

**NOTICE OF COMPLETE APPLICATION AND STATUTORY PUBLIC MEETING
ZONING BY-LAW AMENDMENT NO. Z14-2024
84 KING STREET (2656116 ONTARIO INC.)
THE CORPORATION OF THE MUNICIPALITY OF SIOUX LOOKOUT**

TAKE NOTICE THAT an application for a Zoning By-law Amendment has been submitted under Section 34 of the Planning Act, R.S.O. 1990, Chapter p. 13, as amended, by Ed Evens on behalf of 2656116 Ontario Inc., for the subject property known locally as 84 King Street. The subject property is described legally as PLAN M220 LOT 174 PCL 8298. The subject property and proposed development are shown on the Key Map and Site Sketch included in this Notice.

The subject property is currently developed with a two-storey stacked dwelling with a floor area of 165 square metres on the first floor and a floor area of 80 square metres on the second floor. The owner is proposing four new dwelling units within a new separate building (quadruplex) that has a floor area of 76 square metres on each floor, for a total gross floor area of 152 square metres on the subject property.

The PURPOSE AND EFFECT of the Zoning By-law Amendment Application (Z14-2024) is to rezone the subject property from the Downtown Commercial (CD) Zone to a site-specific Residential Type 2 (R2-XX) Zone. The site-specific rezoning is to permit the existing stacked dwelling, a total of ten dwelling units within two separate buildings on the subject property, a reduced rear yard setback for the new proposed building (quadruplex), a reduced exterior side yard setback for the existing stacked dwelling, and a reduction in the required amount of visitor parking.

The subject property is zoned the CD Zone. A site-specific R2-XX Zone is being requested to permit:

- A stacked dwelling as a permitted use. Section 5.2.1 does not permit stacked dwellings as a permitted use.
- Two separate buildings (stacked and quadruplex) containing a total of ten dwelling units. Section 5.2.1 permits only a quadruplex and not an additional separate principal building.
- A reduced exterior side yard setback of 0.5 metres. Section 5.2.2 requires a minimum exterior side yard setback of 5 metres.
- A reduced rear yard setback of 4 metres. Section 5.2.2 requires a minimum rear yard setback of 8 metres; and,
- A reduced visitor parking requirement of nil (0) spaces. Section 4.18.2 requires a minimum of one visitor parking space for a quadruplex dwelling and one visitor parking space for 6 stacked dwelling units.

The Municipality of Sioux Lookout will consider the application at the Statutory Public Meeting on **Wednesday, November 20, 2024, at 5:30 p.m.** in the **Council Chambers** at the **Municipal Office**.

If you wish to provide comments on the application, 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 November 20, 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 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 Council 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 Amendment is passed, 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

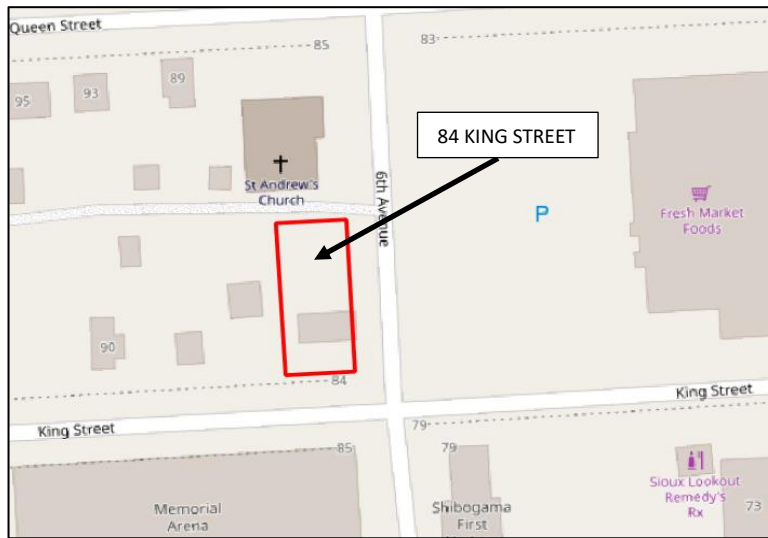
the Municipality of Sioux Lookout before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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: obright@siouxlookout.ca

Dated at the Municipality of Sioux Lookout this 21st day of October 2024.

KEY MAP



SITE SKETCH

