

**NOTICE OF PUBLIC HEARING
APPLICATION FOR CONSENT C04-2024
DAVID GORDON
13 ABRAM LAKE ROAD
MUNICIPALITY OF SIOUX LOOKOUT**

TAKE NOTICE THAT an application for Consent has been submitted under Section 53 of the *Planning Act*, R.S.O. 1990, Chapter p. 13, as amended, by David Gordon for the subject lands located at 13 Abram Lake Road in the Municipality of Sioux Lookout. The subject lands and the proposed lot configuration are shown on the Key Maps included in this Notice.

The subject lands have a lot area of approximately 22,000 square metres (2.2 hectares or 5.5 acres) and a lot frontage of 52 metres on Drayton Road. The purpose and effect of the Consent application is to create one (1) new residential lot on the subject lands for a total of two (2) lots. The following are the lot standards for the proposed lots and are to be considered approximate until confirmed by a surveyor:

	Zoning By-law Requirement (RR Zone)	Severed Lot	Retained Lot
Lot Area	10,000 m ²	6,272 m ²	16,107 m ²
Lot Frontage	40 m	52 m Drayton Road	162 m Abram Lake Road

The proposed Severed Lot does not meet the minimum lot area for the RR Zone. The owner has also submitted a Minor Variance application (Application M03-2024) to permit the reduction in lot area.

The Municipality of Sioux Lookout Committee of Adjustment will hold a Public Hearing on **Tuesday, September 17, 2024, at 5:00 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 Development Services Department in advance of the Public Hearing. You may also provide verbal comments by calling 807-737-2700 ext. 2234 and the comments will be transcribed and presented at the Public Hearing. Further, if you wish to attend or speak at the Public Hearing, please contact the Development Services Department before noon on Monday, September 16, 2024, to register. If comments are not received by the above date, the Committee of Adjustment will assume there are no comments or concerns.

If a person or public body has the ability to appeal the decision of the Committee of Adjustment of Sioux Lookout in respect of the proposed Consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment of Sioux Lookout before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment of Sioux Lookout in respect to the proposed Consent, you must make a written submission to the Municipality of Sioux Lookout located at 25 Fifth Avenue, Sioux Lookout, Ontario, P8T 1A4, or by email to obright@siouxlookout.ca.

Additional information relating to the proposed Consent can be provided for public inspection at the Development Services Department at the Municipal Office located at 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 Monday to Friday 8:00 a.m. to 4:30 p.m.

Dated at the Municipality of Sioux Lookout this August 27, 2024

Bright Opare, Planning Coordinator
Municipality of Sioux Lookout
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Phone: 807-737-2700 ext. 2234
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Key Map of Subject Lands



Proposed Lot Configuration

