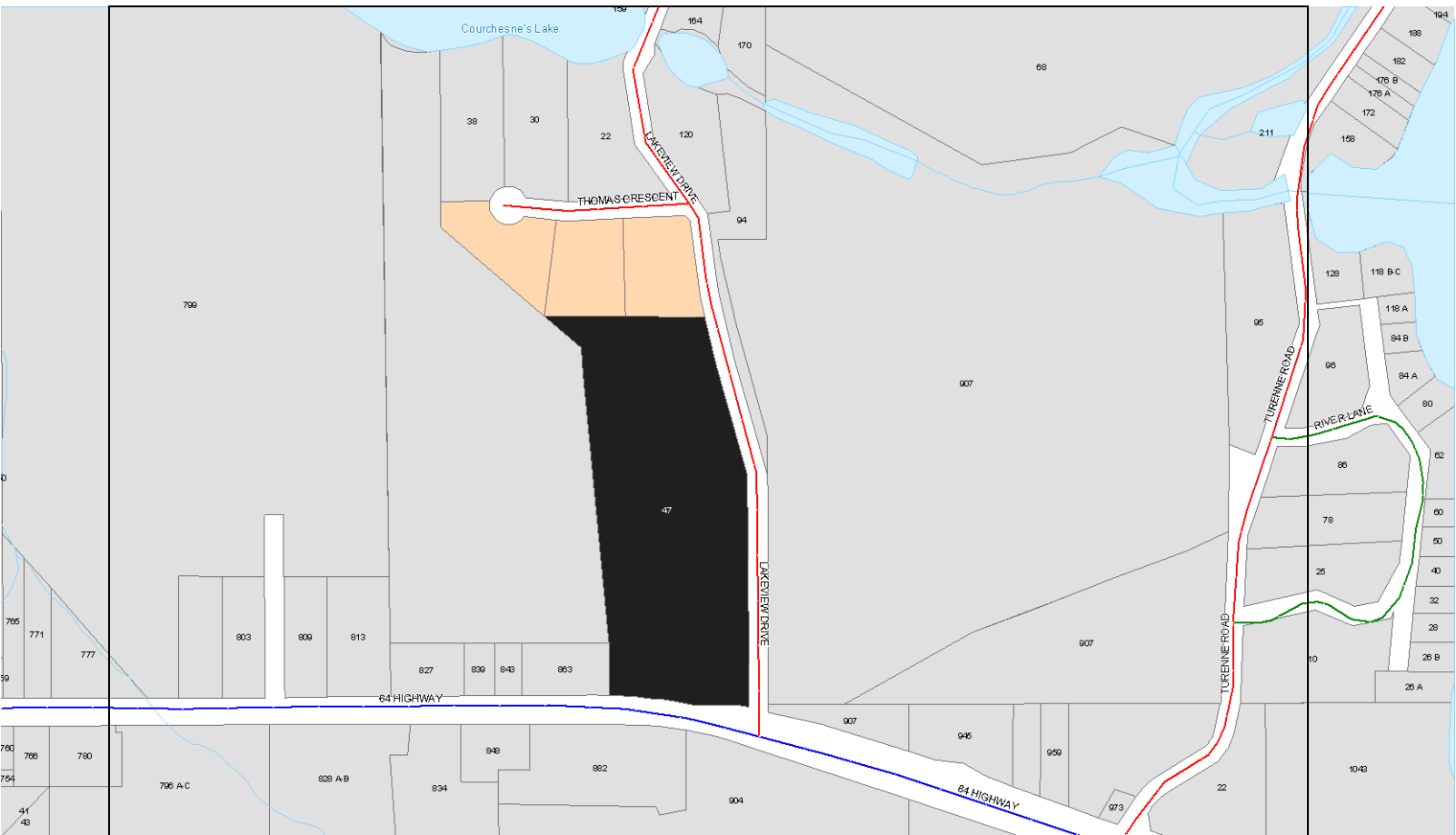
The subject lands are presently zoned Rural (RU) under Zoning By-law 2014-23 of the Municipality of French River. The Proposed Zoning By-law Amendment will rezone the lots to be severed and retained through the consent applications B/40-42/21/FR to Residential Rural (RR) to recognize the intended use of the said lots.

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).



AERIAL PHOTOGRAPHY

Consent and Zoning By-Law Amendment Applications
(1721081 Ontario Inc.)
Plan 53M-1402, Lot 25
in the Township of Delamere
now in the Municipality of French River
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KEY MAP

Consent and Zoning By-Law Amendment Applications
 (1721081 Ontario Inc.)
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