



**The Corporation of the Municipality of Shuniah
Zoning By-law Amendment
& Official Plan Amendment
Notice of Application**

Under Section 34 and 22 of The Planning Act

Re: Official Plan File No.: OP23-1
Zoning By-law File No.: Z23-1

Subject Property: PT ML AB Scott's Survey known as 2230 Amethyst Ave

The Clerk of the Municipality of Shuniah gives notice that the zoning by-law amendment application containing the prescribed information required under section 34 (10.1) and (10.2) of the Planning Act and the official plan amendment application containing the prescribed information required under section 22(4) of the Planning Act have been received and deemed to be complete.

The purpose and effect of this proposed amendment is to amend Zoning By-law No. 2038-00 to allow for the following:

- relating to the “Retreat Centre.”
 1. Section 22.1 - to add the permitted use of “Retreat Centre.”
 2. Section 22.1 - to include additional dwellings.
 3. Section 4.4.1(a) - to permit occupancy.
 4. Section 4.6.2 - to allow an accessory building to have a second storey.
- relating to the creation of two new lots.
 1. Section 22.2 - to allow for a reduction of minimum lot width from 120 meters to 107 meters for retained lot.
 2. Section 22.2 - to allow for a reduction of minimum lot width from 120 meters to 61 meters for two proposed lots.
 3. Section 22.2 - to allow for a reduction of the minimum lot area from 4ha to 2.35 ha.
 4. Section 22.2 - to allow for a reduction of the minimum lot area from 4ha to 2.55 ha.

The purpose and effect of this proposed amendment is to amend Official Plan to allow for the following:

- relating to the creation of two new lots:
 1. Section 4.2 - to allow for a reduction of the minimum required lot size from 4 ha to 2.35 ha.
 2. Section 4.2 - to allow for a reduction of the minimum required lot size from 4 ha to 2.55 ha.

As it relates to the property described as PT ML AB Scott's Survey known as 2230 Amethyst Ave, Municipality of Shuniah. This property is also subject to two consent applications, file numbers B4-23 and B5-23 for the creation of 2 lots on the east side of the subject property.

Additional Information relating to the proposed zoning by-law amendment and official plan amendment is available by contacting 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 in support of or in opposition to the proposed zoning amendment to Kerry Bellamy, Clerk at the contact information below. Please include your contact information.

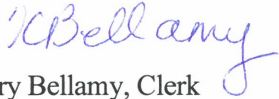
If you wish to be notified of the decision of the Municipality of Shuniah on the proposed zoning by-law amendment, you must make a written request to the Clerk at the address listed below.

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.

A copy of the Notice of Public Meeting will follow.

Dated at the Municipality of Shuniah on the 1st day of March 2023.



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

Key Map Attached

PURPOSE AND EFFECT OF THE PROPOSED BY-LAW

1. The land affected by the proposed amendment is designated RU – Rural Land Use and PA – Protected Area Use in the current Official Plan and is located within the Rural Zone under By-law No. 2038-00, the Zoning By-law.
2. The purpose of the proposed amendment to the zoning by-law is to amend the permitted use to include “Recreation Centre”, to allow additional dwelling units, to permit occupancy in accessory buildings, to allow an accessory building to have a second storey, to reduce the minimum lot width the from 120 metres to 107 metres and 61 metres and to reduce the minimum lot area from 4 hectares to 2.35 and 2.55 hectares.
3. The purpose of the proposed amendment to the official plan is to reduce the minimum lot area from 4 hectares to 2.35 and 2.55 hectares.
4. The effect of the proposed zoning amendment and official plan amendment would be the allow for a home business, additional accessory buildings to provide temporary lodging for short periods of time and to allow for the creation of two new lots with a reduced minimum lot area and minimum lot width and the retained property to have a reduced lot width.
5. The proposed zoning amendment by-law would apply only to the subject property being PT ML AB Scott's Survey known as 2230 Amethyst Ave in the Township of MacGregor, Municipality of Shuniah and does not affect any other property.

KEY MAP OF SUBJECT PROPERTY

