



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 M03-2023 (KEN JEFFERY) 604 STURGEON RIVER ROAD MUNICIPALITY OF SIOUX LOOKOUT

TAKE NOTICE THAT an application for a minor variance has been submitted under Section 45 (1) of the *Planning Act, R.S.O. 1990, Chapter p. 13*, by Ken Jeffery for the lands located at 604 Sturgeon River Road in the Municipality of Sioux Lookout.

The subject lands are located within the Residential Shoreline (RS) Zone in the Zoning By-law, and are designated Residential Shoreline in the Official Plan. A key map showing the subject lands is included as part of this notice.

The purpose of the Minor Variance application is to permit the construction of an accessory building that will contain garage space and a secondary dwelling unit. Variances from the following sections of the Zoning By-law are required:

- Section 4.2.4 – The maximum permitted size of a private garage for a lot that is greater than 4,000 square metres in lot area is 235 square metres. The proposed private garage is approximately 465 square metres.
- Section 4.2.4 – The maximum permitted height of an accessory building is one storey or 5.5 metres. The proposed private garage is one storey however has a height of 7 metres.
- Section 4.28 iii) – A secondary dwelling unit shall not exceed 40% of the gross floor area of the primary dwelling unit up to a maximum of 56 square metres. The proposed gross floor area of the secondary dwelling unit is approximately 93 square metres.
- Section 4.28 ix) – A secondary dwelling unit shall be permitted on the first floor or a private garage and shall have a maximum floor area of 56 square metres. The proposed secondary dwelling unit is located on the first floor of a private garage and is proposed to have a gross floor area of approximately 93 square metres.

The Sioux Lookout Committee of Adjustment will hold a Public Hearing on **Tuesday, April 25, 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 participate or speak at the Public Hearing, please contact the undersigned before noon on Monday, April 24, 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 8:00A.M. to 4:30P.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

DATED at the
Municipality of Sioux Lookout this
April 12, 2023

Key Map

