

**NOTICE OF STATUTORY PUBLIC MEETING & INTENT TO REMOVE
A HOLDING SYMBOL ZONING BY-LAW AMENDMENTS Z02-2024 & Z03-2024
HILLCREST DRIVE - (PART 1, 23R 9564, PART 1,
PLAN 23R 9640 AND PART 1, 23R 7287)
THE CORPORATION OF THE MUNICIPALITY OF SIOUX LOOKOUT**

TAKE NOTICE THAT the Municipality of Sioux Lookout has initiated two (2) Zoning By-law Amendment applications. This first application is being considered under the requirements of Section 34 of the Planning Act, R.S.O. 1990, Chapter p. 13, as amended, and applicable regulations. The second application is being considered under Section 36(4) and Section 34 of the Planning Act, R.S.O. 1990, Chapter p. 13, as amended. The subject property is legally described as PART 1, PLAN 23R-9640, PART 1, PLAN 23R-7287 AND PART 1, PLAN 23R-9564. The subject property is shown on the Key Map included in this Notice.

THE PURPOSE AND EFFECT of the first Zoning By-law Amendment application (Z02-2024) is to remove the Holding (H) Symbol on the zoning of the subject property. The removal of the Holding (H) Symbol is required in order to permit future development on the subject property.

The PURPOSE AND EFFECT of the second Zoning By-law Amendment application (Z03-2024) is to refine the existing Mixed Use Exception Two Holding (MU-2(H)) Zone and Environmental Protection (EP) Zone boundaries on the subject property in order to facilitate a proposed commercial development; and to add site-specific zone standards.

The Municipality of Sioux Lookout will consider the applications at the Statutory Public Meeting on **Wednesday, March 20, 2024 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 Department in advance of the Public Meeting. You may also provide verbal comments by calling 807-737-2700 ext. 2231 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 Department. Anyone wishing to provide comments or speak at the meeting must submit their request by phone or email by **noon on March 20, 2024** 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 Amendments.

If you wish to be notified of the decision of the Municipality of Sioux Lookout in respect of the proposed Zoning By-law Amendments, you must make a written request to the Development Services Department 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 Zoning By-law Amendments are 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 Zoning By-law Amendments are 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.

For more information about this matter, including information about appeal rights, contact the Development Services Department at the Municipal Office, 25 Fifth Avenue, Sioux Lookout, Ontario, P8T 1A4, from 9:00 a.m. to 4:00 p.m. Monday to Friday. Information can also be made available by email to jbrinkman@siouxlookout.ca or by phone at 807-737-2700 between 9:00 a.m. to 4:00 p.m. Monday to Friday.

Dated at the Municipality of Sioux Lookout this 27 day of February, 2024.

Jody Brinkman, Development Services Manager
Municipality of Sioux Lookout
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KEY MAP

