

**NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE
M04-2024 (SIOUX SELF-STORAGE CORP.)
9 PINE AVENUE
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 Sioux Self-Storage Corp. for the subject property located at 9 Pine Avenue in the Municipality of Sioux Lookout. The subject property is known legally as PLAN M291 LOT 28 PCL 32036; Sioux Lookout.

The subject property is located within the Highway Commercial (CH) Zone in the Zoning By-law and is designated Highway Commercial in the Official Plan. A Key Map showing the subject property and a site sketch showing the proposed development are included below.

The subject property contains a main storage building that has a size of 89 square metres (958 square feet) and 24 portable storage units with a size of 15 square metres (162 square feet) each. The applicant is proposing to reduce the required setbacks from various lot lines to facilitate 38 new portable storage units on the subject property. The proposed location of the new portable storage units are shown in the site sketch included below.

The purpose of the minor variance application is to seek relief from the minimum yard requirements of the CH Zone, to provide a larger development envelope on the subject property for the additional portable storage units. A variance to the following sections of the Zoning By-law are required:

- Section 5.10.2 iii)

Minimum Yard Requirement	Proposed Yard Requirement
Front Yard – 10.0 metres	1 metre
Interior Yard – 5.0 metres	1 metre
Exterior Yard – 10.0 metres	0 metre
Rear Yard – 10.0 metres	1 metre

- Section 4.31.4 – No commercial, industrial or multiple unit residential building or structure shall be located within 14.0 metres from the highway property limit or 32.0 metres from the highway centerline whichever is greater. The owner is proposing a setback of 0 metres from a Provincial Highway and approximately 28 metres from the centerline of the road.
- Section 4.31.5 – Where a lot abuts or contains a road other than a Provincial Highway, a setback of 6 metres is required from the road for any building or structure. The owner is proposing a setback of 1 metre from a Municipal Road (Pine Avenue).

The Sioux Lookout Committee of Adjustment will hold a Public Hearing on **December 10, 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 December 10, 2024. If comments are not received by the above date, the Committee of Adjustment will assume there are no comments or concerns.

A prescribed person 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 Planning Coordinator (address below).

FOR MORE INFORMATION about this matter, contact the Planning Coordinator 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:

Bright Opare, Planning Coordinator
Municipality of Sioux Lookout
Box 158, Sioux Lookout, ON P8T 1A4

807-737-2700 ext. 2234
Email: obright@siouxlookout.ca

DATED at the Municipality of Sioux Lookout this 21st day of November, 2024.

Key Map



Proposed Site Plan

