

**NOTICE OF COMPLETE APPLICATION AND
STATUTORY PUBLIC MEETING
OFFICIAL PLAN AMENDMENT NO. OP03-2024 AND
ZONING BY-LAW AMENDMENT NO. Z09-2024
DALEANN BRINKMAN, 400 HIGHWAY 72**

TAKE NOTICE THAT the Municipality of Sioux Lookout has received applications for an Official Plan Amendment and Zoning By-law Amendment. These applications are being considered under the requirements of Sections 17, 22 and 34 of the Planning Act, R.S.O. 1990, Chapter p. 13, as amended. The subject property is municipally known as 400 Highway 72. The subject property is shown on the key map included in this Notice.

The subject property is currently developed with two detached dwellings. One of the detached dwellings contains two dwelling units. The owner is proposing two additional dwelling units (each 324 square feet) within the dwelling that contains the existing two dwelling units.

The PURPOSE and EFFECT of the application is to permit a detached dwelling with four dwelling units and a second detached dwelling on the subject property, for a total of five dwelling units on a shoreline property. The subject property is designated as Residential Shoreline and is located within Urban Sioux Lookout in the Official Plan. The subject property is located within the Residential Shoreline (RS) Zone.

The Official Plan Amendment is required to permit additional dwelling units on a property within the Residential Shoreline designation. Multi-unit residential development is not contemplated within this designation in the Official Plan.

The Zoning By-law Amendment is required to permit the five dwelling units on the subject property. The current zoning permits one single detached dwelling and one secondary dwelling unit.

The Municipality of Sioux Lookout will consider the applications at the Statutory Public Meeting on **Wednesday, September 18, 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 September 18, 2024**.

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 or Zoning By-law Amendment.

If you wish to be notified of the decision of the Municipality of Sioux Lookout in respect of the proposed Official Plan Amendment or Zoning By-law Amendment, 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 or Zoning By-law Amendment 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 or Zoning By-law Amendment 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 by 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 Opare, Planning Coordinator
Municipality of Sioux Lookout
Box 158, Sioux Lookout ON P8T 1A4
Phone: 807-737-2700
Email: obright@siouxlookout.ca

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

KEY MAP

