



# 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 MINOR VARIANCE M02-2023 (LWD CORPORATION) 1-29 DURANTE'S ROAD 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*, by LWD Corporation for the lands locally described as 1-29 Durante's Road in the Municipality of Sioux Lookout.

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 are split zoned between the Residential Mobile Home (RMH) Zone and the Highway Commercial (CH) Zone in the Zoning By-law. The subject lands are designated Residential and Highway Commercial in the Official Plan. A key map showing the subject lands is included below.

The applicant has submitted a Consent application (C02-2023) to create two new lots on the subject lands, for a total of three lots. The purpose of the Minor Variance application is to seek relief from various requirements of the Zoning By-law in order to ensure the proposed lots meet the standards of the Zoning By-law.

Variances from the following sections are required:

- Section 5.4.2 i) b. – the minimum lot area required in the RMH Zone for a mobile home park on private sewer and water is 80,000.00 square metres. Proposed Lot #1 is to have an approximate lot area of 10,000 square metres.
- Section 5.10.2 i) b. – the minimum lot area required in the CH Zone for a lot on partial or private services is 10,000 square metres. Proposed Lot #3 is to have an approximate lot area of 3,774 square metres.
- Section 5.10.2 ii) – the minimum lot frontage required in the CH Zone is 30.0 metres. Proposed Lot #2 is to have an approximate lot frontage of 26 metres.
- Section 5.10.2. v) – the minimum landscaped open space required in the CH Zone is 15%. Proposed Lot #3 is to have approximately 8% landscaped open space associated with a proposed commercial use.

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

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 Minor Variance must make a written submission to the Secretary-Treasurer of the Committee of Adjustment, PO Box 158, Sioux Lookout ON P8T 1A4. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written submission to the Secretary-Treasurer, Committee of Adjustment (address below).

ADDITIONAL INFORMATION relating to the proposed Minor Variance can be provided at the Development Services Office at the Municipal Office from 10:00A.M. to 3:00P.M. Monday to Friday. Information can also be provided by phone or email from 8:00A.M. to 4:30P.M. Monday to Friday by contacting the following:

Kristen Bartmann, Planning Coordinator  
Municipality of Sioux Lookout  
PO Box 158, 25 Fifth Avenue  
Sioux Lookout ON  
P8T 1A4,  
807-737-2700 ext. 2234

Email: [kbartmann@siouxlookout.ca](mailto:kbartmann@siouxlookout.ca)

DATED at the  
Municipality of Sioux Lookout this  
February 28, 2023

### Key Map of Subject Lands



### Proposed Lot Configuration

