

#	KEY COMMENT SUBJECT	KEY CONCERN(S)	EXPLICATION	STUDY LINK
1	Environmental Impact Study	EIS was not made available. Breeding Bird Survey was not made available.	EIS is made available via study link. Breeding Bird Survey made available via study link.	Lakeshore EIS (BearPaw): https://1drv.ms/b/s!AmSavFbbafPgl6ajyTSE3u7zJN Breeding Bird Survey (WSP): https://1drv.ms/b/s!AmSavFbbafPgm1z1hEFuH_7xlv?e=FC3Wzl
2	Environmental Buffer Zones	Environmental buffer zones required.	Environmental buffer zones will be incorporated into design. Buffer zones will be staked out and checked by Environmental Monitor as per EIS.	Ref: Lakeshore EIS (Study link in item #1 above)
3	Wave Uprush Study (Natural Hazards)	Is there an LRCA required Wave Uprush Study? A 'clearance' letter will be required from LRCA.	The Wave Uprush Study has been completed and submitted to LRCA. It is made available via study link. Dillon recommends minimum 5m setback and shoreline protection measures. This has been submitted to LRCA.	Lakeshore Wave Uprush Study (Dillon): https://1drv.ms/b/s!AmSavFbbafPgl90zboPwHimBkNt
4	Flood Protection (Natural Hazards)	With flood (including wave uprush) elevations encroaching onto properties with respect to the North Star Creek and Lake Superior 100-year flood elevation contour plus wave uprush levels, will there be adequate space to meet development constraints?	In evaluating the current conceptual plans and cross-referencing the constraint sketches, WSP floodplain report (with recommended improvements figure), wave uprush study, there will be adequate space to meet all requirements of the PPS. Design iterations will be completed taking into account recommendation of the reports. Shoreline protection measures may be implemented to reduce wave uprush and erosion constraints on layout. Lakeshore lots now 12 instead of 11 meeting LRCA and Shuniah By-Law requirements.	Lakeshore Constraint Sketch: https://1drv.ms/b/s!AmSavFbbafPgmCFhimctHIRDMe Lakeshore Hydraulic Modelling & Floodplain Delineation (WSP): https://1drv.ms/b/s!AmSavFbbafPgmvCKv7qu0FrAtpk?e=eKgLPs Ref: Lakeshore Wave Uprush (Study link in item #3 above) Lakeshore Draft Conceptual Plans: https://1drv.ms/u/s!AmSavFbbafPgm6xUqiNAf7JWhV6?e=YadkoR
5	Intake Protection Zones (IPZ)	A 'clearance' letter will be required from the COTB with respect to the IPZ's.	Clearance has been obtained by Source Protection Committee via email from LRCA on behalf of the SPC. The composition of the Source Protection Committee follows the structure mandated by O. Reg 288/07 under the "Clean Water Act, 2006". (https://www.sourceprotection.net/spccommittee.htm) Proponent is seeking clearance letter from the COTB. Property and IPZ concern are not COTB jurisdiction. Supporting memos provide sufficient information to support development.	Lakeshore Source Protection Committee Email Response (IPZ): https://1drv.ms/b/s!AmSavFbbafPgmHqdUuBBydcUOwn Lakeshore IPZ Impact Study (Qiuyan Yuan, PhD): https://1drv.ms/b/s!AmSavFbbafPgmIEzybfm0x6XEcl TBDHU Letter: https://1drv.ms/w/s!AmSavFbbafPgmQeykjTYd8ql0yB?e=fWToHS
6	CNR Easement	CNR needs to support development plan. This is not required for complete application.	Move to condition of draft plan approval if even required?	

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7	Noise Compatibility	Copy of Noise Compatibility was not received.	Noise compatibility study made available via study link. Update on noise compatibility is made available via study link. No new concerns.	Noise Compatibility Update Letter (BearPaw): https://1drv.ms/b/s!AmSavFbbbfPgmajlMVRYCHGWiGx?e=XlPgmM Noise Compatibility Study (WSP): https://1drv.ms/b/s!AmSavFbbbfPgmdBO6X0nNycbvi3?e=sD8RaO
8	Servicing	Does not have reports. Is there servicing capacity for shoreline lots? Lot sizing concern.	As demonstrated in the Northrock studies, hydrogeological conditions are adequate to support shoreline lots. Lots sizing is not a concern in terms of servicing. TTU locations have been included in most troubled lots and shown to have sufficient space. All lots are minimum 2200m2.	Lakeshore Servicing Options Study (Northrock): https://1drv.ms/b/s!AmSavFbbbfPgmN2zRi7ATcy7TLW Lakeshore Land Assessment (Northrock): https://1drv.ms/b/s!AmSavFbbbfPgmwdUyb53yMQBYfF?e=4b4wxl Supplemental Rural Servicing Evaluation (WSP): https://1drv.ms/b/s!AmSavFbbbfPgmiCMJhAmjio753O?e=0hToLE
9	Archaeology	Stage 3 Archaeological Assessment was completed and its conclusions need to be considered. Copy was not received.	Copy of Stage 3 Archaeological Assessment is made available via study link.	Stage 3 Archaeology Report (WSP): https://1drv.ms/b/s!AmSavFbbbfPgmkl-3D1Dez-Fkad?e=PNkabD
10	PJR Addendum		SM	
11	Public Consultation Strategy		SM/RZ	
12	5% Parkland		5% parkland will be discussed with Shuniah. Based on previous discussions Shuniah opted for 5% cash in lieu of parkland. Payment was made in last application based on entire property. Parkland discussion is redundant.	
13	Supplemental Rural Servicing Evaluation	Grading plan required.	Condition of Draft Plan Approval.	
14	Fish Habitat Protection	Does DFO need to be contacted?	No. Not at this point. There are no alterations to fish habitat proposed at this time. See WSP report recommendations.	Fish Habitat Assessment (WSP): https://1drv.ms/b/s!AmSavFbbbfPgmp5WtpQRR5CH89D?e=c59He9
15	Flood Protection	Concern that a lot will be affected by potential flood risk.	Lots 3 & 4 need adjusted home locations to accommodate flood elevations of North Star Creek. There are no issues with access or home footprint if homes are located further south. This will be taken into account in next design iteration. Floodplain mapping and wave uprush complete. New VLC drawing satisfies lot requirements outside flood and wave uprush areas of concern. See Memo to LRCA with drawings.	Ref: Lakeshore Hydraulic Modelling & Floodplain Delineation (Study link in item #4 above) Memo to LRCA: https://1drv.ms/b/s!AmSavFbbbfPgaVnXiTIEM3L-7XzqQ

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Response to Municipality (SDS) April 21st email:

16	Application Form for VLC			https://1drv.ms/b/s!AmSavFbbbfPgb9YZvT2jlxq0JQ85A?e=GHjaWS
17	Boundary Survey/Topographical			https://1drv.ms/b/s!AmSavFbbbfPgb9I0zGVSHbf8XqjsQ
18	Draft Plan of Condominium			https://1drv.ms/b/s!AmSavFbbbfPgb9XWSDn0g4f074HvA?e=N2VakC
19	Updated and Final Stormwater Management Report			https://1drv.ms/b/s!AmSavFbbbfPgb9aceBRli_r9RriA?e=pdtmRd
20	Updated Land Use Compatibility Analysis			https://1drv.ms/b/s!AmSavFbbbfPgmaJMVRYCHGWiGx?e=X33PS3
21	Updated Preliminary Ecological Site Assessment – including Screening for Species at Risk			https://1drv.ms/b/s!AmSavFbbbfPgb9dXSUbzyzcYA603Q?e=F4Nci2 SAR screening info: https://1drv.ms/b/s!AmSavFbbbfPgl6ajyTSE3u7zJN SAR checklist and email correspondence with MNRF SAR: https://1drv.ms/u/s!AmSavFbbbfPgb9gFEpEtkusgzgQyw?e=SPLp5k
22	Updated Hydraulic Modelling and Floodplain Delineation Report			https://1drv.ms/b/s!AmSavFbbbfPgmVCKv7qu0FrAtpk?e=eKgLPs
23	How will the current land descriptions (of the 12-lot subdivision) be transferred into the Vacant Land Condominium legal description			https://1drv.ms/b/s!AmSavFbbbfPgb9Vtm93TrbNpBmIhA?e=OUphBv
24	Planning Justification Report			https://1drv.ms/b/s!AmSavFbbbfPgcY-it3YuloMpk9ahg

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Response to Municipality (SDS) May 17 email:

25	Boundary/Topographical Map	The boundary survey/topographical map is of the existing (approved) Plan of Subdivision. Is this intentional?	Yes, that was intentional. The request was put to the project surveyor and that was his reply."	https://1drv.ms/b/s!AmSavFbbbfPgb9l0zGVSHbf8XqjsQ
26	Signatures on Draft Plan of VLC	Draft Plan of Vacant Land Condominium - need your signature and that of the OLS as well as the date of the signature.....	Applicant will sign and date, however surveyor is off on personal leave for one month. Applicant requests minor discretion and accommodation from the approval authority on this item. Will be done immediately upon Surveyor return to work approx. mid – June.	N/A
27	Draft Certificate Paper Copies	Draft Plan of Vacant Land Condominium - need the draft approval certificate on the paper copies....	Surveyor is off on personal leave for one month. Applicant requests minor discretion and accommodation on this item. Will be done immediately upon Surveyor return to work approx. mid – June.	N/A
28	North Star Creek/Drainage Ditches	Draft Plan of Vacant Land Condominium - need North Star Creek shown along with the drainage ditches....	Subdivision Agreement from 2017 provided in link. If you look near the end of that document page 27 of 29 you will see at the time, we all wanted to make sure all future buyers were aware of the creek. The two schedules showing North Star Creek are provided in the link to the right. With regard to ditches, we will be pointing you to our May 4 2022 Stormwater Report.	2017 Notice of Subdivision Agreement: https://1drv.ms/b/s!AmSavFbbbfPgcY2kZU6uCp1PQOdZQ North Star Creek: https://1drv.ms/b/s!AmSavFbbbfPgcZHT_tOGbhMGZjskA
29	Utility Corridor	Draft Plan of Vacant Land Condominium - need the area dedicated for utilities that will service the shoreline lots....	See link for proposed location of utilities. Utility corridor proposed to be buried within road allowance. Connection from Alder sub to the east.	https://1drv.ms/b/s!AmSavFbbbfPgcZKa63dYjABF0lhHw
30	Driveways		The link provides general planned layout for driveways. Final detailed design plans for driveways to be short, located near the access road, crossing the infiltration ditch (stormwater control). Driveways may end up being shared between two lots. General principle is driveways slope to stormwater ditch. Road slopes to stormwater ditch. Water is managed for quality and quantity control via infiltration trench.	https://1drv.ms/u/s!AmSavFbbbfPgcYzI2OM2CxDrOPzCA?e=1Yjr1T
31	Planning Justification Report	Revise PJR to read 24 units...	PJR updated. Link provided. Link above should have also updated automatically.	https://1drv.ms/b/s!AmSavFbbbfPgcY-it3YuloMpk9ahg
32	Hydraulic Modelling and Floodplain Delineation Report	Hydraulic Modeling and Floodplain Delineation Report is	The WSP report completed the analysis with a focus on the hydraulic modelling and floodplain mapping of the North Star Creek. This resulted in two figures showing the	See last page of letter in link for #33 below.

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		not updated (the original was attached). Is that an error? Is there an updated version? and does it include the 24 lots?	estimated 100-year flood line with respect to the North Star Creek with some consideration on the eastern lots of the shoreline blocks. Since then, we have more thoroughly investigated the 100-year flood conditions of the shoreline of Lake Superior including conducting a cross-sectional topographic survey of each proposed shoreline lot. This resulted in a best-fit line for the 100-year flood elevation which connects to the North Star Creek flood line (see link). Unit 24 is subject to a holding zone.	
33	Technical Studies relevance (24 lots versus 23)	Does a change from 23 lots to 24 lots affect the results of the technical studies? Will updates of the studies be required now?	All studies completed from the outset of the development of the entire property (Lots and Blocks) has always been considered. Technical studies completed do not need to be updated. Recommendations and minor adjustments can be accommodated in detailed design for the development. Link provides additional information to support this conclusion.	https://1drv.ms/b/s!AmSavFbbbfPgcZG3BsERDe9I4J2DQ

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

OFFICE USE ONLY:

Application No. _____ Receipt No. _____

Date of Pre-consultation Meeting: _____

Date Complete Application Received: _____ Date Notice Given: _____

Fee Enclosed (amount): \$ _____ (LRCA) \$ _____ (Shuniah)

PART 1

GENERAL PROPERTY DESCRIPTION

1. Registered Owner(s):

Owner's Name (List Association Name if Applicable):

LAKE SHORE DEVELOPMENTS (THUNDER BAY) INC.Owner's Mailing Address: P.O. BOX 10063City: THUNDER BAY Prov.: ON Postal Code: A8G6T6 Phone: (807) 629-2722Cell: _____ Email Address: zanetter@ldholdings.ca

2. Applicant/Agent information: (If different from Registered Owner, An Owner's authorization is required, Schedule A)

Applicant's Name: SYL MENIC MCIP, RPPSolicitor/Authorized Agent/Firm: MENIC PLANNING SERVICES INC.Applicant's Mailing Address: 2105 NORMANDY COURTCity: THUNDER BAY Prov.: ON Postal Code: A8K1C1 Phone: (807) 708-1877Cell: _____ Email Address: menicplanning@tbaytel.netSend Correspondence To? Owner ☒ Applicant ☐ Agent/Solicitor ☒

3. Description of subject land:

Subject Property Address (and site description if in an Association):

LAKE SHORE DRIVE

Property Roll Number - 58-28-0__0-00__ - _____ (obtained from tax bill or assessment notice)

Association Name: _____

Concession No.	Section No.
Registered Plan No. <u>55M-639</u>	Lot(s) No. <u>LOTS 1-12 & BLOCKS 13-24</u>
Mining Location	Reference Plan No. _____ Pts. _____
Geographic Township:	<input checked="" type="checkbox"/> MacGregor <input type="checkbox"/> McTavish

4. Lot dimensions (in metric units):

Frontage: 760.54m Depth: IRREGULAR Area: 23.09 Ha.

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5. Description of Street/Road:

<input checked="" type="checkbox"/> Opened	<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Graveled	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
With of Street or Road UNKNOWN				
Is the road maintained by the Municipality?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
Has the road been dedicated/transferred to the Municipality?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
Is the Road privately owned and/or privately maintained?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	

6. Road access and/or frontage:

Name of Road: LAKESHORE DRIVE

Type of Road (i.e., Provincial Highway, Regional Road, Local Public Road, Private Road, Other): REGIONAL ROAD

If Other, specify details, including water and right of ways, if access to the subject land will be y water only, the parking and docking facilities used of to be used, and the approximate distance of these facilities from the subject land and the nearest public road.

7. Encumbrances:

7.1 Please indicate the nature of any restrictive covenants or easements affecting the subject lands and describe each easement or covenant and its effect.

EASEMENTS AS ESTABLISHED BY PLAN 55M-639 INCLUDING AN EASEMENT OVER CNR R.O.W. ESTABLISHED BY COMMITTEE OF ADJUSTMENT CONSENT

7.2 If known, the name of person(s) to whom the land or interest in land is to be conveyed, leased or mortgaged.

UNKNOWN

7.3 How long have the subject lands been in the owner’s possessions?

8. Existing use of property:

Zoning: "RC" & "RC-H" ZONE	Official Plan Designation: RESIDENTIAL & PROTECTED AREA & IPZ-2
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8.1 How long has this existing use continued? VACANT LAND

8.2 Is the property located in a high-density area? If so, what is the Green Star status (none, partial or full)?

N/A

9. Description of all existing use buildings or structures:

(e.g., Recreational, permanent dwelling, commercial shop)

NONE - VACANT LAND

[] or Vacant Land

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10. Describe the drainage of the site and any on-site or nearby water sources (e.g., creeks, ponds, ditches):

NATURAL DRAINAGE
ADJACENT TO LAKE SUPERIOR
NORTH STAR CREEK

11. Check whether this application is for approval of:

- ☒ Condominium Description
- ☐ Plan of Subdivision

If condominium, indicate the type:

- ☐ Standard
- ☐ Amalgamation
- ☒ Vacant Land
- ☐ Phased
- ☐ Common Elements
- ☐ Leasehold

11.1 Proposed Land Use

Proposed Land Use		Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential	Detached	24	24	22.12	0.92	
	Semi-detached					
	Multiple attached					
	Apartment					
	Other (specify)	2 UNDEVELOPABLE		0.25		
Commercial		BLOCKS AT EAST LIMIT	BETWEEN CN & LAKE			
Industrial						
Park, Open Spaces			1	0.72		
Institutional (specify)						
Roads						
Other (specify)						
Totals		24	27	23.09		

11.2 For condominiums only:

- a) Has a site plan for the proposed condominium been approved? ☐ Y ☒ N
- b) Has a site plan agreement been entered into? Y ☐ N ☒ N/A - STANDARD CONDO REQUIREMENTS

11.3 Information required specific to each type of condominium apart from standard.

Amalgamations (where two or more corporations may amalgamate.)

Include the following with the application: a plan showing the relationship of the condominiums to be amalgamated, the application file numbers, the approval dates, and any other relevant information.

Vacant Land (condominium in which each owner may decide what type of structure, if any, will be built on his/her unit.)

This kind of development may, for example, be suitable for a mobile home development. Include information on the proposed servicing and the status of required permits, etc.

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Phased (condominium development which will allow a single condominium to be built in phases.) Include a summary outline of the number of units and common elements to be developed in each specific phase and any common elements that would be available in subsequent phases.

Common Elements (condominium with the following features: the common elements are defined, the land is not divided into units, the homes could be freehold, facilities such as a recreation centre or road and sewers could be common elements). Include a map showing the freehold properties outside the specific condominium site. Identify common elements and property ownerships.

Leasehold (condominium where the initial term of the lease of the land must be from 40-99 years and the leasehold unit owner could sell the unit without consent of the landlord.) Include information on what happens at the end of the lease period. Include dates.

12. Former Use of Property Table (check as applicable):

Does the Owner own Adjoining Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Is there any reason to believe that the subject property or adjacent property may be environmentally contaminated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has an industrial or commercial use, or an orchard, been on or adjacent to the subject property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has lot grading been changed by adding or removing earth or other material?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has a gas station been located on the subject land or adjacent land at any time?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has the Ministry of the Environment, Conservation and Parks, or any other agency formally or informally advised the owners that the property is or may be contaminated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

12.1 What information did you use to determine the answers to the above questions on former uses?
HISTORICAL KNOWLEDGE

12.2 If you answered YES to any of Section 12 Former Use of Property Table, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land is needed. Is the previous use inventory attached? ☐ Yes ☐ No
If the inventory is not attached, please explain.

12.3 If you answered Yes to any of the questions related to Section 12, Former Use of Property Table, was an Environmental Site Assessment (ESA) conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been file? ☐ Yes ☐ No ☐ Unknown
If no, why not? Explain on a separate page, if necessary.

13. Uses adjacent to the subject land:

North COMMERCIAL
South LAKE SUPERIOR
East RESIDENTIAL
West CITY OF THUNDER BAY - RESIDENTIAL & UTILITIES

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14. Indigenous land claims:

- 14.1 Does the proposed zoning by-law Amendment apply to lands subject to any indigenous land claims or provincial/indigenous co-management agreement? ☐ Yes ☒ No

If known, provide any information you may have below or as an attachment to the application.

NOT APPLICABLE AT THIS TIME

- 14.2 Have you consulted with Indigenous Peoples on this request for a zoning by-law Amendment? ☒ Yes ☐ No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Attach a separate page, if necessary

STAGE III ARCH. REPORT

15. Consultation Strategy:

Please describe in detail you proposed strategy for consulting with the public with respect to this requested amendment. Please explain below or attach on a separate page.

BOTH ZONING AMENDMENT & CONDOMINIUM APPLICATION WILL BE CONSIDERED AT A PUBLIC MEETING OF COUNCIL AS PER THE REGULATIONS OF THE PLANNING ACT.

16. Other planning applications:

- 16.1 Has the subject land ever been or is it currently the subject of any other planning application, including applications before Ontario Land Tribunal (OLT), for approval of either:

☒ Zoning By-law Amendment
CURRENT

☒ Consent ☐ Minor Variance ☐ Site Plan Approval
EASEMENT OVER CNR ROW.

☐ Official Plan Amendment

☒ Plan of subdivision/condominium ☐ Minister's zoning order
APPROVED & REGISTERED 12 LOT SUBDIVISION

If yes, and if known, specify: the file number; the approval Authority; the land it affects; its purpose; its status, and its effect on the proposed amendment:

SUBDIVISION PREVIOUSLY APPROVED BY MMAH.
HOLDING SYMBOL ADDED TO LAKESIDE BLOCKS BY ZONING AMENDMENT.

17. If the subject land is within an area where zoning with conditions may apply (e.g., Holding Zone), how the application conforms to the official plan policies relating to zoning with conditions:

HOLDING SYMBOL ADDED TO LAKESIDE BLOCKS TO ENSURE THAT LAKESIDE DEVELOPMENT IS APPROPRIATE FROM A SERVICING PERSPECTIVE (ACCESS, HYDRO & HYDROGEOLOGICAL STUDY). ALL ZONING WILL HAVE AN "H" UNTIL FINAL APPROVAL.

18. Describe the general topography and any special characteristics that may affect development (ravines, rocks, marshlands):

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ADJACENT LAKE SUPERIOR
NORTH STAR CREEK FLOWS THROUGH SITE

PART 2SERVICING

19. Describe what type of sewage disposal system is or will be provided to the subject land; and if existing systems meet Provincial standards (if they are to be retained):

PRIVATE SEPTIC SEWAGE DISPOSAL SYSTEMS

If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent would be procure per day and/or results in the development of more than 5 lots/units, a *serving options report* and a *hydrogeological report* is required.

20. Describe how water will be provided to the subject land:

PRIVATE WELLS

If the proposed amendment would provide water through a privately owned and operated individual or communal well, the development of more than 5 lots/units may need a hydrological report. If lake or other water body water is proposed to be used, a permit To Take Water may be required (taking more than 50,000 litres of water per day requires a permit from the Ministry of Environment and Climate Change).

21. Describe how storm drainage will be managed (i.e., ditches, swales, others):

DITCHES / SWALES

PART 3PROVINCIAL POLICY

22. Provincial Policy Statement (PPS):

22.1 Is the proposed amendment consistent with the PPS under subsection 3(1) of the *Planning Act*?

☒ Yes ☐ No

22.2 Explain how the requested amendment is consistent or not consistent with the PPS in the Planning Justification Report. (Read the PPS in its entirety; and cut and paste the relevant sections). See Schedule B.

See Planning Justification Report.

23. Is the subject land within an area of land designated under any provincial plan or plans? ☐ Yes ☐ No
If yes, does the proposed amendment conform to or does not conflict with the provincial plan or plans:

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CURRENTLY, THIS DOES NOT APPLY.

24. Significant Features:

- 24.1 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject property? ☒ Yes ☐ No
- 24.2 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands? ☒ Yes ☐ No
- 24.3 Are any of the following uses or features on the subject lands of the proposed amendment or within 500 metres of the subject land of the proposed amendment, unless otherwise specified.

Table: Significant Features checklist (Please check all appropriate boxes, if any apply.)

Use or Feature	On the Subject Land	Within 500m of Subject Land (indicate approx. distance)	Potential information needed
Class 1 Industry*			If sensitive land uses proposed within 70m from the boundary lines, a noise/odour/particulate study may be needed
Class 2 industry**			If sensitive land uses proposed within 300m from the boundary lines, a noise/odour/particulate study may be needed
Class 3 industry***			If sensitive land uses proposed within 1000m from the boundary lines, a noise/odour/particulate study may be needed
A landfill site (closed or active)			If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, address possible leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.
A sewage treatment plant or waste stabilization pond			Assess the need for feasibility study for residential and other sensitive land uses.
Provincial Highway			Consult Ministry of Transportation if access to provincial highway is proposed. If located in proximity to provincial highway, a traffic impact and a stormwater management report may be needed.
An active railway line and major highways			Evaluate impacts of noise within 100m
Electricity generating station, hydro transformer, railway yard, etc.			If sensitive land use is proposed, and if within 1000m, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line			Consult the appropriate electric power service.
Transportation, infrastructure and utility corridors		X	Will there be a negative impact on a planned corridor? No
Cultural heritage and archaeology	X		Adverse impact on significant built heritage resources and significant cultural heritage to be mitigated. Development is only allowed on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved.
An agricultural operation, including livestock facility or stockyard			Development to comply with Minimum Distance Separation Formulae (MDS)
An active mine site or an aggregate site operation site within 1000m of the subject land			Will development hinder or be incompatible with continued operation or extraction?
Mineral aggregate resources areas			Will development hinder access to the resource or the establishment of new resources operations?
A non-operating mine site within 1000m of the subject land			Demonstrate that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
A rehabilitated mine site, abandoned mine site or mine hazard			If proposal is on, adjacent to, or within 1000m, consult with the Ministry of Northern Development and Mines.
A significant coastal wetland			Development and site alteration are not permitted in the features.

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A significant habitat of endangered species and threatened species A provincially significant wetland within 120 metres of the subject lands species			Are any significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
A significant wildlife habitat A significant Areas of Natural and Scientific Interest (ANSI)			Development not permitted, unless demonstrate no negative impacts. Indicate if there are any significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m.
Fish habitat		X	Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 30 m? Is any lake trout lake on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required.
Adjacent lands to natural heritage features and areas			Not permitted unless demonstrated that ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts.
Floodplain		X	Identify if located in floodplain and address accordingly, as per policies and Lakehead Region Conservation Authority.
A contaminated site			Assess an inventory or previous uses in areas of possible soil contaminations.
Hazardous sites****			Demonstrate that hazards can be address.
Erosion hazards			Determine feasibility within the 1:100 year erosion limits of river valleys and streams.
Sensitive surface water features and sensitive groundwater features			Restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
A municipal or federal airport			Evaluate impacts of noise.
Crown land (identified by the Ministry of Natural Resources & Forestry as being of special interests, such as a lake access point)			Consult Municipality for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands. Contact the Ministry of Natural Resources and Forestry (MNRF) District Office regarding the actual acquisition or use of Crown land.

*Class 1 industry: Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
**Class 2 industry: Medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
***Class 3 industry: Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
****Hazardous sites: property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils or unstable bedrock.

25. Archaeology:

25.1 Does the subject property contain any know archaeological resources or area of archaeological potential?
If yes, is the proposal consistent with the official plan Cultural Heritage Resources and Archaeology Policies?

☒ Yes ☐ No If yes, please explain. Attach a separate page, if necessary. Submit a copy of the technical report(s), if applicable.

ARCHEOLOGICAL ASSESSMENT COMPLETED

26. Is there any other information that you think may be useful to the Municipality in reviewing this application for draft approval? If so, explain below or attach a separate page with this information. If applicable, include the original or certified copy of the supporting information and material.

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

27. SITE PLAN REQUIREMENTS SEE ATTACHED DRAFT PLAN

- ☒ North arrow, scale and legend;
- ☒ Boundaries of the property subject to the application including lot area and dimensions;
- ☐ Locations and dimensions of all existing buildings (*show locations of buildings/structures on adjoining properties*);
- ☐ The setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area (*show locations of buildings/structures on adjoining properties*);
- ☐ Location of well and neighbouring wells (indicate if the wells are dug or drilled, and indicate distance form property lines);
- ☐ location of subsurface sewage disposal system, including septic tank, weeping beds and any other components (*show neighbouring properties systems if known*);
- ☒ Location of all natural and artificial features (*e.g., easements, railways, pipelines, high voltage transmission lines, highways, watercourses, drainage ditches, banks, slopes (contour lines), wetlands, wooded areas, wells, and septic fields*) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application (NOTE: the LRCA Regulates 30m around all wetlands);
- ☐ The nature of the existing use of the adjacent properties (*e.g., residential, agriculture, automotive*);
- ☐ The proposed development, including the area and dimensions the size and location of buildings, parking areas (*including the dimensions of all parking spaces and aisles*), landscaping, amenity areas, etc.;
- ☒ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowances, a public travelled road, a private road or right of way;
- ☐ If access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- ☒ The location and nature of any easement affecting the subject land; and,
- ☐ Any additional supporting information the applicant may wish to submit.

PLEASE ENSURE **ALL** PERTINENT INFORMATION IS CONTAINED ON A SINGLE SKETCH ONLY. THE MAXIMUM SIZE FOR THE ACCOMPANYING SKETCH SHALL BE **11" X 17"**. It is up to the applicant to ensure that the information provided is accurate.

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

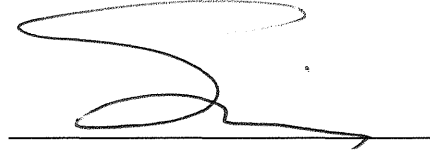
AFFIDAVIT OR SWORN DECLARATION

I/We, SYL MENIC of the City/District/Regional Municipality of THUNDER BAY in the City/District/Regional Municipality of THUNDER BAY solemnly declare that all the statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

SWORN/AFFIRMED /DECLARED before me at the

CITY OF THUNDER BAY In the Province)

Of Ontario this 1ST day of APRIL 2022



SIGNATURE

A Commissioner for taking Affidavits.

signature

Sandra Lea Deluca, a Commissioner, etc.,
Province of Ontario for
Alan G. Jones Professional Corporation
Barrister and Solicitor stamp
Expires August 23, 2022

CONSENT OF THE OWNER:

**AUTHORIZATION OF OWNER TO THE USE
AND DISCLOSURE OF PERSONAL INFORMATION**

Complete the consent of the owner concerning personal information set out below.

I, Robert Zayotis, am the owner of the land that is subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Date

Signature of Owner

May 2 22 Robert Zayotis DEVELOPMENTS (Thunder Bay) INC.

Note: The information in this application and all other information, studies, reports and comments received relative to the processing of this application is collected for the purpose of creating a record that is available to the general public.

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

Schedule A

Owner Name(s): Lakeshore Developments (Thunder Bay) Inc.
Address: P.O. Box 10463, Thunder Bay Ont. P7B 0T6
Phone Number: 807 629-2722

Attention: Clerk

Subject: Letter of Authorization

RE: Subject Lands at Lot: 1-12 BURS 13-24 Plan: 55m-639
Address: Lakeshore Drive Municipality of Shuniah

Dear Approval Authority:

I, Robert Zumbato, am the owner of the land that is the subject of this application for a minor variance and I authorize MONIC PLANNING SERVICES to make this application on my behalf as described in the attached site plan. For the purposes of the Freedom of Information and Protection of Privacy Act I authorize MONIC PLANNING SERVICES as my agent for this application, to provide any of my personal information that will be included in this application or collected during the process on of the application.

VACANT LAND
CONDO

Please do not hesitate to contact me if there are any further questions. Yours truly,
[Signature] Lakeshore Developments (Thunder Bay) Inc.

Owner Signature