

**NOTICE OF STATUTORY PUBLIC MEETING
ZONING BY-LAW AMENDMENT NO. Z01-2024
395 STURGEON RIVER ROAD (MOSHER)
THE CORPORATION OF THE MUNICIPALITY OF SIOUX LOOKOUT**

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 Mark Mosher and Katelyn Mosher for the subject property known locally as 395 Sturgeon River Road. The subject property is described legally as RANGE 1 PT LOT 11 PCL 20690. The subject property is shown on the Key Map included in this Notice.

The PURPOSE AND EFFECT of the Zoning By-law Amendment Application (Z01-2024) is to permit a secondary dwelling unit on the subject property, that exceeds the maximum size requirement in Section 4.28 iii) of the Zoning By-law.

There is currently a single detached dwelling on the subject property with a size of 73 square metres. The owners are proposing a new single detached dwelling that has a size of 140 square metres. Following the construction of the new larger single detached dwelling, the owners are proposing to legalize the existing smaller single detached dwelling as a secondary dwelling unit. Secondary dwelling units are permitted in the Rural Residential (RR) Zone.

The maximum size of a secondary dwelling unit in Section 4.28 iii) of the Zoning By-law is 40 percent of the gross floor area of the primary dwelling unit up to a maximum of 56.0 square metres. The existing single detached dwelling and proposed secondary dwelling unit is 73 square metres, therefore requiring the amendment.

The Municipality of Sioux Lookout will consider the applications at the Statutory Public Meeting on **Wednesday, April 17, 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 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 April 17, 2024.**

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 obright@siouxlookout.ca or by phone at 807-737-2700 between 8:00 a.m. to 4:30 p.m. Monday to Friday.

Bright Opere, Planning Coordinator

Municipality of Sioux Lookout
Box 158, Sioux Lookout ON P8T 1A4,
Phone: (807) 737-2700 ext. 2234
Email: planning@siouxlookout.ca

Dated at the Municipality of Sioux Lookout this 20th day of March, 2024.

KEY MAP

