



**AGENDA**  
**SPECIAL MEETING OF COUNCIL**

held in the Council Chambers  
French River Municipal Complex  
Wednesday, July 8, 2015 at 5:30pm

**Re:** To hold a Public Hearing  
concerning a proposed amendment to  
Zoning By-law 2014-23

1. Call to order, roll call and adoption of the agenda
2. Disclosure of Pecuniary Interest
3. Application File No. ZBA 15-08FR p.2  
(Lahaie Lumber Ltd)
4. Application File No. ZBA 15-09FR  
(Philip Pilon and Frances Pilon) p.13
5. Others
6. Adjournment

**ORDRE DU JOUR**  
**ASSEMBLÉE SPÉCIALE DU CONSEIL**

qui aura lieu dans la salle du conseil  
Complexe municipal Rivière des Français  
Le mercredi 8 juillet 2015 à 17h30

**Sujet:** Pour tenir une audience publique  
concernant un amendement proposé au  
règlement du zonage 2014-23

1. Appel à l'ordre, présence et l'adoption de l'ordre du jour
2. Révélation d'intérêt pécuniaire
3. Application File No. ZBA 15-08FR  
(Lahaie Lumber Ltd)
4. Application File No. ZBA 15-09FR  
(Philip Pilon and Frances Pilon)
5. Autres
6. Ajournement

**NOTICE OF PUBLIC HEARING  
CONCERNING A PROPOSED  
AMENDMENT TO  
ZONING BY-LAW 2014-23  
OF THE MUNICIPALITY OF FRENCH RIVER**

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Respecting an application by Lahaie Lumber Ltd  
to rezone lands on Part of Lot 4, Concession 1, in the Township of Delamere  
Part of Lot 5, Concession 6, in the Township of Bigwood  
now in the Municipality of French River  
Territorial District of Sudbury  
being Parts 1, 2 & 3, Plan 53R-20073 and Parts 2 & 3, Plan 53R-5362  
Parcel 39258A Sudbury East Section  
(Roll Nos. 5201-010-000-259-03 and 5201-030-000-688-00)  
(SEPB File No. ZBA 15-08FR)

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**TAKE NOTICE THAT** the Council for the Municipality of French River will hold a Public Hearing on **July 8, 2015 at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville, Ontario.**

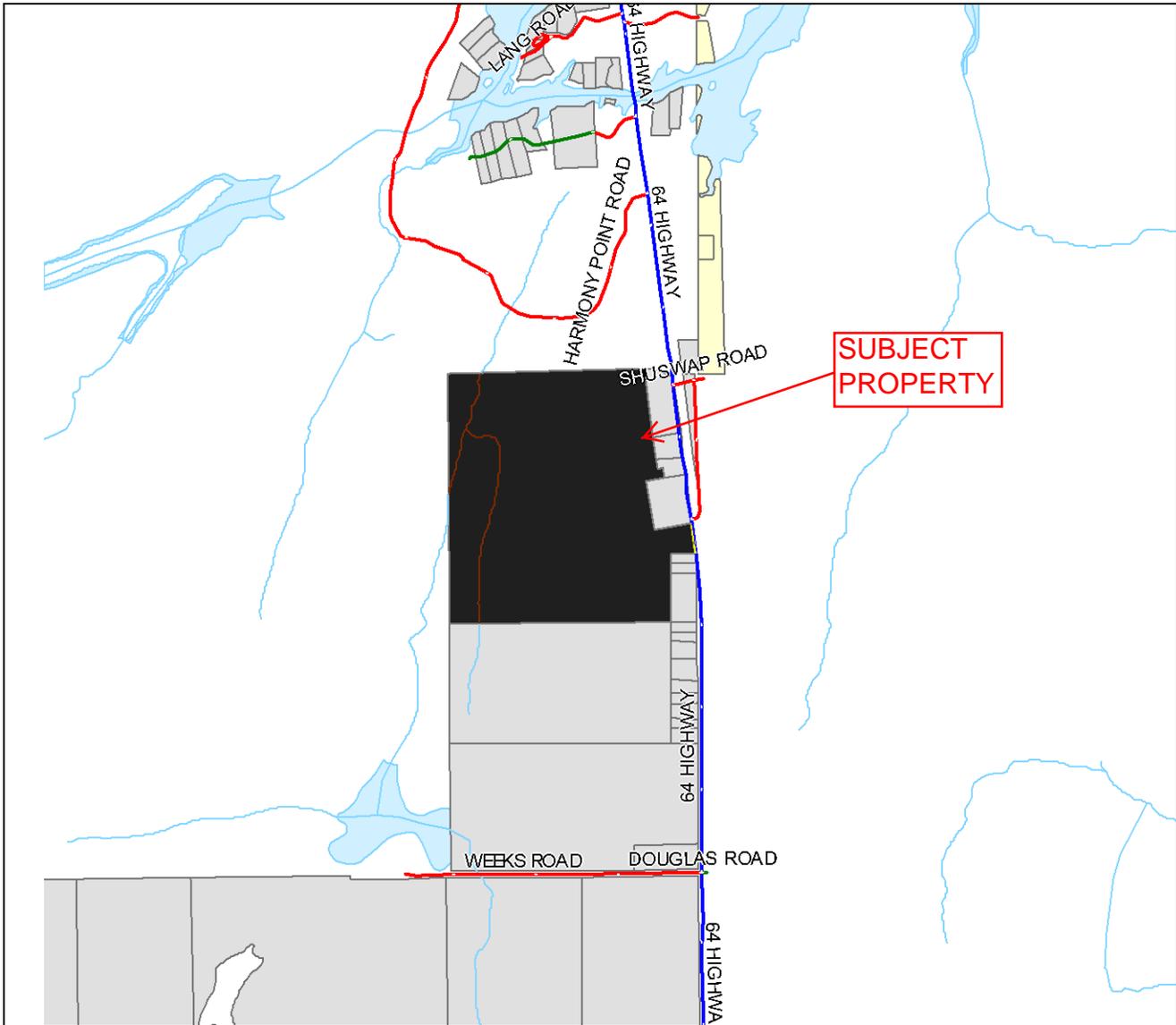
**ADDITIONAL INFORMATION** is available for public review or a written copy of this Notice can be obtained Monday to Friday (8:30 a.m. to 4:00 p.m.) at the Sudbury East Planning Board Office, 5 Dyke Street, P.O. Box 250, Warren, Ontario, POH 2N0. Any person or public body may attend the Public Hearing and/or make written or verbal representations either in support of or in opposition to the Proposed Zoning By-law Amendment.

**IF 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 is not entitled to appeal the decision of the Council for the Municipality of French River to the Ontario Municipal Board.

**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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Dated at Warren, this 18<sup>th</sup> day of June, 2015.

Melissa Riou  
Director of Planning



**KEY MAP**

Zoning By-law Amendment Application  
(Philip Pilon and Frances Pilon)  
Part of Lot 1, Concession 1  
in the Township of Haddo  
now in the Municipality of French River  
Territorial District of Sudbury  
being Part 1, Plan SR-547  
Parcel 31047S.E.S.  
(Roll No. 5201-060-000-471-00)  
(SEPB File No. ZBA 15-09FR)

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

Re: Application No. ZBA 15-08FR  
(Lahaie Lumber Ltd.)  
Roll No. 5201-010-000-259-03 and 5201-030-000-688-00

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.

An application has been received from Lahaie Lumber Ltd, to rezone lands described as Part of Lot 4, Concession 1, in the Township of Delamere and Part of Lot 5, Concession 6, in the Township of Bigwood, now in the Municipality of French River, Territorial District of Sudbury, being Parts 1, 2 & 3, Plan 53R-20073 and Parts 2 & 3, Plan 53R-5362 (Parcel 39258A Sudbury East Section).

The subject lands are presently zoned Industrial Rural (MR) with Special Provisions (S65) under Zoning By-law 2014-23 of the Municipality of French River. The Proposed Zoning By-law Amendment is proposed to amend the special provisions to permit a maximum ground floor area for structures of 2,000.m<sup>2</sup> instead of the current maximum of 375.0 m<sup>2</sup>. The additional ground floor area is intended to be used for lumber storage.

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).



**Planning Report:** APPLICATION FOR ZONING BY-LAW AMENDMENT  
**Report to:** MUNICIPALITY OF FRENCH RIVER  
**Meeting Date:** July 8, 2015  
**Report Date:** June 18, 2015

**Applicant(s):** Lahaie Lumber Ltd.  
**Owner(s):** same as above  
**Agent/Solicitor:** none  
**File Number:** ZBA 15-09FR  
**Related Files:** Not applicable.  
**Property Description:** Part of Lot 4, Concession 1, in the Township of Delamere  
 Part of Lot 5, Concession 6, in the Township of Bigwood  
 now in the Municipality of French River  
 Territorial District of Sudbury  
 being Parts 1, 2 & 3, Plan 53R-20073 and Parts 2 & 3, Plan 53R-5362  
 Parcel 39258A Sudbury East Section  
 (Roll Nos. 5201-010-000-259-03 and 5201-030-000-688-00)  
 907 Highway 64

**1. BACKGROUND/ORIGIN:**

An application has been received from Lahaie Lumber Ltd., to rezone lands described as Part of Lot 4, Concession 1, in the Township of Delamere and Part of Lot 5, Concession 6, in the Township of Bigwood, now in the Municipality of French River, Territorial District of Sudbury, being Parts 1, 2 & 3, Plan 53R-20073 and Parts 2 & 3, Plan 53R-5362 (Parcel 39258A Sudbury East Section).

The Proposed Amending By-law will amend the current Industrial Rural (MR) zone with Special Provision 65 (S65) under By-law 2014-23 of the Municipality of French River, as amended, in order to amend the special provisions to permit a maximum ground floor area for structures of 2,000m<sup>2</sup> instead of the current maximum of 375.0 m<sup>2</sup>. The additional ground floor area is intended to be used for lumber storage.

The subject lands are surrounded by a mix of residential rural, and rural land uses and abuts Turenne Road to the east, Lakeview Road to the west and Highway 64 to the south.

**2. SUBJECT LANDS:**

Lot Dimensions:	<u>Lot Area</u>	<u>Lot Frontage</u>
	Lot 7.0 hectares	142 metres
Access:	Publicly maintained (Ministry of Transportation) year-round road (907 Highway 64).	
Servicing:	Privately owned and operated individual septic system. Privately owned and operated	

individual well.  
School Busing: Not applicable.  
Garbage Collection: Not available.  
Fire Protection: Available.

### 3. PROVINCIAL POLICY STATEMENT:

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The policy framework came into effect on April 30, 2014. Under Section 3 of the Planning Act, where a municipality exercising its authority affecting a planning matter, such decisions “shall be consistent with” all policy statements issued under the Act.

The applicant’s proposal seeks to permit addition square footage for structures on an existing industrial property. Planning staff are of the opinion that the applicant’s proposal would appear to be consistent with the Provincial policies regarding maintaining a diversified rural economy by promoting resource-related uses.

### 4. OFFICIAL PLAN POLICIES:

Official Plan Designation: **Rural Policy Area**, as identified in 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)

Comments: Lands designated “Rural” shall be used primarily for agriculture, farm related and secondary uses, as well as resource-based activities, such as forestry, mining and aggregate operations, and other industrial uses that are not appropriate in the Community or Village Policy Area, as well as limited residential developments, where appropriate.

Rural Industrial/commercial uses and forestry uses, may be permitted without an amendment to this Plan; however, the foregoing uses will be subject to the following requirements:

- a) The proposed use shall meet the requirements and separation distances set out in the Ministry of the Environment D-Series Guidelines, as amended from time to time;
- b) Any agricultural or agriculturally-related use shall meet the requirements of the Minimum Distance Separation formulae, as amended from time to time;
- c) The proposed use shall not create or add to a negative impact on the environment, adjacent or nearby sensitive land uses, or traffic patterns;
- d) The proponent shall demonstrate how outside storage, if applicable, and the storage and removal of on-site generated waste is to be accommodated;
- e) The proponent shall demonstrate how the traffic generated from the proposed use will impact the existing roads and how much will be generated;
- f) For a use that may have the ability to compromise or contaminate the subject lands, the proponent shall submit a remediation plan to be used upon the discontinuation of use to the satisfaction of the municipality, Planning Board, and the applicable Ministr(ies).

The current proposal proposes no change in lands use. A noise study was submitted with previous applications which demonstrated that the operation could operate within MOECC’s D-Series Guidelines provided that certain mitigation

measures were implemented. The mitigation measures were implemented through the site specific zoning provisions and will be discussed further in Section 5 of this report. The intent of study was to determine whether the proposed planner/moulder would negatively impact the adjacent residential uses with respect to noise.

The application, as proposed, generally conforms to the intent and the policies of the Official Plan.

**5. ZONING BY-LAW (BY-LAW 2014-23):**

Current Zoning: Industrial Rural (MR) S65

Proposed Zoning: **Industrial Rural (MR) with amended special provisions**

Comments: The following special provisions apply to the subject lands:

*“(a) Permitted Uses:*

*i. lumber operation consisting of drying and storage as well as planning moulding operations.*

*“(b) Regulations:*

*i. minimum distance of buildings from southerly lot line 70 metres*

*ii. maximum ground floor area of structure 375.0 square metres*

*iii. a barrier with a face density of 20 kg/m<sup>2</sup> must be maintained along the southerly lot line to a height of 3.5 metres above grade.”*

The proposed amending Zoning By-law will establish provisions to permit additional ground floor area of storage structures. Since the above provisions were implemented, the applicants have constructed numerous structures on the site for wood storage and prior to the construction of the currently proposed storage structure the discrepancy between the provisions of the by-law and what had been constructed on the ground was noted.

The structure containing the moulder/planer has an area of 297.3 m<sup>2</sup>, the storage structure constructed in 2013 has an area of 196.2 m<sup>2</sup> and the storage structure constructed in 2014 has an area of 196.2 m<sup>2</sup>, and the new proposed structure will have an area of 196.2 m<sup>2</sup>. In total, the ground floor area will be 975.1 m<sup>2</sup>, which exceeds the permitted maximum of 375.0 m<sup>2</sup>. The intent of capping the maximum square footage of structures was to ensure that both the Municipality and the Planning Board would have the opportunity to assess the potential for impact on adjacent sensitive land uses should new buildings or structures be proposed.

The applicants indicates that they do not have any plans to construct additional buildings or structures beyond the currently proposed 196.2 m<sup>2</sup> storage structure, but have requested a maximum ground floor area of 2,000.0 m<sup>2</sup> to ensure that they are able to build in the future without the need for a zoning by-law amendment.

In order to address both the needs of the operations and the planning policy requirements, it is recommended that separate regulations be provided for the two types of structures on the property. Only unenclosed storage structures will be permitted closer than 70 m to the southerly lot line, the MR Zone permits any structure no closer than 45.0 metres from any residential property and a total maximum ground floor area of 1,550 m<sup>2</sup>. With respect to enclosed structures which may or may not contain noise emitting equipment, it is proposed that a maximum ground floor area of 450 m<sup>2</sup> be permitted (which allows for some flexibility in terms of additions or expansions) as well as specifying that manufacturing and processing, etc. must be conducted wholly within a completely enclosed building setback a minimum of 70 metres from the southerly lot line or adjacent residential uses.

**6. AGENCY REVIEW:**

This application was circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

No comments or concerns were received as of the day this report was written.

**7. PUBLIC CONSULTATION:**

Notice of the rezoning application was sent to surrounding property owners on June 1, 2015 (notice of complete application) and June 18, 2015 (Notice of Public Hearing), in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter P.13 and its Regulations (O. REG. 545/06) thereto. As of the writing of this report, no comments or concerns had been received from neighbouring property owners.

**8. RECOMMENDATION:**

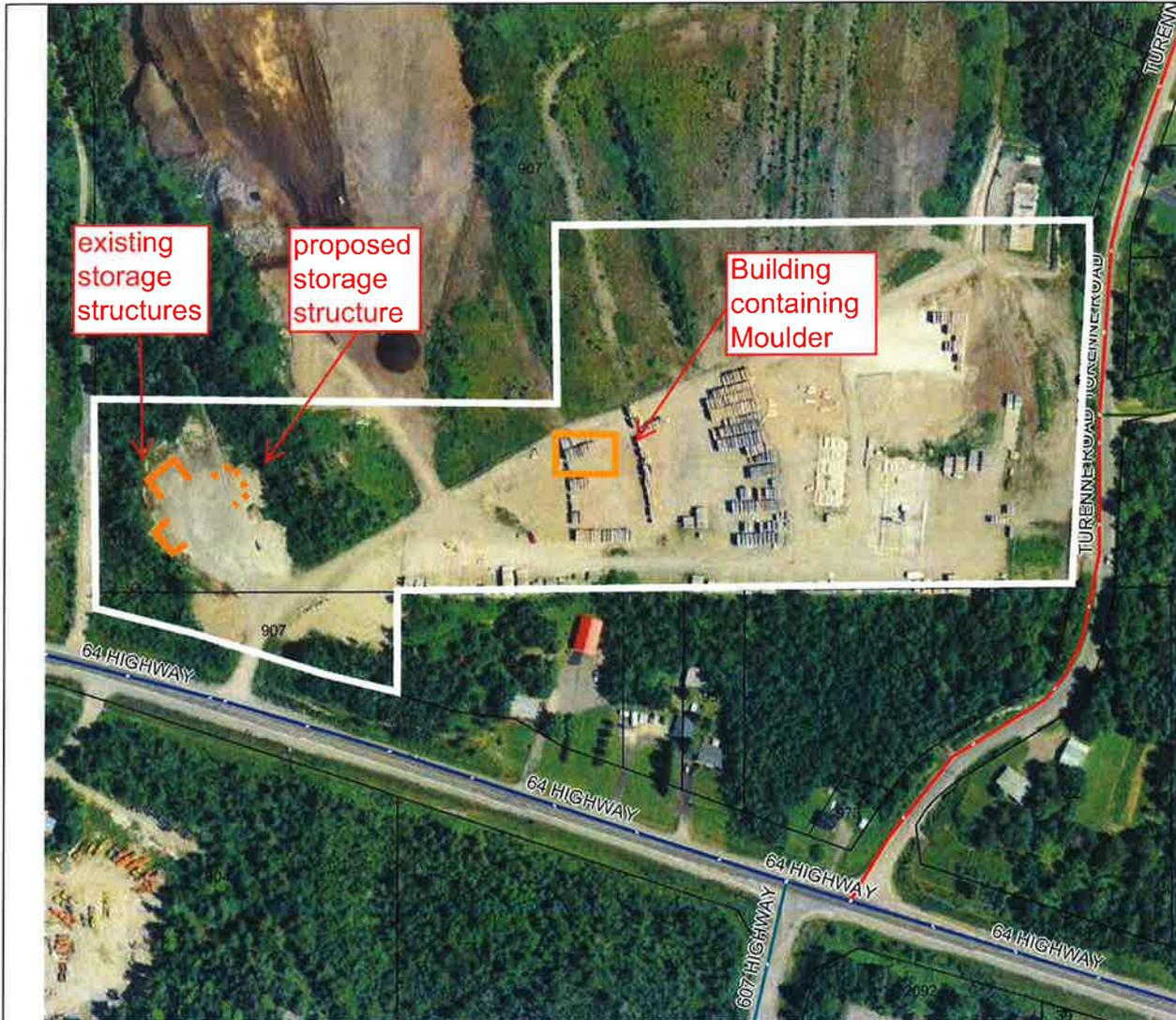
That the Municipality of French River approve application for Zone Change, File Number ZBA 15-08FR, for lands owned by Lahaie Lumber Ltd., which proposes to amend the 'Industrial Rural (MR)' with special provision 65 zoning of lands described as Part of Lot 4, Concession 1, in the Township of Delamere and Part of Lot 5, Concession 6, in the Township of Bigwood, in the Municipality of French River, and known municipally as 907 Highway 64, to allow additional square footage for buildings and structures on the subject site.

That the amending by-law be referred to the By-law portion of the Municipal Council agenda for consideration.

Respectfully submitted,

'Melissa Riou'

Melissa Riou, MCIP, RPP  
Director of Planning



**FRI IMAGERY**

Zoning By-law Amendment Application  
(Lahaie Lumber Ltd)

Part of Lot 4, Concession 1, in the Township of Delamere

Part of Lot 5, Concession 6, in the Township of Bigwood  
now in the Municipality of French River

Territorial District of Sudbury

being Parts 1, 2 & 3, Plan 53R-20073 and Parts 2 & 3, Plan 53R-5362  
Parcel 39258A S.E.S.

(Roll Nos. 5201-010-000-259-03 and 5201-030-000-688-00)

(SEPB File No. ZBA 15-08FR)

**THE MUNICIPALITY OF FRENCH RIVER**

**BY-LAW 2015-**

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Being a By-law to amend Zoning By-law 2014-23, as amended  
(Lahaie Lumber Ltd)

**WHEREAS** By-law 2014-23 of the 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(s) A-6 (Delamere Township) A-9 (Bigwood Township) of By-law 2014-23 of the Municipality of French River, as amended, are hereby further amended by deleting Special Provision 65 (S65) and replacing it with the following, on Part of Lot 4, Concession 1, in the Township of Delamere, and Part of Lot 5, Concession 6, in the Township of Bigwood now in the Municipality of French River, Territorial District of Sudbury, being Parts 1, 2 & 3, Plan 53R-20073 and Parts 2 & 3, Plan 53R-5362, Parcel 39258A Sudbury East Section, and as shown on Schedule "A-1" affixed hereto.
2. Section 8 of By-law 2014-23 of the Municipality of French River is hereby amended by deleting Special Provision 65 (65) and replacing it with the following:
  65. Notwithstanding any provisions to the contrary of Section(s) 7.13.1 and 7.13.2 of By-law 2014-23, within the lands zoned Industrial Rural (MR), described as Part of Lot 4, Concession 1, in the Township of Delamere and Part of Lot 5, Concession 6, in the Township of Bigwood, now in the Municipality of French River, Territorial District of Sudbury, being Parts 1, 2 & 3, Plan 53R-20073 and Parts 2 & 3, Plan 5362, Parcel 39258A Sudbury East Section, the following special provisions shall apply:
    - (a) Permitted Uses:

-lumber operation consisting of drying and storage as well as planning and moulding operations.
    - (b) Regulations:
      - i. maximum ground floor are of unenclosed building or structures 1,550m<sup>2</sup>
      - ii. maximum ground floor area of enclosed building or structures 450 m<sup>2</sup>

- iii. Any manufacturing, processing, treatment etc, must be wholly conducted within a completely enclosed building setback a minimum of 70 metres from the southerly lot line or any adjacent residential uses.
- iv. a barrier with a face density of 20 kg/m<sup>2</sup> must be maintained along the southerly lot line to a height of 3.5 metres above grade.

All other provisions of By-law 2014-23 as applicable to the Industrial Rural Zone (MR) shall apply.

- 3. Schedule "A-1" is hereby declared to form part of this By-law.
- 4. 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 AND SECOND TIME this 8<sup>th</sup> day of July, 2015.**

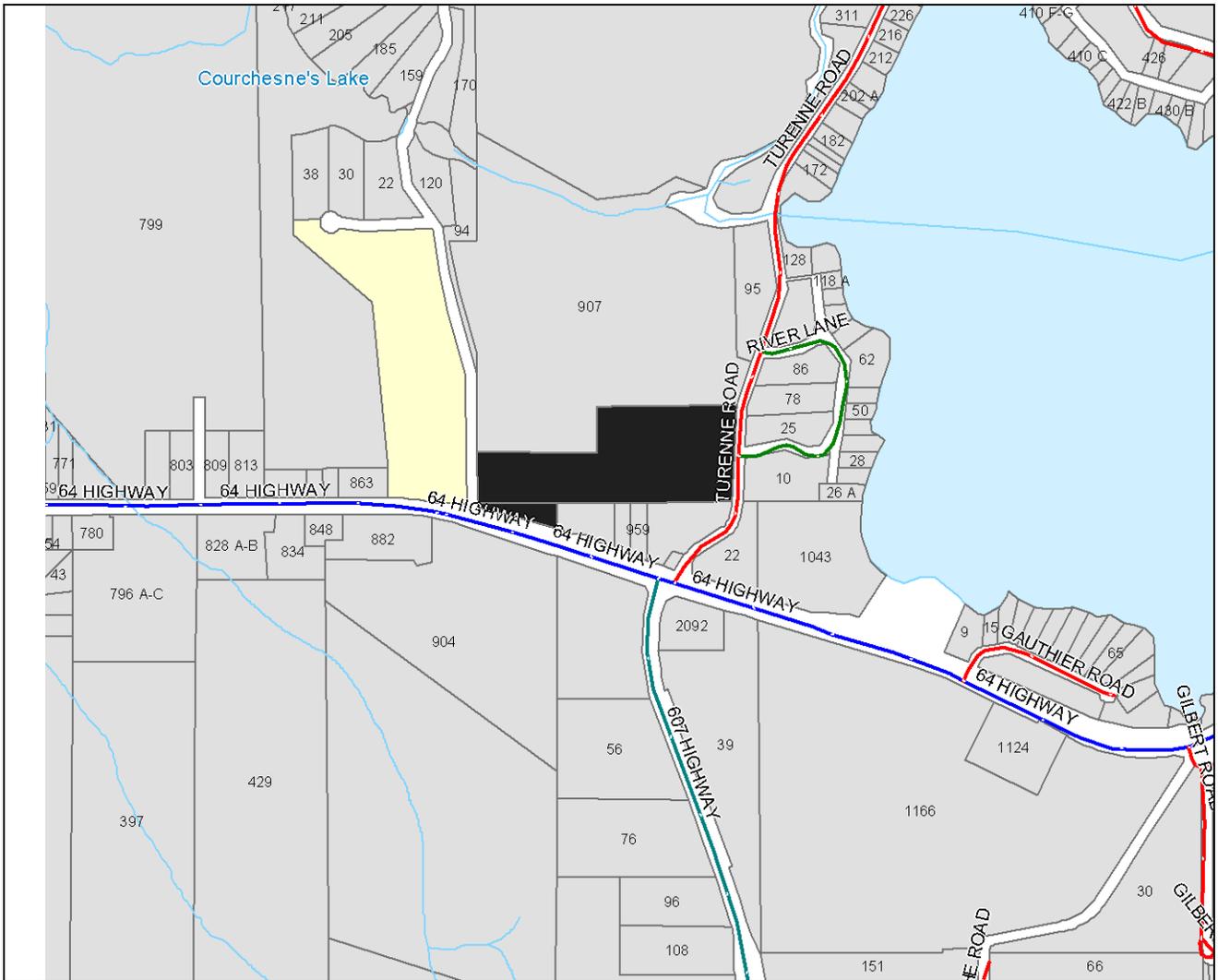
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**READ A THIRD TIME AND FINALLY PASSED this 8<sup>th</sup> day of July, 2015.**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



This is Schedule "A-1" to By-law ZBA 2015- of the Municipality of French River, passed this 8<sup>th</sup> day of July, 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Lands zoned Industrial Rural (MR), subject to Special Provision 65 (S65), on Part of Lot 4, Concession 1, in the Township of Delamere and Part of Lot 5, Concession 6, in the Township of Bigwood, now in the Municipality of French River, Territorial District of Sudbury; being Parts 1, 2 & 3, Plan 53R-20073 and Parts 2 & 3, Plan 53R-5362, Parcel 39258A Sudbury East Section.  
(Roll Nos. 5201-010-000-259-03 and 5201-030-000-688-00)

**NOTICE OF PUBLIC HEARING  
CONCERNING A PROPOSED  
AMENDMENT TO  
ZONING BY-LAW 2014-23  
OF THE MUNICIPALITY OF FRENCH RIVER**

---

Respecting an application by Philip Pilon and Frances Pilon  
to rezone lands on Part of Lot 1, Concession 1  
in the Township of Haddo  
now in the Municipality of French River  
Territorial District of Sudbury  
being Part 1, Plan SR-547  
Parcel 31047 Sudbury East Section  
(Roll No. 5201-060-000-471-00)  
(SEPB File No. ZBA 15-09FR)

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**TAKE NOTICE THAT** the Council for the Municipality of French River will hold a Public Hearing on **July 8, 2015 at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Suite 1, Noelville Ontario.**

**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, 5 Dyke Street, 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 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 is not entitled to appeal the decision of the Council for the Municipality of French River to the Ontario Municipal Board.

**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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Dated at Warren, this 18<sup>th</sup> day of June, 2015.

Melissa Riou  
Director of Planning

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

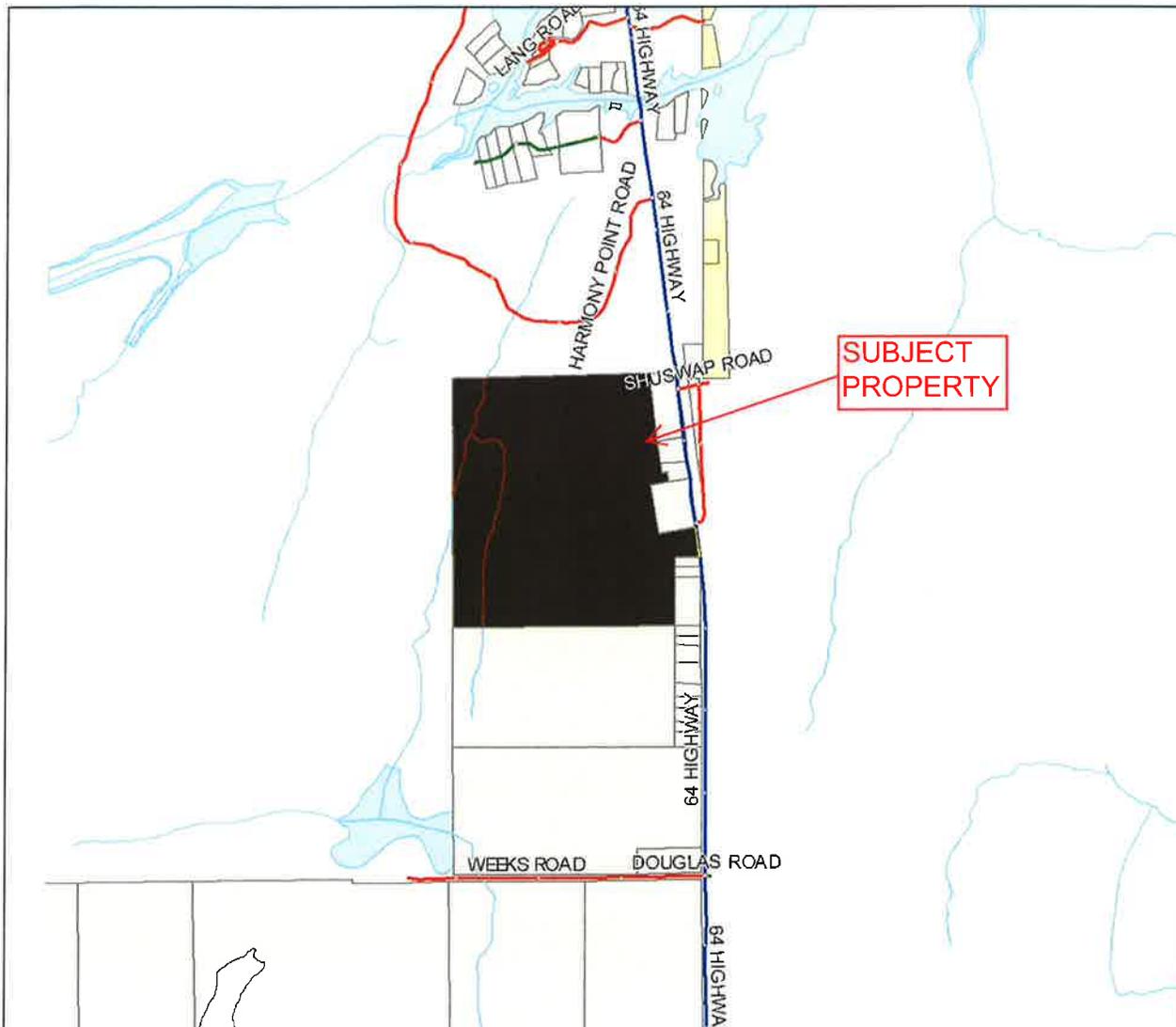
Re: Application No. ZBA 15-09FR  
(Philip Pilon and Frances Pilon)  
Roll No. 5201-060-000-471-00

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 39 of the Planning Act, R.S.O. 1990, Chapter P.13.

An application has been received from Philip Pilon and Frances Pilon, to rezone lands described as Part of Lot 1, Concession 1, in the Township of Haddo, now in the Municipality of French River, Territorial District of Sudbury, being Part 1, Plan SR-547 (Parcel 31047 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 amend the Rural Zoning by adding Temporary Use regulation(s), in order to permit a temporary dwelling unit within the existing garage for a period of up to five (5) years, until the primary dwelling has been constructed.

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).



**KEY MAP**

Zoning By-law Amendment Application  
(Philip Pilon and Frances Pilon)  
Part of Lot 1, Concession 1  
in the Township of Haddo  
now in the Municipality of French River  
Territorial District of Sudbury  
being Part 1, Plan SR-547  
Parcel 31047S.E.S.  
(Roll No. 5201-060-000-471-00)  
(SEPB File No. ZBA 15-09FR)



**Planning Report:** APPLICATION FOR ZONING BY-LAW AMENDMENT  
**Report to:** MUNICIPALITY OF FRENCH RIVER  
**Meeting Date:** July 8, 2015  
**Report Date:** June 18, 2015

**Applicant(s):** Philip Pilon and Frances Pilon  
**Owner(s):** same as above  
**Agent/Solicitor:** none  
**File Number:** ZBA 15-09FR  
**Related Files:** Not applicable.  
**Property Description:** Part of Lot 1, Concession 1  
in the Township of Haddo  
now in the Municipality of French River  
Territorial District of Sudbury  
being Part 1, Plan SR-547  
Parcel 31047 Sudbury East Section  
(Roll No. 5201-060-000-471-00)

**1. BACKGROUND/ORIGIN:**

An application has been received from Philip Pilon and Frances Pilon, to rezone lands described as Part of Lot 1, Concession 1, in the Township of Haddo, now in the Municipality of French River, Territorial District of Sudbury, being Part 1, Plan SR-547 (Parcel 31047 Sudbury East Section).

The Proposed Amending By-law will add Temporary Use regulation(s) to the current 'Rural (RU)' Zoning of the subject property under By-law 2014-23 of the Municipality of French River, as amended, in order to permit a temporary dwelling unit within the existing garage for a period of up to five (5) years or until the primary dwelling has been constructed, whichever is the lesser.

The subject lands are surrounded by rural and crown lands to the north, west and south as well as a number of rural residential lots to the east along Highway 64.

**2. SUBJECT LANDS:**

Lot Dimensions:	<u>Lot Area</u>	<u>Lot Frontage</u>
	Lot 52.6 hectares	97 metres
Access:	Publicly maintained (Ministry of Transportation) year-round road (7621 Highway 64).	
Servicing:	Privately owned and operated individual septic system. Privately owned and operated individual well.	
School Busing:	Available.	
Garbage Collection:	Not available.	
Fire Protection:	Available.	

**3. PROVINCIAL POLICY STATEMENT:**

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The policy framework came into effect on April 30, 2014. Under Section 3 of the Planning Act, where a municipality exercising its authority affecting a planning matter, such decisions “shall be consistent with” all policy statements issued under the Act.

No provincial interest, as expressed in the Provincial Policy Statement, are adversely affected by this application.

**4. OFFICIAL PLAN POLICIES:**

Official Plan Designation: **Rural Policy Area**, as identified in 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)

Comments: Rural Policy Areas are intended to protect the natural amenities of the Sudbury East Planning Area as well as to provide opportunities for agriculture and resource based uses, such as forestry, mining and aggregate operations and other industrial uses not appropriate in settlement areas, as well as limited residential developments, where appropriate.

The applicant has indicated that he intends to build a log home on the property and want to live on the site while he is building. The temporary dwelling unit is to be located with the existing garage. Once the dwelling has been completed, the intent is to convert the dwelling unit into an office for the commercial (repair and service) business to be operated from the garage. The unit will be constructed in accordance with Ontario Building Code requirements. Additionally, the dwelling unit will be required to be connected to private sewage disposal services and private water services adequate for the dwelling unit and future office use.

The application, as proposed, generally conforms to the intent and the policies of the Official Plan.

**5. ZONING BY-LAW (BY-LAW 2014-23):**

Current Zoning: Rural (RU)

Proposed Zoning: Rural (RU) with a Temporary Use Provision

Comments: The proposed amending Zoning By-law will establish provisions to permit a temporary dwelling unit within an accessory structure (detached garage) while the primary dwelling is being constructed. It is proposed that the by-law will limit the time period to a maximum of five (5) years or when the primary dwelling is completed (whichever is the lesser).

**6. AGENCY REVIEW:**

This application was circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

The Ministry of Transportation had no objections to the application.

No other comments or concerns were received as of the date this report was written.

**7. PUBLIC CONSULTATION:**

Notice of the rezoning application was sent to surrounding property owners on June 1, 2015 (Notice of Complete Application) and June 18, 2015 (Notice of Public Hearing), in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter P.13 and its Regulations (O. REG. 545/06) thereto. As of the writing of this report, no comments or concerns had been received from neighbouring property owners.

**8. RECOMMENDATION:**

That the Municipality of French River approve application for Zone Change, File Number ZBA 15-09FR, for lands owned by Philip Pilon and Frances Pilon, which proposes to change the zoning of lands described as Part 1, Concession 1, in the Township of Haddo, in the Municipality of French River, and known municipally as 7621 Highway 64, from 'Rural Zone (RU)' to the 'Rural Zone (RU)' with Temporary Use Provisions to allow a temporary dwelling unit on the subject site.

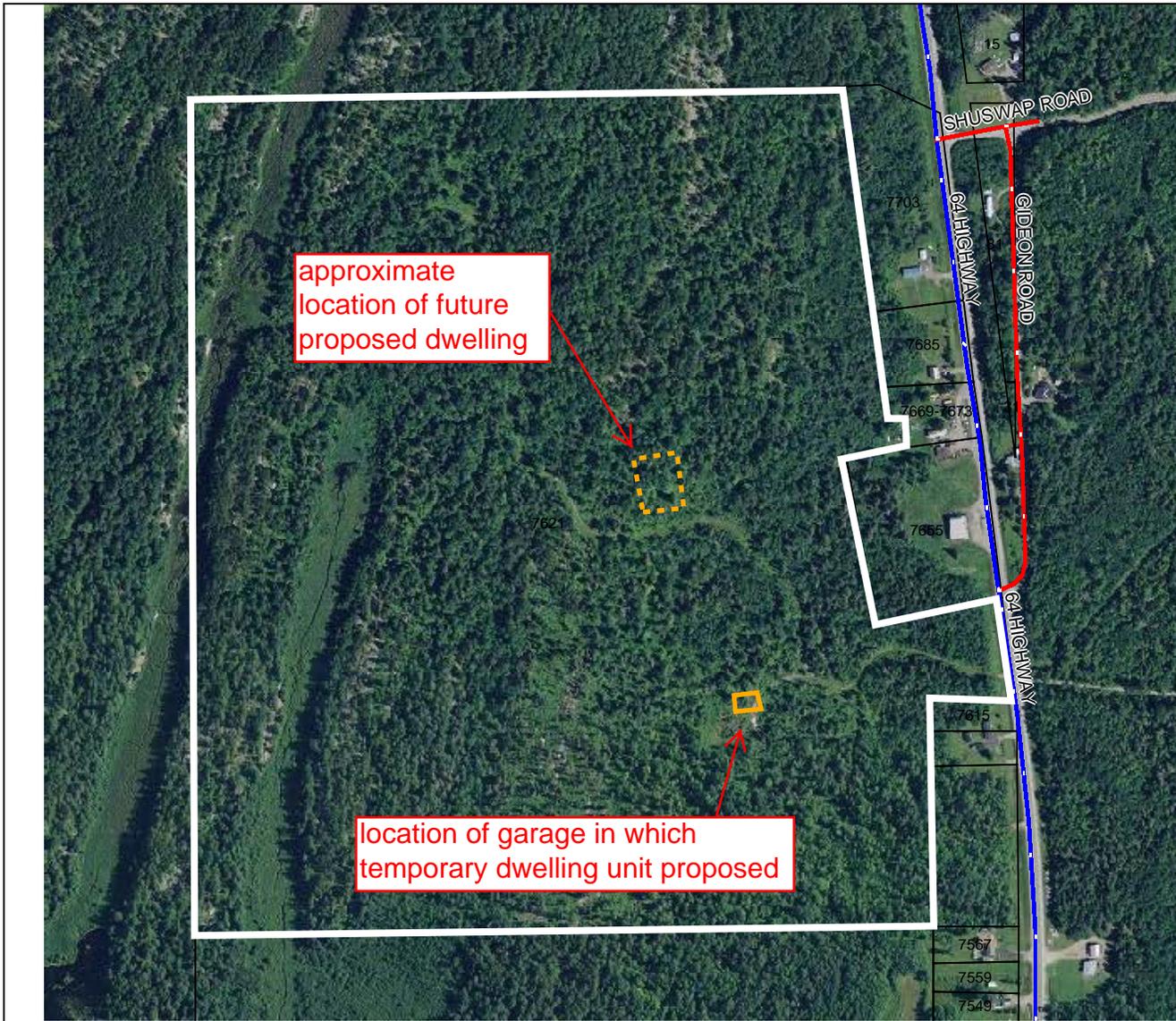
That the amending by-law be referred to the By-law portion of the Municipal Council agenda for consideration.

Respectfully submitted,



Melissa Riou, MCIP, RPP  
Director of Planning





**FRI IMAGERY**

Zoning By-law Amendment Application  
(Philip Pilon and Frances Pilon)  
Part of Lot 1, Concession 1  
in the Township of Haddo  
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