

## 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 2025-39**

on the 3<sup>rd</sup> day of September 2025

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 Ontario Land 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, P0M 2N0), not later than the

**25<sup>th</sup> day of September 2025**

**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 Ontario Land 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 Municipal Office (44 St. Christophe Street, P.O Box 156, Noelville, Ontario, P0M 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/1-4/25/FR**).

**ZONING BY-LAW (19):** Not later than 20 days after the day that the giving of notice as required by subsection (18) is completed, any of the following may appeal to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal:

- The Applicant.
- A specified person who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
- A public body that, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
- The registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the council.
- The Minister.

**NOTE:** As of June 6<sup>th</sup>, 2024, The *Planning Act* limits the right to appeal the approval of a zoning by-law to the applicant, the municipal authority, the Minister of Municipal Affairs and Housing (the “**Minister**”) or a “specified person.” In doing so, the Province eliminated appeals by third-party landowners, ratepayers and other members of the public.

Dated at Warren, this 5<sup>th</sup> day of September 2025.

Matthew Dumont, MCIP, RPP  
Director of Planning

**Purpose and Effect of By-Law 2025-39**

Re: Application No. ZBA 25-11FR  
(Giselle and Michel Lahaie)  
Roll No. 5201-030-000-696-00

On September 3<sup>rd</sup>, 2025, Council for the Municipality of French River approved a zone change application submitted by Giselle and Michel Lahaie, for lands described as Part of Lot 6, Concession 6, in Township of Bigwood, now in the Municipality of French River, Territorial District of Sudbury, (Parcel 5152 Sudbury East Section).

The Sudbury East Planning Board has conditionally approved the severance of four (4) rural residential lots from a parcel of land located on Golf Course Road in the Municipality of French River.

**As a condition of approval, the applicant is requesting a Zoning By-law Amendment to:**

- Rezone **Proposed Lot 1** from **Rural (RU)** to **Special Rural Residential (RR-Exception)** to permit a fourplex dwelling; and
- Rezone **Proposed Lots 2–4** from **Rural (RU)** to **Rural Residential (RR)** to permit single detached dwellings.

The **retained lands** will remain zoned **Rural (RU)** and are not subject to this rezoning application.

The key details of the proposal are as follows:

1. **Proposed Lot 1:**
  - Area: 1.3 hectares
  - Frontage: 90 metres
  - Proposed Use: Fourplex dwelling
2. **Proposed Lot 2:**
  - Area: 2.4 hectares
  - Frontage: 60 metres
  - Proposed Use: Single detached dwelling
3. **Proposed Lot 3:**
  - Area: 1.7 hectares
  - Frontage: 60 metres
  - Proposed Use: Single detached dwelling

4. **Proposed Lot 4:**

- Area: 1.7 hectares
- Frontage: 60 metres
- Proposed Use: Single detached dwelling

5. **Retained Lands:**

- Area: 21.6 hectares
- Frontage: 771 metres
- Current Status: Vacant

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

**The rezoning is being requested to fulfill a condition of consent of the Sudbury East Planning Board (SEPB File No. B/1-4/25/FR).**

**No public input was received which effected the decision of the Council for the Municipality of French River.**