



## Municipality of Shuniah

### Application to Amend the Official Plan

*Under Section 22 of the Planning Act*

#### Note to applicants

This application form is to be used by persons or public bodies wishing to amend the Official Plan land use designations for a specific property in Municipality of Shuniah. In this form, the term "subject land" or "subject property" means the land that is subject of the proposed amendment. It is also to be used for any proposal to amend existing approved Official Plan policy or zone provisions.

Submission of this application constitutes tacit consent for authorized Municipality of Shuniah staff to inspect the subject lands or premises. A site visit is required.

A pre-consultation meeting with the Municipality prior to submitting the application is required. The purpose of a pre-consultation meeting is to identify any other information and materials (e.g., specific studies, plans or reports) which are necessary to provide a complete review of the application. This information must be included with the application.

#### Completeness of the Application

The information that must be provided by the applicant is indicated in the application form, in addition to the aforementioned. This information is prescribed in Schedule 1 to Ontario Regulation 543/06 under the Planning Act. If the mandatory information and fees (Shuniah + LRCA) are not provided, the application will be returned, or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Municipality and others in their planning evaluation of the Official Plan amendment application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making decisions. As a result, the application may be refused. A Planning Justification Report is required (see Schedule B).

Once the application is determined complete, revisions and/or changes to the application, including dimensions, will not be allowed. Please ensure the accuracy of your application. Errors or omissions may require a further application and additional expense. Confirmation of the current land use and zoning on your property may be obtained from the Planning Department. The amendment and supporting documents will be made available to the public on the Shuniah website, [www.shuniah.org](http://www.shuniah.org), for further information please contact our office.

#### Submission of the Application

ONE paper and ONE PDF electronic version of application package is required, including a sketch along with the fees (LRCA + Shuniah), and Authorization from the owner if applicant is not the owner. The application MUST be signed by the owner(s) or authorized agent in the presence of a Commissioner, Notary Public, etc. The application and supporting documents will be made available to the public on the Shuniah website, [www.shuniah.org](http://www.shuniah.org), for further information please contact our office.

#### Disclosure of Information

All information submitted in support of this application will be considered public information, including any reports, studies, drawings or other documentation submitted by applicant(s), agent(s), consultant(s) or solicitor(s). The Municipality of Shuniah is permitted to make the application and any associated supporting information available to the general public, including posting electronic versions of the application form and associated studies and reports online. The Municipality of Shuniah is also permitted to provide copies of the application and any supporting information to any member of the public or other third party which requests the information.

<b>OFFICE USE ONLY:</b>	
Application No. <u>OP1-23</u>	Receipt No. <u>70128</u>
Date of Pre-consultation Meeting: <u>Oct. 27/22</u>	
Date Complete Application Received: <u>Dec. 20/22</u>	Date Notice Given: _____
Fee Enclosed (amount): \$ <del>400</del> <sup>600 - For 21/23</sup> (LRCA) \$ <u>400</u> (Shuniah)	

<b>PART 1</b>	<b>GENERAL PROPERTY DESCRIPTION</b>
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1. **Registered Owner(s)**  
 Owner's Name (List Association Name if Applicable):  
TAMARA & ALAN HUTCHINSON  
 Owner's Mailing Address: 2230 AMETHYST AVE  
 City/Town/Municipality: SHUNIAH Prov.: ON Postal Code: P7A0A9  
 Phone: 807-251-5664 Cell: \_\_\_\_\_ Email Address: tamibhutchinson@gmail.com
2. **Applicant/Agent information:** (If different from Registered Owner, An Owner's authorization is required, Schedule A)  
 Applicant's Name: \_\_\_\_\_  
 Solicitor/Authorized Agent/Firm: \_\_\_\_\_  
 Applicant's Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Cell: \_\_\_\_\_ Email Address: \_\_\_\_\_  
 Send Correspondence To? Owner  Applicant [ ] Agent/Solicitor [ ]
3. **Location of subject land:**  
 Subject Property Address (and site description if in an Association):  
2230 AMETHYST AVE  
 Property Roll Number - 58-28-01-0-00537420-0000 (obtained from tax bill or assessment notice)  
 Association Name: \_\_\_\_\_
- |                                     |  |
|-------------------------------------|--|
| Concession No.                      | Section No.  |
| Registered Plan No. <u>55R2965</u>  | Lot(s) No.   |
| Mining Location <u>PT AB SCOTTS</u> | Reference Plan No. Pts.                                    |
| Geographic Township:                | <input checked="" type="checkbox"/> MacGregor [ ] McTavish |
4. **Lot dimensions** (in metric units):
- |                          |                       |                       |
|--------------------------|-----------------------|-----------------------|
| Frontage: <u>225.5 m</u> | Depth: <u>559.7 m</u> | Area: <u>24.68 ha</u> |
|--------------------------|-----------------------|-----------------------|

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5. Description of Street/Road:

<input type="checkbox"/> Opened	<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Gravelled	<input type="checkbox"/> Public	<input type="checkbox"/> Private
Width of Street or Road				
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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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: AMETIHST AVE  
 Type of Road (i.e. Provincial Highway, Regional Road, Local Public Road, Private Road, Other) LOCAL PUBLIC ROAD

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

N/A

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.

N/A

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

N/A

7.3 How long have the subject lands been in the owner's possessions? 3.5 yrs

8. Existing use of subject property:

Zoning: <u>RURAL</u>	Official Plan Designation: <u>RURAL</u>
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8.1 How long has this existing use continued? 40+ yrs

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)

PERMANENT DWELLING  
GARAGE  
SHED

or Vacant Land

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10. Description of existing main building (provide all measurements in METRIC units):

Number of storeys: 1	Height: 3m	Gross Floor Area: 120.7 sq m
Number of Parking Spaces:	10 +	
Number of Loading Spaces:	Indoor:	Indoor:
Description of accessory buildings and use: 2 STOREY GARAGE + SHED		

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

DITCH ON AMETHYST AVE  
 CREEK IN FRONT OF MAIN HOUSE  
 SEE EIS  
 SEE PLANNING JUSTIFICATION REPORT

## 12. Former use of property (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 site or adjacent site 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 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?

PREVIOUS OWNERS

12.2 If you answered YES to any of Section 12 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.

N/A

12.3 If you answered Yes to any of the questions related to Section 10, 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 filed?  Yes  No  Unknown

If no, why not? Explain on a separate page, if necessary.

N/A

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13. Uses adjacent to the subject lands:

North VACANT LAND

South AMETHYST AVE AND SHORELINE RESIDENTIAL

East VACANT LAND

West VACANT LAND

<b>PART 2</b>	<b>OFFICIAL PLAN AMENDMENT</b>
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14. Indigenous land claims:

14.1 Does the proposed Plan Amendment apply to lands subject to any indigenous land claims or provincial/indigenous co-management agreement? [ ] Yes [X] No

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

CURRENTLY, THIS DOES NOT APPLY.

14.2 Have you consulted with Indigenous Peoples on this request for a Plan Amendment? [ ] Yes [X] No

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

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.

SEE PLANNING JUSTIFICATION REPORT.

16. Current Development Applications:

Has the subject land or any land within 120m of subject land, ever been, or currently in the process, the subject of any other planning application, including applications before Ontario Land Tribunal (OLT) for approval of either:

Zoning By-law Amendment  Consent [ ] Minor Variance [ ] Site Plan Approval

[ ] Official Plan Amendment [ ] Plan of subdivision/condominium [ ] Minister's zoning order

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:

MULTIPLE APPLICATIONS BEING SUBMITTED AT THE SAME TIME.

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17. Proposed official plan amendment of subject property:

TO ALLOW PROPOSED SEVERED LOTS IN RURAL ZONING TO BE REDUCED TO 2.35ha AND 2.44ha FROM THE 4ha requirement

18. Describe the purpose of the proposed amendment

Explain on a separate page, if necessary

THE PURPOSE IS TO CREATE TWO NEW LOTS. OUR INTENTION IS TO SELL THE LOTS.

19. Describe how the proposal will be compatible with the existing land uses in the area:

SEE PLANNING JUSTIFICATION REPORT  
IT WILL BE COMPATIBLE BECAUSE THE LOTS ARE LARGE AND OVER HALF THE PROPERTIES IN MACGREGOR ACROSS FROM SHORELINE RESIDENTIAL ARE RESIDENTIAL

20. Describe in detail how the proposed amendment conforms with the intent of the Official Plan:

SEE PLANNING JUSTIFICATION REPORT

21. Will the proposed amendment change, replace or delete a policy in the official Plan? [ ] Yes [X] No

If yes include the text of the requested amendment

YES (SITE SPECIFIC RE. 4.2g)

22. Will the proposed add a new policy in the official Plan? [X] Yes [ ] No

If yes please describe

23. Will the proposed amendment change or replace a designation in the Official Plan? [ ] Yes [X] No

If yes please describe the land uses that it would authorize

SEE -- -- --

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

N/A

25. Description of **proposed use** buildings or structures:  
(e.g., Recreational, permanent dwelling, commercial shop)

RURAL VACANT LOTS

26. Dimensions of proposed main building/dwelling

Number of storeys:	Height:	Gross Floor Area:
Number of Parking Spaces:		
Number of Loading Spaces:	Indoor:	Indoor:
Description of accessory buildings and use:		

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

SMALL PORTION OF PROPERTY CONTAINS  
NON-PROVINCIALY SIGNIFICANT WETLANDS

PART 3	SERVICING
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28. Describe what type of sewage disposal system will be provided to the subject land and whether or not existing services meet Provincial standards:

SEPTIC

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 *servicing options report* and a *hydrogeological report* is required.

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

WELL

If the proposed amendment would provide water through a privately owned and operated individual or communal well, 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).

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

DITCHES

PART 4	PROVINCIAL POLICY
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31. Provincial Policy Statement (PPS):

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

Yes [ ] No

31.2 Explain how the requested amendment is consistent or not consistent with the PPS, and include in the Planning Justification Report. (Read the PPS in its entirety and reference the most relevant sections).

SEE PLANNING JUSTIFICATION REPORT.

33. 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:

CURRENTLY, THIS DOES NOT APPLY.

34. Significant Features:

34.1 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

34.2 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands?  Yes [ ] No

34.3 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.

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*	NO		If sensitive land uses proposed within 70m from the boundary lines, a noise/odour/particulate study may be needed
Class 2 Industry**	NO		If sensitive land uses proposed within 300m from the boundary lines, a noise/odour/particulate study may be needed
Class 3 Industry***	NO		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)	NO		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	NO		Assess the need for feasibility study for residential and other sensitive land uses.



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Provincial Highway	NO	NO	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	NO		Evaluate impacts of noise within 100m
Electricity generating station, hydro transformer, railway yard, etc.	NO		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	NO		Consult the appropriate electric power service.
Transportation, infrastructure and utility corridors	NO		Will there be a negative impact on a planned corridor?
Cultural heritage and archaeology	NO		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	NO		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	NO		Will development hinder or be incompatible with continued operation or extraction?
Mineral aggregate resources areas	NO		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	NO		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	NO		If proposal is on, adjacent to, or within 1000m, consult with the Ministry of Northern Development and Mines.
A significant coastal wetland A significant habitat of endangered species and threatened species A provincially significant wetland within 120 metres of the subject lands species	NO		Development and site alteration are not permitted in the features. 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)	NO		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	NO		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	NO		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	NO		Identify if located in floodplain and address accordingly, as per provincial and Lakehead Region Conservation Authority policies
A contaminated site	NO		Assess an inventory or previous uses in areas of possible soil contaminations.
Hazardous sites****	NO		Demonstrate that hazards can be address.
Erosion hazards	NO		Determine feasibility within the 1:100 year erosion limits of river valleys and streams.
Sensitive surface water features and sensitive groundwater features	NO		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	NO		Evaluate impacts of noise.
Crown land (identified by the Ministry of Natural Resources and Forestry as being of special interests, such as a lake access point)	NO	NO	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.

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35. Archaeology:

35.1 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.

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36. Is there any other information that you think may be useful to the Municipality in reviewing this request for amendment? 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.

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37. SITE PLAN REQUIREMENTS

- 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.

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**AFFIDAVIT OR SWORN DECLARATION**

I/We, TAMARA & ALAN HUTCHINSON of the City/District/Regional Municipality of SITUNIAIT in the City/District/Regional Municipality of SITUNIAIT 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 MUNICIPALITY OF SHUNIAH In the Province )

Of Ontario this 20<sup>th</sup>, day of SEPT 2022  
19<sup>th</sup> December  
K K

A Commissioner for taking Affidavits. Kerry Bellamy  
signature

Alana Ed Hutchinson

SIGNATURE

KERRY BELLAMY, Clerk  
MUNICIPALITY OF SHUNIAH  
"Commissioner for taking Affidavits"  
stamp

**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, ALAN HUTCHINSON, 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.

Dec. 19/22 K  
SEPT 20/22.

Alana Ed Hutchinson

Date

Signature of Owner