

**NOTICE OF PUBLIC HEARING  
APPLICATION FOR MINOR VARIANCE  
M05-2024 (DARREN CORBIERE)  
281 MOOSEHORN 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 Darren Corbiere for the subject property located at 281 Moosehorn Road in the Municipality of Sioux Lookout. The subject property is legally described as CON 2 PT LOT 23 HK112 PCL 21937 & RP 23R5989 PART 1 PCL 35228 PELICAN LAKE.

The subject property is located within the Residential Shoreline (RS) Zone in the Zoning By-law and is designated Residential Shoreline 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 is developed with a single-detached dwelling and a boathouse. The applicant is proposing to construct a secondary dwelling unit within an accessory building on the subject property. In order to permit the proposal, the following variances are required to the Zoning By-law:

- Section 4.28 iii) - Secondary Dwelling Units Within Accessory Buildings
  - A secondary dwelling unit shall not exceed 40 percent of the gross floor area of the primary dwelling unit up to a maximum of 56.0 square metres. The proposed secondary dwelling unit exceeds the maximum gross floor area and has a gross floor area of 80 square metres.
  
- Section 4.28 vii) - Secondary Dwelling Units Within Accessory Buildings
  - For the RS Zone, a secondary dwelling unit is only permitted on a lot with a minimum lot area of 0.8 hectares. The subject property has a lot area of 0.6 hectares and does not meet the minimum requirement.
  
- Section 4.28 vi) and Section 5.6.2 iii) d) - Minimum Rear Yard
  - The minimum required rear yard for a secondary dwelling unit is 15 metres. The applicant is proposing a secondary dwelling unit that is located 12 metres from the rear lot line.

The Sioux Lookout Committee of Adjustment will hold a Public Hearing on **December 10, 2024, at 5:00 p.m.** in the **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.

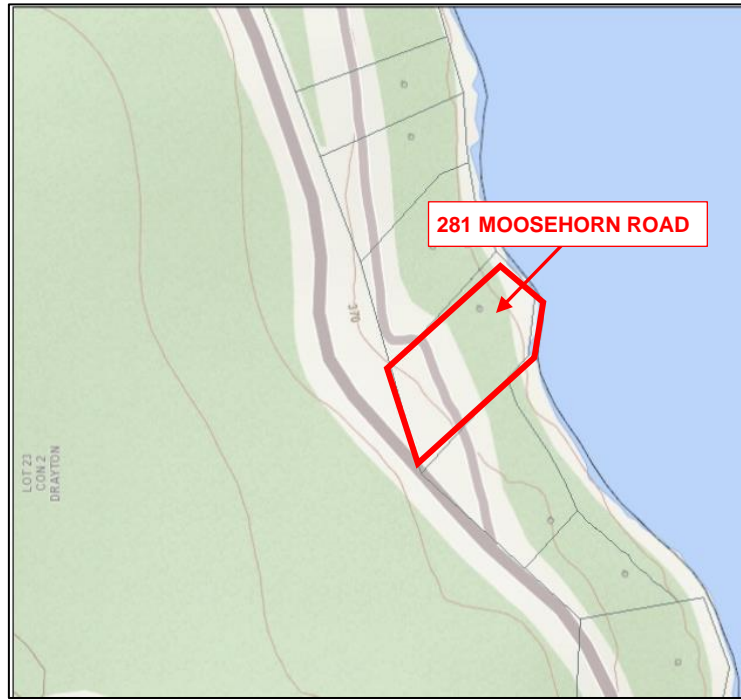
A prescribed person that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance must make a written submission to the Secretary-Treasurer of the Committee of Adjustment, PO Box 158, Sioux Lookout ON P8T 1A4. If you wish to be notified of the decision of 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  
PO Box 158, 25 Fifth Avenue ON P8T 1A4  
807-737-2700 ext. 2234  
Email: [obright@siouxlookout.ca](mailto:obright@siouxlookout.ca)

DATED at the Municipality of Sioux Lookout this 27<sup>th</sup> day November 2024

# Key Map



# Proposed Site Plan

