

**NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE
M02-2024 (Kendall Schulz)
37 Prince Street
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 Kendall Schulz for the land located at 37 Prince Street. in the Municipality of Sioux Lookout. The subject land is known legally as:

- 37 Prince Street- PIN 420420381- PLAN M218 LOT 98 PCL 9821; Sioux Lookout

The subject land is located within the Residential Type 2 (R2) Zone in the Zoning By-law, and are designated Residential in the Official Plan. A key map showing the subject land is included below.

The subject lands contain a single detached dwelling that has a size of 75.6 square metres (814 square feet). The applicant is proposing to construct a triplex on the subject lands. The proposed triplex has a total size of 107 square metres (1,152 square feet) and therefore each unit is approximately 35.7 square metres (square feet).

Following the construction of the triplex, the triplex will become the principal dwelling unit on the subject lands. Therefore, the existing single detached dwelling will become the secondary dwelling unit.

The purpose of the Minor Variance application is to seek relief from the maximum gross floor area requirements of a Secondary Dwelling Unit within an Accessory Building. A variance from the following section is required:

- Section 4.28 iii) – A secondary dwelling unit shall not exceed 40 percent of the gross floor area of the primary dwelling unit up to a maximum of 56.0 square metres. The proposed secondary dwelling unit has a gross floor area of 75.6 square metres (814 square feet).

The Sioux Lookout Committee of Adjustment will hold a Public Hearing on **Tuesday, April 02, 2024, 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 01, 2024, 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 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).

FOR MORE INFORMATION about this matter, contact the Development Services Office at the Municipal Office from 9:00 a.m. to 4:00 p.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:

DATED at the Municipality of Sioux Lookout this March 14, 2024.

Bright Opere, Planning Coordinator
Municipality of Sioux Lookout
PO Box 158, 25 Fifth Avenue
Sioux Lookout ON P8T 1A4,
807-737-2700 ext. 2234
Email: planning@siouxlookout.ca

Key Map

