

**NOTICE OF COMPLETE APPLICATION AND STATUTORY PUBLIC MEETING**  
**ZONING BY-LAW AMENDMENT NO. Z10-2024**  
**144 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 144 King Street. The subject property is described legally as PLAN 23M263 LOT 20 RP23R9538 PART 4 PCL 41672. 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 quadruplex, having a floor area of 155 square metres on each floor, for a total gross floor area of 310 square metres. The owner is proposing two new dwelling units within a new separate building (semi-detached dwelling) that has a gross floor area of 76 square metres, for a total of six dwelling units on the subject property.,

The PURPOSE AND EFFECT of the Zoning By-law Amendment Application (Z10-2024) is to permit a total of six dwelling units within two separate buildings on the subject property, a reduced rear yard setback for the new proposed building (semi-detached dwelling), and a reduction in the required amount of visitor parking.

The subject property is zoned Residential Type 2 (R2). A site-specific R2-XX Zone is being requested to permit:

- Two separate buildings (quadruplex and semi-detached dwelling) containing a total of six dwelling units. Section 5.2.1 permits only either a quadruplex or semi-detached dwelling;
- 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.

The Municipality of Sioux Lookout will consider the applications at the Statutory Public Meeting on **Wednesday, December 18, 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 December 18, 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](mailto:obright@siouxlookout.ca) or by phone at 807-737-2700 between 8:00 a.m. to 4:30 p.m. Monday to Friday.

Bright Opare, Planning Coordinator  
Municipality of Sioux Lookout  
Box 158, Sioux Lookout ON P8T 1A4,  
Phone: 807-737-2700 ext. 2234  
Email: [obright@siouxlookout.ca](mailto:obright@siouxlookout.ca)

Dated at the Municipality of Sioux Lookout this 21<sup>st</sup> day of November, 2024.

### KEY MAP



### SITE SKETCH

