



# SIoux LOOKOUT

## Hub of the North

The Corporation of the  
Municipality of Sioux Lookout  
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### Department of Development Services

## NOTICE OF PUBLIC HEARING APPLICATION FOR CONSENT C02-2023 LWD CORPORATION 1-29 DURANTE'S ROAD MUNICIPALITY OF SIOUX LOOKOUT

TAKE NOTICE THAT an application for Consent has been submitted under Section 53 of the Planning Act, R.S.O. 1990, Chapter p. 13, *as amended*, by LWD Corporation for the lands locally described as 1-29 Durante's Road in the Municipality of Sioux Lookout. The subject lands are shown in the key maps below.

The subject lands are legally described as PIN 42043-1989 (LT), being the Surface Rights of Part of Block 10 (sometimes known as Grand Trunk Pacific Block 10), designated thereon as Parts 1 & 4 on Plan 23R-9845, subject to LT267375, LT267377, LT267378 and LT287547, in the Municipality of Sioux Lookout, District of Kenora.

The subject lands have a total lot area of approximately 2.9 hectares (7.2 acres). The subject lands currently contain a mobile home park.

The purpose of the Consent application is to create two new lots on the subject lands, for a total of three lots. Lot #1 is to contain the existing mobile home park and Lots #2 and #3 are to be vacant. A commercial use is proposed for Lot #3. The following are the lot standards for the proposed lots and are to be considered approximate until confirmed by a surveyor:

| Lot    | Approximate Lot Area (m <sup>2</sup> ) | Approximate Lot Frontage (m) |
|--------|--|------------------------------|
| Lot #1 | 10,000                                 | 76                           |
| Lot #2 | 10,000                                 | 34                           |
| Lot #3 | 3,672                                  | 36                           |

The applicant has also submitted a concurrent Minor Variance application (M02-2023) to ensure that the proposed lots comply with the Zoning By-law.

The Municipality of Sioux Lookout Committee of Adjustment will hold a public hearing on **Tuesday, March 14, 2023 at 5:00 p.m.** in **Council Chambers** at the **Municipal Office** to consider this application.

If you wish to provide comments on the application, please do so in writing to the Planning Coordinator in advance of the Public Hearing. You may also provide verbal comments by calling 807-737-2700 ext. 2234 and the comments will be transcribed and presented at the Public Hearing. Further, if you wish to attend or speak at the Public Hearing, please contact the Planning Coordinator before noon on Monday, March 13, 2023 to register. If comments

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

If a person or public body (who is permitted to submit an appeal) that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Consent does not make written submissions to the Secretary-Treasurer of the Committee of Adjustment, PO Box 158, Sioux Lookout, Ontario, P8T 1A4 before it gives or refuses to give a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Consent, you must make a written submission to the Secretary-Treasurer.

Additional information relating to the proposed consent can be provided at the Development Services Department at the Municipal Office, 25 Fifth Avenue, Sioux Lookout, Ontario, P8T 1A4, from 9:00a.m. to 4:00p.m. Monday to Friday. Information can also be made available by email to [kbartmann@siouxlookout.ca](mailto:kbartmann@siouxlookout.ca) or by phone at 807-737-2700 Monday to Friday 8:00 a.m. to 4:30 p.m.

Kristen Bartmann, Planning Coordinator  
Secretary-Treasurer of the Committee of Adjustment  
Municipality of Sioux Lookout  
Box 158, Sioux Lookout ON P8T 1A4,  
Phone: 807-737-2700  
Email: [planning@siouxlookout.ca](mailto:planning@siouxlookout.ca)

## Key Map of Subject Lands



## Proposed Lot Configuration

