



SIoux LOOKOUT

Hub of the North

The Corporation of the
Municipality of Sioux Lookout
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Development Services Department

NOTICE OF PUBLIC HEARING MINOR VARIANCE M07-2020 – 543348 ONTARIO LTD. 21.5 YORK STREET MUNICIPALITY OF SIOUX LOOKOUT

TAKE NOTICE THAT an application for a minor variance has been submitted under Section 45 of the Planning Act, R.S.O. 1990, Chapter p. 13, from 543348 Ontario Ltd. at 21.5 York Street in the Municipality of Sioux Lookout. The subject lands are located within the Residential Type Two (R2) Zone in the Zoning By-law; and are designated Residential in the Official Plan. The subject lands are located within the Urban Sioux Lookout Settlement Area boundary. A key map showing the subject lands is included below.

The purpose of the application is to permit a secondary dwelling unit in an accessory structure on a lot that does not meet all the standards of the Zoning By-law. Variances are required to the following sections of the Zoning By-law:

- 4.29 – To permit a secondary dwelling unit on a lot within the R2 Zone that does not meet the minimum standards. The lot does not meet the minimum lot frontage and lot area for the R2 Zone – minimum 15 metres lot frontage and minimum lot area of 540 square metres. The lot has a lot frontage of 10 metres and a lot area of 460 square metres.
- 4.29 iii) – To permit a secondary dwelling unit that exceeds 40% of the gross floor area of the primary dwelling unit. The existing detached garage is 47 square metres and the existing mobile home is 61 square metres. The secondary dwelling unit is proposed to be 77% of the gross floors area of the primary dwelling unit.
- 4.29 vi) – To permit a secondary dwelling unit that is located 1.8 metres from the rear lot line where a minimum of 3 metres is required.

The Municipality of Sioux Lookout Committee of Adjustment will hold a virtual public hearing on **Tuesday, January 12, 2021 at 5:00 p.m.** via Zoom to consider this application.

Due to COVID-19, if you wish to provide comments on the application, please do so in writing to the Development Services Administrative Assistant in advance of the Public Meeting. You may also provide verbal comments by calling 807-737-2700 ext. 2231 and the comments will be transcribed and presented at the Public Meeting. Further, if you wish to participate or speak at the Public Meeting, please contact the Development Services Administrative Assistant by January 11, 2021 at noon. Comments must be provided by January 6, 2021.

If you wish to make any written comments, please forward them to the undersigned prior to the hearing date or you may attend and give verbal comments at the hearing. If comments

are not received by the above date, the Committee of Adjustment will assume there are no comments or concerns.

A person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance must make a written submission to the Secretary-Treasurer of the Committee of Adjustment, PO Box 158, Sioux Lookout, Ontario, P8T 1A4. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written submission to the Development Services Administrative Assistant (address below).

For more information about this matter, the application is available for inspection between 8:00 a.m. and 4:30 p.m., Monday to Friday, in the Development Services Department at the Municipal Office, 25 Fifth Avenue, Sioux Lookout, Ontario, P8T 1A4. For more information about this matter contact:

Silvia Jakobs, Development Services Administrative Assistant
Municipality of Sioux Lookout
PO Box 158, 25 Fifth Avenue
Sioux Lookout ON P8T 1A4
Phone: 807-737-2700 ext. 2231
Email: devadmin@siouxlookout.ca

DATED at the Municipality of Sioux Lookout this 30th day of December, 2020.

Key Map

