

**NOTICE OF APPLICATION
FOR CONSENT
PURSUANT TO SECTION 53(5)(a) OF THE PLANNING ACT,
R.S.O. 1990, CHAPTER P.13**

Respecting an application for consent by Joe and Irene Fabiilli & Gilles and Nicole Leduc
to the Sudbury East Planning Board
Location CL215
in the Unincorporated Township of Secord
Territorial District of Sudbury
being Parts 1 to 6, Plan 53R-19027
(Roll No. 5202-270-000-037-40)
(SEPB File No. B/26/25/SCR)

THE PURPOSE AND EFFECT:

In 2020, the Sudbury East Planning Board received concurrent applications: one for consent (severance) to create a new residential rural lot, and one for a zoning by-law amendment to rezone both the proposed severed and retained lots from **Rural (RU)** to **Residential Rural (RR)**.

Original 2020 Proposal:

The application proposed to create one residential rural lot.

- **Severed Lot:** approximately 3.7 hectares in area with a road frontage of 104.9 metres; presently vacant.
- **Retained Lot:** approximately 3.6 hectares in area with a road frontage of 100.7 metres; presently vacant.

Both the severed and retained lots were to be rezoned from **RU to RR** to recognize the intended residential use of the land.

At that time, the **zoning by-law amendment was adopted and approved**, but the **severance application lapsed** and was never finalized.

Current Proposal:

The landowner is now re-applying for the same severance. Since the rezoning has already been completed and is in effect, they are requesting **conditional approval** from the Sudbury East Planning Board so the severance can finally be completed.

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss **Virtually Application B/26/25/SCR** at its meeting on **October 9th, 2025 at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville, Ontario.**

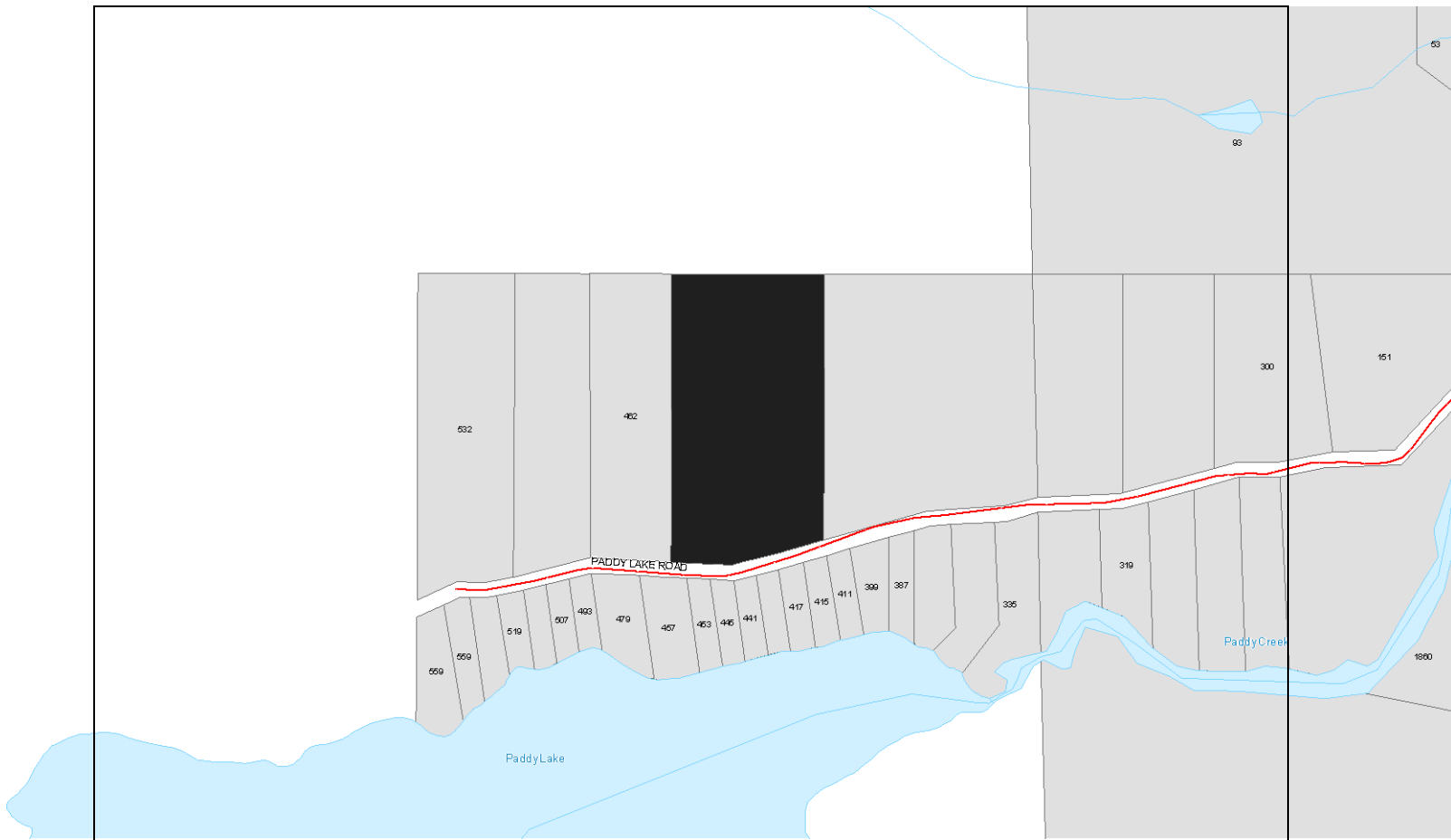
IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Sudbury East Planning Board in respect of the proposed consent, you must make a written request to the **Sudbury East Planning Board, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, P0H 2N0.**

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 provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

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.

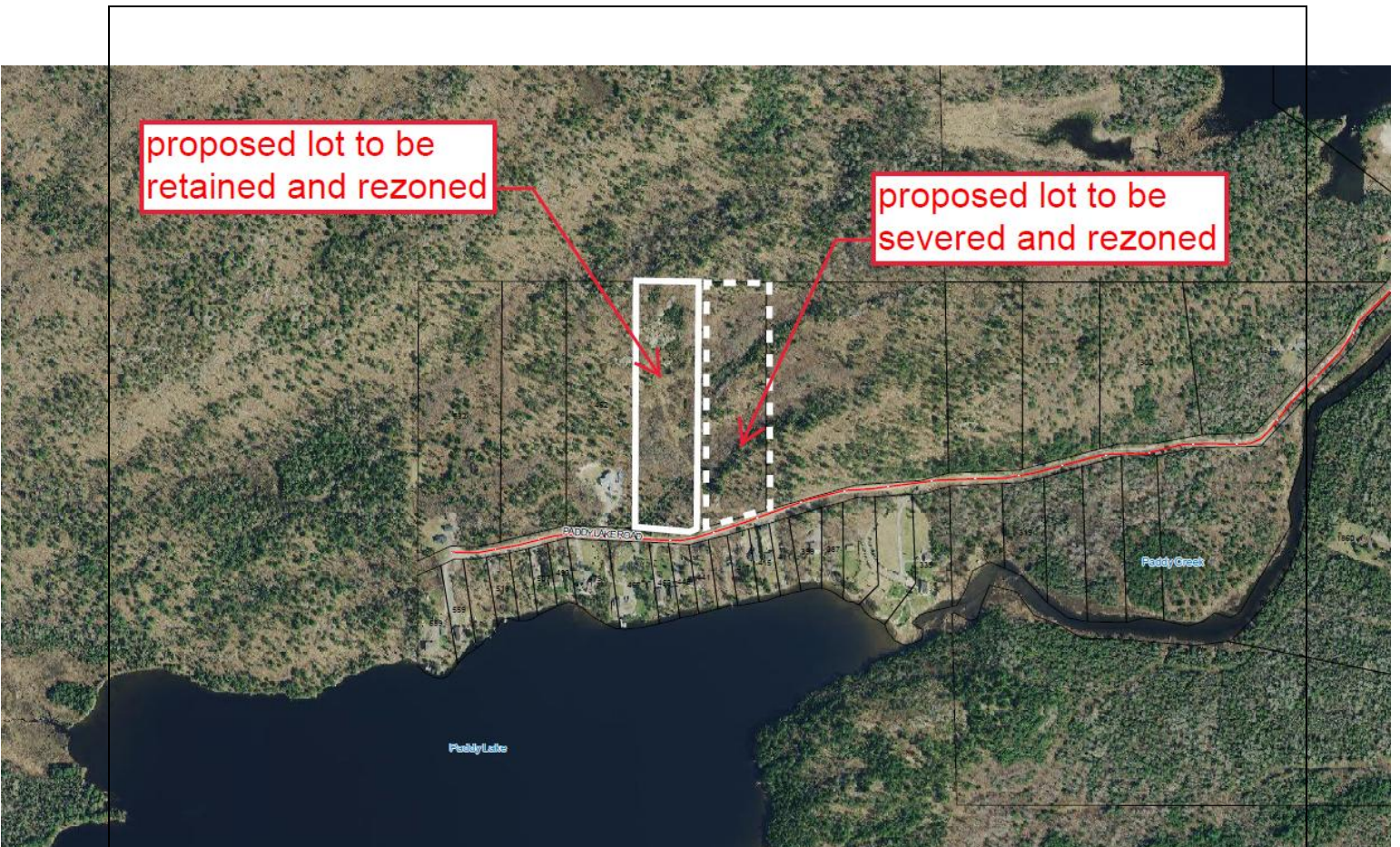
Dated at Warren, this 25th day of September 2025.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer



KEY MAP

Consent Application
 (Joe & Irene Fabiilli and Gilles & Nicole Leduc)
 Location CL215
 in the Unincorporated Township of Secord
 Territorial District of Sudbury
 Being Parts 1 to 6, Plan 53R-19027
 (Roll No. 5202-270-000-037-40)
 (SEP File No. B/26/25/SCR)



AERIAL PHOTOGRAPHY

Consent Application
(Joe & Irene Fabiilli and Gilles & Nicole Leduc)
Location CL215
in the Unincorporated Township of Secord
Territorial District of Sudbury
Being Parts 1 to 6, Plan 53R-19027
(Roll No. 5202-270-000-037-40)
(SEP File No. B/26/25/SCR)