



SIoux LOOKOUT

Hub of the North

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

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING OFFICIAL PLAN AMENDMENT OP01-2023 ZONING BY-LAW AMENDMENT Z02-2023 DRAFT PLAN OF SUBDIVISION S02-2023 JAMB DEVELOPMENTS INC., STURGEON RIVER ROAD

TAKE NOTICE THAT the Municipality of Sioux Lookout has received applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. These applications are being considered under the requirements of Section 17, 22, 34 and 51 of the Planning Act, R.S.O. 1990, Chapter p. 13, as amended, and applicable regulations. The subject property is legally described as LOCATION CL 19335 BEING PART OF BLOCK 10, MUNICIPALITY OF SIOUX LOOKOUT. The subject property is shown on the key map included in this Notice.

The PURPOSE AND EFFECT of the Official Plan Amendment application (OP01-2023) is to include site-specific policies to permit a reduced minimum required lot area of 0.8 hectares; whereas, a minimum lot area of 1.0 hectare is required under the Official Plan.

The PURPOSE AND EFFECT of the Zoning By-law Amendment application (Z02-2023) is to rezone portion of the subject property from the Residential Shoreline (RS) Zone to a Residential Shoreline Exception XX (RS-XX) Zone to permit a reduced minimum lot area of 0.8 hectares; whereas, a minimum lot area of 1.0 hectares is required from the Residential Shoreline (RS) Zone.

The PURPOSE AND EFFECT of the Draft Plan of Subdivision application (S02-2023) is to create 14 residential lots.

The Municipality of Sioux Lookout will consider the applications at the Public Meeting on **Wednesday, July 19th, 2023 at 5:30 p.m.** in **Council Chambers** at the **Municipal Office**.

If you wish to provide comments on the applications, please do so in writing to the Planning Coordinator in advance of the Public Meeting. You may also provide verbal comments by calling 807-737-2700 ext. 2234 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 Planning

Coordinator. Anyone wishing to provide comments or speak at the meeting must submit their request by phone or email by **noon on July 19th** in order to attend.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support or in opposition to the proposed Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision.

If you wish to be notified of the decision of the Municipality of Sioux Lookout in respect of the proposed Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision, you must make a written request to the Planning Coordinator of the Municipality (see address below).

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Sioux Lookout to the Ontario Land Tribunal but the person or public body does not make oral submission at a Public Meeting or make written submissions to the Municipality of Sioux Lookout before the Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision is passed/approved, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting, or make written submission to the Municipality of Sioux Lookout before the Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision is passed/approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

Kristen Bartmann, Planning Coordinator
Municipality of Sioux Lookout
Box 158, Sioux Lookout ON P8T 1A4,
Phone: 807-737-2700
Email: planning@siouxlookout.ca

Dated at the Municipality of Sioux Lookout this 31st day of May, 2023.

KEY MAP

