

**NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE
M03-2024 (David Gordon)
13 ABRAM LAKE ROAD
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 David Gordon for the land located at 13 Abram Lake Road in the Municipality of Sioux Lookout. The subject lands are known legally as: RANGE 3 PT LOT 1 DES PARTS 2 & 3 ON KR497 PCL 24484

The subject lands are located within the Rural Residential (RR) Zone in the Zoning By-law. A key map showing the subject lands is 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 have a lot frontage of 52 metres on Drayton Road. The subject lands currently contain an existing single-detached dwelling. The applicant submitted a Consent application (C04-2024) to create one (1) new lot and retain one lot (1) 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 requirement under Section 5.5.2 of the Zoning By-Law.

The purpose of the Minor Variance application is to seek relief from the minimum lot area requirement for a lot within the Rural Residential (RR) Zone. A variance from the following section is required:

- Section 5.5.2 i) Minimum Lot Area – 10,000 square metres. The proposed new lot has a lot area of 6,272 square metres.

The 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 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 Tuesday, September 17, 2024, to register. If comments are not received by the above date, the Committee of Adjustment will assume there are no comments or concerns.

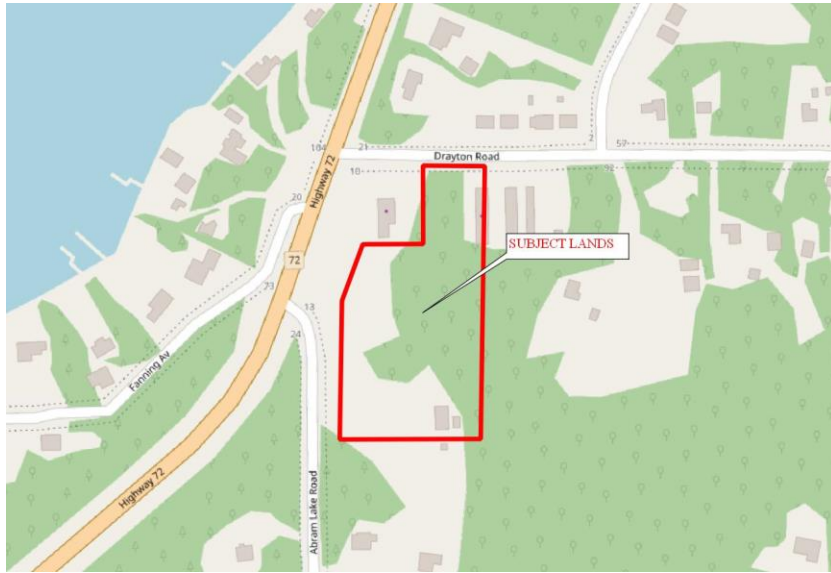
A person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance must make a written submission to the Secretary-Treasurer of the Committee of Adjustment, PO Box 158, Sioux Lookout ON P8T 1A4. If you wish to be notified of the decision 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 8:00 a.m. to 4:30 p.m. Monday to Friday by contacting the following:

DATED at the Municipality of Sioux Lookout this August 27, 2024.

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

Key Map



Proposed Lot Configuration

