



Municipality of French River

AGENDA

COMMITTEE OF ADJUSTMENT

held in the Council Chambers
French River Municipal Complex

October 3, 2018 at 5:30 p.m.

1. Call to order, roll call and adoption of the agenda
2. Disclosure of Pecuniary Interest
3. Adoption of Minutes of **p.2**
July 18, 2018
4. Application A/04/18/FR **p.5**
by Lise Paden & Katherine Murrell
5. Adjournment

Municipalité de la Rivière des Français

ORDRE DU JOUR

COMITÉ DE DÉROGATION

qui aura lieu dans la salle du conseil
Complexe municipal Rivière des Français

Le 3 octobre 2018 à 17h30

1. Appel à l'ordre, présence et l'adoption de l'ordre du jour
2. Révélation d'intérêt pécuniaire
3. Adoption du procès-verbal
le 18 juillet 2018
4. Application A/04/18/FR
Lise Paden & Katherine Murrell
5. Ajournement



Municipality of French River

MINUTES OF THE COMMITTEE OF ADJUSTMENT AS DEFINED UNDER THE PLANNING ACT held in the Council Chambers Wednesday, July 18, 2018 at 5:30 p.m.

Members Present:

Mayor Claude Bouffard, Councillors Michel Bigras,
Ronald Garbutt (Chair), Malcolm Lamothe, Gisèle Pageau, Denny Sharp,
Dean Wenborne

Members Excused:

Officials Present:

Matthew Dumont, Director of Planning
Mélanie Bouffard, Clerk/Secretary-Treasurer

Guests:

1 guest

1.0 Call to order, roll call and adoption of the agenda

The Chair called the meeting to order at 5:30pm.

Moved By Gisele Pageau and Seconded By Claude Bouffard

Resol. 2018-1

BE IT RESOLVED THAT the agenda be accepted as distributed.

Carried

2.0 Disclosure of Pecuniary Interest

None declared.

3.0 Adoption of the Minutes

Moved By Malcolm Lamothe and Seconded By Mike Bigras

Resol. 2018-2

BE IT RESOLVED THAT the minutes of the November 1, 2017 Committee
of Adjustment meeting be accepted as presented.

Carried

The Director of Planning informed the committee that the Notice of the Public Hearing was sent on July 7, 2018 to the assessed owners within 60 metres of the property subject to the Minor Variance Application, and to those persons and agencies likely to have an interest in the application and that included with each Notice was an explanation of the purpose and effect of the minor variance application and a key map showing the location of the property.

4.0 Application A/02/18/FR - Gaetan Beaulieu & Darren Pierce

The Chair then declared the Public Hearing to deal with Application A/02/18/FR - Gaetan Beaulieu & Darren Pierce.

The following variance(s) to the regulations of the Waterfront Residential (WR) Zone have been requested in order to permit the construction of a proposed dwelling, deck and septic system, as shown on the attached sketch dated June 14th, 2018:

- Relief from Section 7.7.2(b)(i) Minimum Distance from the Optimal Summer Water Level (for any dwelling unit) – to permit a distance of approximately 16.06 metres instead of the required 20.0 metres
- Relief from Section 7.7.2(a)(iii) Maximum Lot Coverage – to permit a lot coverage of 17.0% instead of the maximum 15%.

No comments or concerns were received relating to the application.

The applicant was not present.

No one spoke in objection or in support of the application.

In response to questions from the Committee, the Director of Planning advised as follows:

- the proposed structure will not block the view to the lake to his neighbours
- there is no data related to flood plain designations in our area, the optimal water level is respected

Moved By Claude Bouffard and Seconded By Gisele Pageau

Resol. 2018- 3

BE IT RESOLVED THAT Application No. A/02/18/FR - Gaetan Beaulieu & Darren Pierce be approved and that the necessary Notice of Decision be prepared.

Carried

The Chair advised of the 20 day appeal period and that during that time that no building permit may be issued or other work commenced.

The Chair then declared the Public Hearing to be concluded.

5. Others

None.

6. Adjournment

Moved By Denny Sharp and Seconded By Malcolm Lamothe

Resol. 2018-4

BE IT RESOLVED THAT the meeting for the Committee of Adjustment be adjourned at 6:03 p.m.

Carried

CHAIR

SECRETARY

**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 CONCERNING A PROPOSED MINOR VARIANCE
TO ZONING BY-LAW 2014-23 OF THE MUNICIPALITY OF FRENCH RIVER**

Respecting an application for consent by Lise & Murrell, Katherine
to the Sudbury East Planning Board
PLAN 53M-1273, Lot 17
now in the Municipality of French River
Territorial District of Sudbury
Parcel 53M-1273-17 Sudbury East Section
(Roll No. 5201-060-000-374-00)
(SEPB File No. B/24/18/FR & A/04/18/FR)

TAKE NOTICE THAT the Sudbury East Planning Board will analyze and discuss Application B/24/18/FR at its meeting on **November 8th, 2018 at 5:30 p.m. at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, Warren, Ontario.**

TAKE NOTICE THAT the above noted application for minor variance, A/04/18/FR, will be heard by the Municipality of French River Committee of Adjustment on **October 3rd, 2018 at 5:30 p.m. at the French River Municipal Office, 44 St. Christophe Street, Noelville, Ontario.**

PUBLIC HEARING - You are entitled to attend the Public Hearing in person to express your view about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this Hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer (Municipality of French River Committee of Adjustment, 44 St. Christophe Street, Suite 1, Noelville, Ontario, P0M 2N0). For further information (i.e. - additional information for public review or a written copy of this Notice), please contact Matthew A. Dumont, Director of Planning (Sudbury East Planning Board), during office hours Monday to Friday (8:30 a.m. to 4:00 p.m.).

FAILURE TO ATTEND HEARING - If you do not attend the Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Sudbury East Planning Board in respect of the proposed consent or of the Municipality of French River Committee of Adjustment in respect of the proposed minor variance, 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.**

Dated at Warren, this 24th day of September, 2018.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer

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

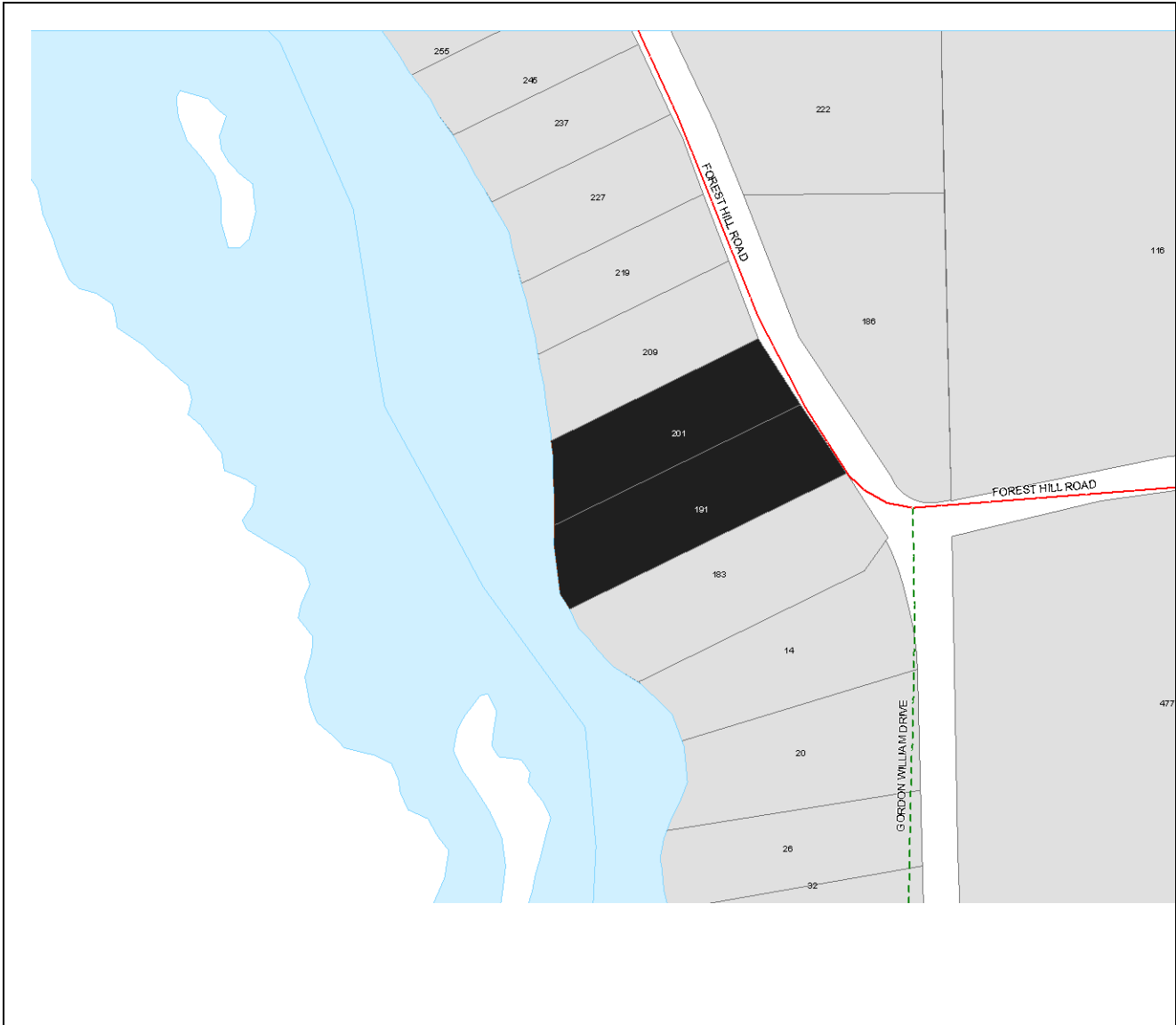
ADDITIONAL INFORMATION is available for public review or a written copy of this Notice can be obtained Monday to Friday (8:30 a.m. to 4:00 p.m.) at the Sudbury East Planning Board Office.

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

DESCRIPTION OF THE APPLICATIONS: the consent application proposes to sever Lot 17, Plan 53M-1273 and add a portion to the lot to the south (being Lot 18, 53M-1273) 191 Forest Hill Road. The lot is slightly undersized in terms of lot area and lot frontage. The lot addition to 191 Forest Hill Road will provide sufficient lot area to rectify the construction of an addition to the seasonal dwelling which encroaches onto the subject property (201 Forest Hill Road). The associated application for minor variance is to permit a reduced setback from the interior side yard for the addition to the seasonal dwelling instead of the required 3.0 metres.

The following variance(s) to the regulations of the 'Waterfront Residential (WR)' Zone have been requested for the proposed enlarged lot (191 Forest Hill Road) in order to facilitate the construction of the addition to the seasonal dwelling:

Relief from Section 7.2.2(b)(ii) Minimum interior side yard – permit a side yard of 2.12 metres instead of the required 3.0 metres for the proposed enlarged lot.



KEY MAP

Consent and Minor Variance Application
(Paden, Lise & Murrell, Katherine)
Plan 53M 1273, Lot 17 & Plan 53M 1273, Lot 18
now in the Municipality of French River
Territorial District of Sudbury
Parcel 53M 1273-17 & Plan 53M 1273, Lot 18 S.E.S.
(Roll No. 5201-060-000-374-00 & 5201-060-000-373-00)
(SEPB File No. B/24/18/FR and A/04/18/FR)



AERIAL PHOTOGRAPHY

Consent and Minor Variance Application
(Paden, Lise & Murrell, Katherine)
Plan 53M 1273, Lot 17 and Plan 53M 1273, Lot 18
now in the Municipality of French River
Territorial District of Sudbury
Parcel 53M 1273-17 & Parcel 53M 1273-18 S.E.S.
(Roll No. 5201-060-000-374-00 and 5201-060-000-373-00)
(SEPB File No. B/24/18/FR and A/04/18/FR)



Planning Report: APPLICATION FOR CONSENT AND MINOR VARIANCE
Report To: SUDBURY EAST PLANNING BOARD Meeting Date: November 8th, 2018
Report To: COMMITTEE OF ADJUSTMENT FOR THE
MUNICIPALITY OF FRENCH RIVER Meeting Date: October 3rd, 2018
Report Date: September 21th, 2018

Applicants/Owners: Paden, Lise & Murrell, Katherine
Agent/Solicitor: Richard Guindon
File Number: B/24/18/FR and A/04/18/FR
Property Description: Plan 53M-1273, Lot 17 and Plan 53M-1273, Lot 18
now in the Municipality of French River
Territorial District of Sudbury
Parcel 53M-1273, Lot 17 and 53M-1273, Lot 18 Sudbury East Section
(Roll No. 5201-060-000-374-00 and 5201-060-000-373-00)
201 Forest Hill Road and 191 Forest Hill Road

APPLICATION:

The purpose of the Application for Consent is to effect a lot addition. The application will sever a portion of Lot 17, Plan 53M-1273 to be added to the adjacent lot to the south (Lot 18, Plan 53m-1273) and the remaining portion of the lot is slightly undersized and is vacant. The lot addition is intended to provide additional area to facilitate the construction of an addition to the single detached dwelling which encroaches on Lot 17, Plan 53M-1273.

The purpose of the Application for Minor Variance is to permit a reduced setback from the Interior Side Yard of 2.12 metres instead of the 3.0 metres required by the 'Waterfront Residential (WR)' provisions of Zoning By-law 2014-23.

SUBJECT LANDS:

Lot Dimensions:		<u>Lot Area</u>	<u>Lot Frontage</u>
	Severed Lot	0.059 hectares	4.3 metres
	Retained Lot	0.59 hectares	44.7 metres
	Enlarged Lot	0.81 hectares	53.3 metres
Access:	Publicly maintained (Municipality of French River) year-round road (Forest Hill Road).		
Servicing:	Privately owned and operated individual septic system. Privately owned and operated individual well.		
School Busing:	Available.		
Garbage Collection:	Not available.		
Fire Protection:	Available.		
Surrounding Uses:	The lands are located on the west side of Monette Road, off of Forest Hill Road, north west of Highway 64. The subject lands and lands to the north and south are waterfront residential. Lands surrounding area consist of a mix of rural and waterfront residential land uses.		

APPLICATION REVIEW AND ANALYSIS:

PROVINCIAL POLICY STATEMENT, 2014

The Provincial Policy Statement (2014) directs that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managed change and promoting efficient land use and development patterns. Efficient land use and development patterns supporting strong, liveable and healthy communities, protect the environment and public health and safety and facilitate economic growth. 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 effect a lot addition which would result in the enlargement of a waterfront residential lot to address an encroachment issue. Planning staff are of the opinion that no provincial interests, as expressed in the Provincial Policy Statement, are adversely affected by this application.

OFFICIAL PLAN

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

Lands designated Waterfront Policy Area are intended to provide the main locations for seasonal and limited permanent residential, recreational and tourism-oriented commercial uses. Section 2.2.9.1(4), permits one primary dwelling on each residential lot as well as a single secondary sleeping cabin and accessory structures in compliance with the requirements of the Zoning By-law.

Consent

Section 4.5.1 of the Plan lists instances where consents are granted, including lot boundary adjustments such as that currently proposed. The lot proposed to be severed has an area of 0.65 ha and a frontage of 49.98 metres, which is below the current minimum lot area requirement of 0.8 hectares. The lot is currently vacant and given that approximately an area 0.059 hectares and 4.3 meters of lot frontage will be severed from the subject property, the retained lot would not be in compliance with the lot area/lot frontage requirements of the Zoning By-law, however the lot would have sufficient area/lot frontage to build a seasonal dwelling in the future. For that reason, staff is supportive of an application that would result in addressing the encroachment issue.

Minor Variances

Section 4.2.5 of the Official Plan contains review criteria to be used in the evaluation of minor variances as follows: When considering this application, the Committee must consider the four tests as outlined in Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13, which states that a variance from the zoning by-law should:

- a) be minor;
- b) be desirable for the appropriate development or use of the land, building, or structure;
- c) maintain the general intent and purpose of the Zoning By-law; and
- d) maintain the general intent and purpose of the Official Plan.

The application must meet all of the above tests and will be discussed further in the Zoning By-law Section of the Report.

ZONING BY-LAW (2014-23)

Current Zoning: **Waterfront Residential (WR)**

Proposed Zoning: Same as above.

The 'Waterfront Residential (WR)' Zone permits a single detached dwelling, a home occupation, bed and breakfast, boathouse, sleep cabin and other accessory structures in accordance with the applicable provisions. The minimum lot area requirement is 0.8 hectares and the minimum lot frontage requirement is 60.0 metres. After the lot has been enlarged through the consent application, it will have an area of 0.81 ha (originally 0.75 ha), which exceeds the requirements of 0.8 ha of the Zone, however the lot frontage is below the requirements of 60.0 metres (originally 49.0 metres) of the Zone. Section 6.26(c) of the Zoning By-law provides that where lands are added to an existing undersized parcel, that such lot is deemed to comply with the minimum lot area requirements, therefore no further variances are required to recognize the reduced lot frontage.

The maximum lot coverage permitted is 15%. The current lot coverage of 191 Forest Hill Road, on which the addition to the single family home is proposed is 2.8%, with the lands to be added through the consent application the current lot coverage would be 2.65%, with the construction of the proposed addition the lot coverage would be 3.61%, with the lands to be added through the consent application the coverage would be 3.36%.

The proposed addition to the single family home is to be partially located on Lot 17, Plan M53-1273 (191 Forest Hill Road). The lot is deep, having a depth on the northerly side of 148.50 metres and the proposed lot addition is narrow, having a width of 1.876 metres. As proposed, the addition to the single family home encroaches on Lot 17, Plan M53-1273 (191 Forest Hill Road), therefore the proposed lot addition will not meet the required setback would have been required for the northerly interior side yard as the sketch shows the structure near the property line (0.876 metres). However, the proposed lot addition will ensure sufficient interior side yard setback as well as increasing the overall lot area to be closer to the minimum lot area requirement of the Waterfront Residential Zone.

The remainder of Lot 17, Plan 53m-1273, as a condition of approval, shall be deemed not to be registered plan of subdivision for the purposes of Subsection 3, of Section 50 of the Planning Act and will continue to comply with Section 6.26(a) of the Zoning By-law provides that where an existing lot has less than the minimum lot area (0.65 ha) or minimum lot frontage (49 metres) than is required herein, such lot is deemed to comply with the minimum lot area/lot frontage requirements, therefore due to the extenuating circumstances, no further variances are required to recognize the reduced lot area and lot frontage.

With respect to the required minor variance application, as noted in the Official Plan section above, minor variances must meet the four tests set out in Section 45(1) of the Planning Act. The following will provide an analysis of the application with respect to the four tests.

Minor in Nature

Within the context of the Planning Act, determining whether something is minor cannot be calculated mathematically. What is minor in one instance may be not be minor in another. Given that the width of the lot is 44.7 metres (once the

lands have been severed) and the proposed interior side yard setback is 0.876 metres (enlarged lot) whereas 3 metres is required, it provides, in the future, sufficient lot area and lot frontage to permit a single-detached dwelling and accessory structures, including but limited to, a detached garage on the retained lot which would meet the required interior side yard setback.

Desirable and Appropriate

With respect to desirability of a proposed minor variance, Section 4.2.5 of the Official Plan provides the following criteria:

- The resulting development would be compatible with adjacent uses and in character with the established or planned development in the area;
- Adequate provision is made for vehicular access and off-street parking on the lot;
- Adequate buffering, screening and landscaping can be provided; and
- The application deals with circumstances particular to the site which design of the building or structure in conformity with the by-law is not feasible or possible.

The adjacent lots form part of a Plan of Subdivision, Plan 53M-1273, which are all slightly undersized in terms of lot area and lot frontage. The construction of the addition to the existing single-detached dwelling would be compatible with the existing development in the area because the increased square footage pertaining to the addition does not affect the lot coverage (proposed 3.36%) which is well below the required 15 percent, therefore the proposal does not negatively impact the neighboring properties to the north and south. All other setbacks meet the current standards.

The construction of the addition to the single-detached dwelling as well as the lands to be added to Lot 18, Plan 53M-1273, will not alter or eliminate any of the existing parking area, nor will it result in a need for increased parking. Both lots are significantly deep, allowing for ample parking in the rear yards.

With respect to buffering, the associated lot addition will result in additional side yard setback from the adjacent lot to the south of approximately 4.3 metres. Additionally, with respect to buffering, the optimal summer water level setback is to be maintained which complies with Section 2.2.9.1(8) encourages the establishment and/or retention of a natural vegetative buffer on lands within proximity to the shoreline of a lake or a tributary.

Maintain General Intent and Purpose of Official Plan

The Official Plan permits single detached dwellings and accessory structures within the Waterfront Policy Area designation. The application maintains the general intent and purpose of the Official Plan.

Maintain General Intent and Purpose of Zoning By-law

The intent of the Zoning By-law in regard to single-detached dwelling and the setback requirement from the interior side yard setback is to provide relief to a structure which happened to encroach onto the adjacent property. The intent is to minimize visual impact and maintain a buildable envelope for the retained lands.

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 Clerk of the Municipality of French River advised that these applications are not subject to Conditions to Municipal Drains, Parkland Dedication or any road transfers.

PUBLIC CONSULTATION

Notice of the consent and minor variance application was sent to surrounding property owners on September 21st, 2018, in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter P.13 and its Regulations (O.REG. 72/18 and (O.REG 71/18)) thereto. As of the writing of this report, no comments or concerns had been received from neighbouring property owners.

MATTERS UNDER SECTION 51(24) OF THE PLANNING ACT

Those matters under Section 51(24) have been reviewed and considered; there is no adverse effect expected from the proposed consent with respect to the listed criteria.

RECOMMENDATION:

Consent:

Whereas the application for consent is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, and the subject property is appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the appended conditions.

Minor Variance:

Whereas the variance requested is a minor variance from the provisions of the Zoning By-law for the Municipality of French River 2014-23, is desirable for the appropriate development or use of the land, building or structure, is in keeping with the general intent and purpose of the Official Plan for the Sudbury East Planning Area, and is in keeping with the general intent and purpose of the Municipality of French River Zoning By-law 2014-23, we are of the opinion that the application is acceptable from a planning perspective, and should be granted.

Respectfully submitted,



Matthew Dumont, MCIP, RPP
Director of Planning

**SUDBURY EAST PLANNING BOARD
CONSENT-IN-PRINCIPLE - CONDITIONS**

Planning Board Date of Decision: November 8th, 2018
Date of Notice of Decision: November 9th, 2018
Last Date of Appeal: November 29th, 2018

Applicants: Paden, Lise & Murrell, Katherine
Owners: Same as above
Agent/Solicitor: Richard Guindon
File Number: B/24/18/FR
Property Description: Plan 53M-1273, Lot 17
now in the Municipality of French River
Territorial District of Sudbury
Parcel 53M 1273-17 Sudbury East Section
(Roll No. 5201-060-000-374-00)

The Sudbury East Planning Board's conditions to the granting of consent for this transaction, **SEPB File No. B/24/18/FR**, which must be fulfilled within one year from the date of this letter, are set out below. These conditions must be fulfilled prior to the granting of consent.

CONDITIONS:

1. This approval applies to effect a lot addition of approximately 0.059 hectares in area with approximately 4.3 metres of lot frontage, as applied for on Plan 53M-1273, Lot 17, now in the Municipality of French River, Territorial District of Sudbury, (Parcel Parcel 53M 1273-17 Sudbury East Section).
2. Prior to the granting of Final Consent through the provision of the Certificate of the Official a fee of \$200.00 must be paid to the Sudbury East Planning Board.
3. The following documents shall be provided for the transaction described in Condition 1:
 - a) the original executed Transfer/Deed of Land Form, a duplicate original, and one photocopy for our records;
 - b) a Schedule to the Transfer/Deed of Land Form on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on Page 1 of the Transfer/Deed of Land Form; and
 - c) a reference plan of survey (**a paper copy and an electronic copy**), which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates.
4. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transaction with regard to the parcel severed will have to comply with Subsections 3 and 5, of Section 50 of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.

5. That the owner(s)/applicant(s) apply for and receive approval for a deeming by-law for Lot 18, Plan 53M-1273 to deem the lots no longer lots in a plan of subdivision. The deeming by-law will facilitate the consolidations described in conditions 3 & 4 and legally merging the parcels on title.

NOTES:

The following notes are for the applicant's information:

1. The required Transfer/Deed of Land Form and Schedule shall contain a complete and accurate legal description. The Planning Board's certificate of consent will be affixed to the completed Schedule page. For this reason, the names of the parties also must be set out on the Schedule page, so that the consent may be properly related to the intended conveyance.

Inaccuracies or omissions with regard to the legal description in the Transfer/Deed of Land Form, the Schedule page, or the reference plan of survey, will result in the documents being returned without consent.
2. ***It is the applicant's and/or agent's responsibility to fulfill the conditions of consent approval pursuant to Section 53(41) of the Planning Act, R.S.O. 1990, Chapter P.13 within one year of the date that the Notice of Decision to grant Provisional Consent was given pursuant to Section 53(17) of the Planning Act. The Planning Board will issue no further notice or warning of the expiration of the one-year period.***

If the conditions to consent approval are not fulfilled within one year of the date of the Notice of Decision and the applicant is still interested in pursuing the proposal, a new application will be required. New applications must be accompanied by a fee.
3. Because this consent application is for a lot addition, Subsection (3) or (5) of Section 50 of the Planning Act, R.S.O. 1990, Chapter P.13, shall apply to any subsequent conveyance or transaction. This will be set out in the Certificate on the Transfer/Deed of Land Form upon endorsement by the Planning Board.
4. An approved Building Permit must be obtained from the Municipality of French River prior to any demolition, new construction, addition, expansion, or alteration to buildings, structures, or changes in use, including the installation of private sewage disposal systems.
5. The Endangered Species Act, 2007 applies to species listed on the Species at Risk in Ontario List (available here: www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html). If any protected species and/or habitats are observed, please contact the Ministry of Natural Resources and Forestry, Sudbury District Planner as soon as possible.