

OFFICE USE ONLY:

Application No. B4-22 Receipt No. _____

Date of Pre-consultation Meeting: _____

Date Complete Application Received: FEB 6, 2023 Date Notice Given: _____

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

1. Registered Owner: (List Association Name if Applicable)

Owner's Name: TAMI & ALAN HEITZINSON

Owner's Mailing Address: _____

City: SITUNIAH Prov.: ON Postal Code: _____ Phone: _____

Cell: _____ Email Address: _____

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. Type and purpose of the proposed transaction:

Transfer: Creation of a New Lot Other: [] a charge

[] Addition of a lot [] a lease

[] an easement [] a correction of title

[] Other _____

3.1 If a lot addition, identify the lands to which the parcel will be added.

3.2 What is the existing land use to which the parcel will be added?

3.3 If known the name of the person to whom the land or an interest in the land is to be transferred, charged or leased?

4. Location of subject land:

Property Address: 2230 AMETHYST AVE

Property Roll Number - 58-28-0_0-00 5-37420 0000 (obtained from tax bill or assessment notice)

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Concession No.	Section No.	
Registered Plan No. 55R2965	Lot(s) No.	
Mining Location PT AB SPTS	Reference Plan No.	Pts.
Geographic Township:	<input checked="" type="checkbox"/> MacGregor	<input type="checkbox"/> McTavish

5. Description of subject land:

	Severed	Retained
Frontage (m)	61m	103.5
Depth (m)	385m	559.7m
Area (ha)	2.35 ha	19.78

6. Building and structures (please include description, dimensions and dates of construction):

Description (main, shed, garage, etc.)	Dimensions (m)	Construction year
1. MAIN	9.14m x 14m	1977
2. GARAGE/BARN	7 x 4.5	1977
3. SHED	6 x 4.8	1977
4. WOODSHED	5 x 2	1977

7. Access - Road ownership:

Common Name of Road AMETIYUSI AVE

Severed Parcel

- Municipality of Shuniah
 Ministry of Transportation
 Private

Other: _____

Retained Parcel

- Municipality of Shuniah
 Ministry of Transportation
 Private

Other: _____

8. Access - Road maintenance

Severed Parcel

- Municipality of Shuniah
 Ministry of Transportation
 Private

Other: _____

Retained Parcel

- Municipality of Shuniah
 Ministry of Transportation
 Private

Other: _____

9. Access - Water access

If the proposed access is by water, please describe the nearest public boat launching and car parking facility.

N/A

How far is it from the property and what facilities are there?

Other Access (Specify)

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10. Encumbrances:

10.1 Restrictions – Please indicate the nature of any restrictive covenants or easements affecting the subject property and describe each easement or covenant and its effect.

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

11. Designation and zoning of subject property /current and proposed land use:

	Severed	Retained
Official plan designation	RU ³ PA / RU-?	RU ³ PA / RU ³ PA
Zoning	RU / RU-?	RU / RU-?

RU-? (site specific number assigned by municipality)

12. Explain how the application conforms with the official plan policies (read official plan and cut and paste relevant sections into the Planning Justification Report - see Schedule B for example);

Please see attached (modified) Planning Justification Report p. 2, 3, 4, 39

13. If the land is covered by a Minister's Zoning Order, what is the regulation number? What uses are permitted by the order?

CURRENTLY, THIS DOES NOT APPLY.

14. Use of the property:

	Severed	Retained
Existing uses	VACANT	RESIDENTIAL
Proposed uses	RESIDENTIAL	RETREAT CENTRE ⇒ NEW DEFINITION

PROPOSED IN PLANNING JUSTIFICATION REPORT ON PAGE 3 AND TO BE INCLUDED IN THE SITE SPECIFIC ZONE

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

NO

15. What are the surrounding land uses?

East VACANT LAND AND RESIDENTIAL

West VACANT LAND

North VACANT LAND

South SHORELINE RESIDENTIAL and vacant - no buildings, recreational activities

16. Former use of subject property and adjacent lands (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

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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

- 16.1 What information did you use to determine the answers to the above questions on former uses?

PREVIOUS OWNERS AND LOCAL KNOWLEDGE

- 16.2 If you answered YES to any of the Section 13 table above, 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.

- 16.3 If you answered Yes to any of the questions related to the Section 16 table above, 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.

17. Status of current and other applications under the Planning Act:

- 17.1 Is this a resubmission of an earlier proposal? Yes No Unknown

If yes, and if known, describe how it has been changed from the original application.

- 17.2 Has any land been severed from the parcel as it existed on January 16, 1975? Yes No

If yes, how many times? (See official plan Consent policies in Section 4)

ONCE

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18. Other planning applications:

18.1 Has the subject property ever been the subject of any other planning application, including applications before Ontario Land Tribunal (OLT), for approval of (check all that apply): CO-APPLICATIONS BEING SUBMITTED

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:

18.2 Are there applications for additional Consents on the subject property? Yes No
 If yes, provide details.

TWO CONSENT APPLICATIONS SUBMITTED TOGETHER

19. Provincial Policy:

19.1 Is the proposal consistent with Provincial Policy Statement (PPS) issued under subsection 3(1) of the Planning Act? Yes No

Explain why yes or no and paste applicable sections below or in a separate attachment if necessary. (Read the official plan in its entirety to identify the most relevant sections.)

PLEASE SEE ATTACHED (MODIFIED) PLANNING JUSTIFICATION REPORT P 1,3,4,7 & 9

19.2 Are any of the following uses or features on the subject property of the proposed consent or within 500 metres of the subject property of the proposed Consent, unless otherwise specified. (See 2020 Shuniah Official Plan Schedule B1 Development Constraints to assist).

Significant Features Checklist (Please check all appropriate boxes, if any apply.)

Use or Feature	On the Subject property	Within 500m of Subject Property (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

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			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			Will there be a negative impact on a planned corridor?
Cultural heritage and archaeology			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 property		✓	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 Energy, 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			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)			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			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 property 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			Identify if located in floodplain and address accordingly, as per official plan 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.

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Crown land (identified by the Ministry of Natural Resources and 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 Northern Development, Natural Resources and Forestry (MNDMNR) District Office regarding the actual acquisition or use of Crown land.
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*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.

19.3 Is the subject property within an area designated under any provincial plan or plans? Yes No

If yes, explain how the application conforms or does not conflict with the provincial plan.

CURRENTLY, THIS DOES NOT APPLY.

20. Indigenous land claims:

20.1 Does the proposed application for consent 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 as an attachment to the application.

CURRENTLY, THIS DOES NOT APPLY.

20.2 Have you consulted with Indigenous Peoples on this request for a proposed Consent?

Yes No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page.

21. Archaeology:

21.1 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.

22. Servicing - Water supply:

Severed

Private Well / Lake / Shared well

Other: _____

Retained

Private Well / Lake / Shared well

Other: _____

Development on a communal or individual well system may need a servicing options report and a hydrogeological report. Non-residential development on a communal well system may need a hydrogeological report.

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23. Servicing – Sewage:

Severed

Retained

Private: Well / Lake / Communal

Private: Well / Lake / Communal

Other: SEPTIC TANK

Other: SEPTIC TANK

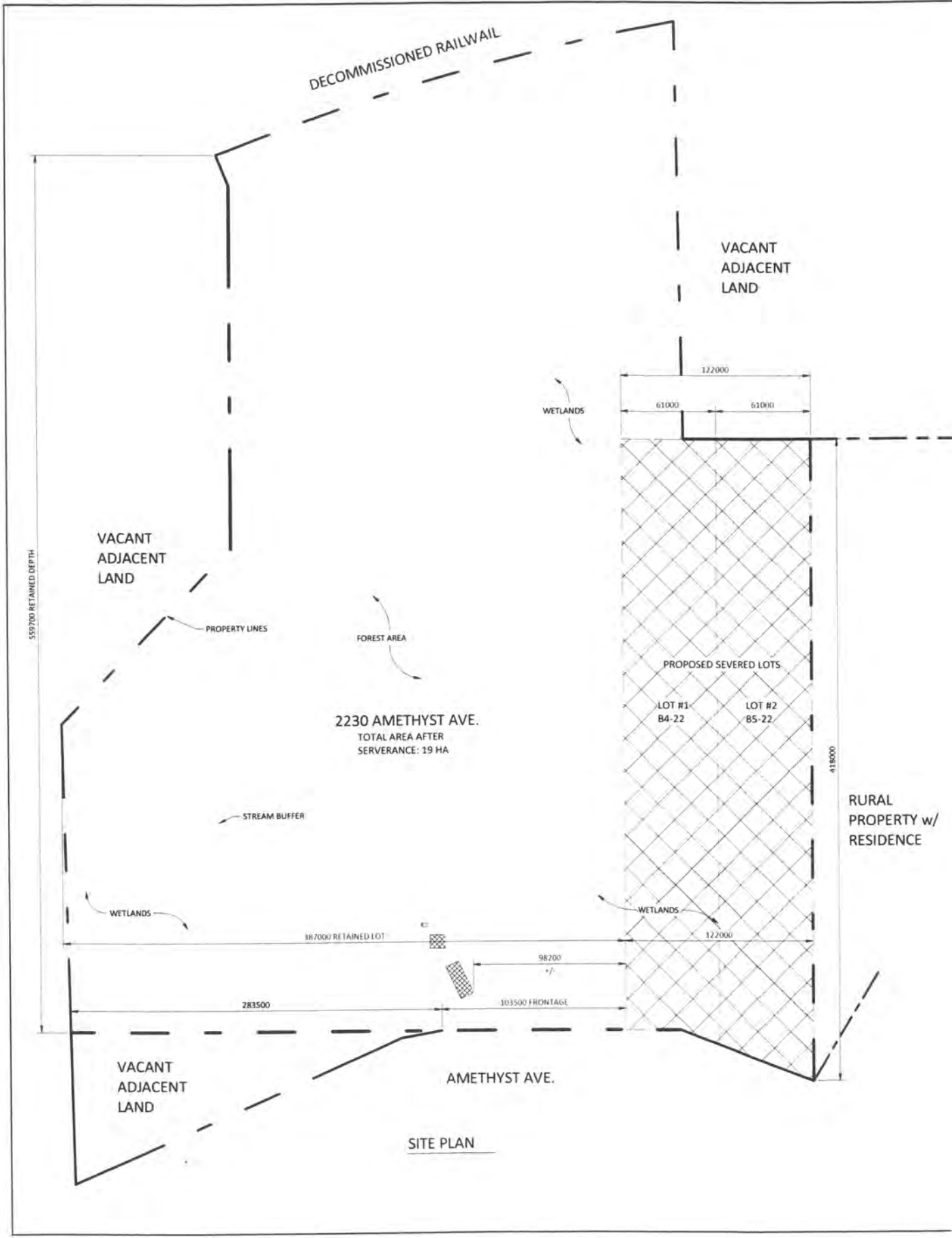
If the requested change would permit development on individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report may be needed. If the proposal would produce less than 4,500 litres per day, a hydrogeological report may be needed.

24. Other information:

Is there any other information you think may be useful to the Municipality of Shuniah or agencies in reviewing this application? If so, explain below or attach on a separate page.

PJR 3 SITE PLAN ATTACHED.

<p>AFFIDAVIT OR SWORN DECLARATION</p> <p>I/We, <u>TAMI & ALAN HUTCHINSON</u> of the City/District/Regional Municipality of <u>SHUNIAH</u> in the City/District/Regional Municipality of <u>THUNDER BAY</u> 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.</p>	
<p>SWORN/AFFIRMED /DECLARED before me at the <u>MUNICIPALITY OF SHUNIAH</u> In the Province) Of Ontario this <u>8</u> day of <u>February</u> 20<u>23</u>)</p>	 <p>SIGNATURE Susan Moore Treasurer, Deputy Clerk Municipality of Shuniah "Commissioner for taking Affidavits"</p>
<p>A Commissioner for taking Affidavits. <u>Susan Moore</u> signature</p>	<p>stamp</p>
<p>CONSENT OF THE OWNER:</p> <p style="text-align: center;">AUTHORIZATION OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION</p> <p>Complete the consent of the owner concerning personal information set out below.</p> <p>I, _____, am the owner of the land that is subject of this application for a consent and for the purposes of the <u>Freedom of Information and Protection of Privacy Act</u> 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 <u>Planning Act</u> for the purposes of processing this application.</p>	
<p>_____</p> <p>Date</p>	<p>_____</p> <p>Signature of Owner</p>



SITE PLAN