



The Corporation of the Municipality of Shuniah Notice of Application and Public Meeting Concerning a Proposed Zoning By-law Amendment and Vacant Land Condominium Application Under Sections 34 and 51 of The Planning Act

File No.: ~~Z3/22~~ Z2/21

Take Notice that the Council of the Corporation of the Municipality of Shuniah has received an application, under section 51 of the Planning Act for **Vacant Land Condominium (VLC)**. The applicant is requesting the creation of 24 residential units, 2 undevelopable units to be tied to the respective units to the north and a common element road and open space.

The **Zoning By-law Amendment** under section 34 of the Planning Act amends Zoning By-law No. 2038-00 to allow for:

- reduced lot width of Lots 1 and 2 of Plan 55M639 (units 1 and 2 in proposed VLC) from 60 metres to 52.5 metres to permit sufficient space for a private road to access the shoreline units;
- to rezone Blocks 14 to 22 of Plan 55M639 from Community Residential – Holding [CR-H] to Shoreline Residential – Holding [SR-H];
- to allow Blocks 13, 23 and 24 of Plan 55M639 to be rezoned from Community Residential – Holding [CR-H] to Open Space [OP]; and
- Use Limitation Zone around North Star Creek.

These applications relate to the property described as Lots 1 & 2 and Blocks 13 to 24 of Registered Plan 55M-639 on Lakeshore Drive in the Township of MacGregor, Municipality of Shuniah. The subject lands are also subject to an approved and registered plan of subdivision, By-law 2973-17. **Key Map Attached**

Take Further Notice that the Council will hold a public meeting on **August 23, 2022 at 4:00 p.m.** to consider the proposed applications. The Public Meeting will be held over Zoom, the Zoom ID number will be available on the agenda for the meeting on our website <https://shuniah.civicweb.net/Portal/>.

Additional Information relating to the proposed applications is available by contacting the Municipal Office at the information below or by accessing an electronic copy on the municipal website at <https://www.shuniah.org/planning-application-notices/>.

You may make a written submission with comments or, in support of or in opposition to the proposed applications to Kerry Bellamy, Clerk at the contact information below by noon on July 26th, 2022, please include your contact information. If you are unable to make written submissions and therefore wish to make an oral statement during the meeting, please email the Municipal Clerk at clerk@shuniah.org by noon on August 22, 2022 to register. You will be provided further instructions on how you will connect during the virtual meeting.

If you wish to be notified of the decision of the Municipality of Shuniah on the proposed Vacant Land Condominium Application and Zoning By-law Amendment, you must make a written request to the Clerk at the address listed below.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Shuniah to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Municipality of Shuniah before the by-law 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 submissions to Municipality of Shuniah before the by-law 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.

Dated at the Municipality of Shuniah on the 23rd day of June, 2022.

Kerry Bellamy, Clerk
Municipality of Shuniah
420 Leslie Avenue, Thunder Bay ON P7A 1X8
Phone: 807-683-4540
Fax: 807-683-6982
Email: clerk@shuniah.org

Lakeshore Developments - Key Map

