



SIoux LOOKOUT

Hub of the North

The Corporation of the
Municipality of Sioux Lookout
25 Fifth Avenue, P.O. Box 158
Sioux Lookout, Ontario • P8T 1A4
Telephone: (807) 737-2700
Facsimile: (807) 737-3436
www.siouxlookout.ca

Department of Development Services

NOTICE OF COMPLETE APPLICATION AND STATUTORY PUBLIC MEETING ZONING BY-LAW AMENDMENT Z08-2023 3 ROBERT STREET

TAKE NOTICE THAT an application for Zoning By-law Amendment has been submitted under Section 34 of the Planning Act, R.S.O. 1990, Chapter p. 13, as amended, by Adam Kelly for the subject property known locally as 3 Robert Street. The subject property is described legally as PLAN M220 LOTS 380 & 381 PCL 41715. The subject property is shown on the key map below.

The purpose of the Zoning By-law Amendment is to permit the construction of an additional building on the subject property that is proposed to contain four (4) residential dwelling units. The subject property currently has a building that contains three (3) residential dwelling units on it. The subject property is zoned Residential Type Two (R2). A site-specific exemption to the R2 Zone is sought to permit the following:

- To permit two buildings on the subject property, where the existing building will contain three (3) residential units and the proposed building will contain four (4) residential units, for a total of seven (7) residential units on the subject property. Section 5.2.2 i) c) permits a quadruplex (four residential units) on properties in the R2 Zone where the minimum lot area exceeds 920.0 square metres.
- To permit a reduction in the minimum rear yard to 3.0 metres. Section 5.2.2 iii) d) of the Zoning By-law requires a minimum rear yard of 8.0 metres.

The Municipality of Sioux Lookout will hold a Statutory Public Meeting on **Wednesday, August 16th, 2023, at 5:30 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 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 August 16th** 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 Zoning By-law Amendment.

If you wish to be notified of the decision of the Municipality of Sioux Lookout in respect of the proposed Zoning By-law Amendment, you must make a written request to the Planning Coordinator of the Municipality (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 Zoning By-law Amendment is passed, 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 Zoning By-law is passed, 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
PO Box 158, 25 Fifth Avenue
Sioux Lookout ON P8T 1A4
Phone: 807-737-2700 ext. 2234
Email: kbartmann@siouxlookout.ca

Dated at the Municipality of Sioux Lookout this 26th day of July, 2023.

Key Map:

