

The Corporation of the Municipality of Shuniah Notice of Application and Notice of Public Meeting Concerning a Proposed Zoning By-law Amendment & Concerning a Proposed Official Plan Amendment

Under Section 34 and 22(4) of The Planning Act

File No.: Z23-2

File No.: OP23-2

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.

Take Notice that the Council for the Corporation of the Municipality of Shuniah will hold a **public meeting on March 12, 2024 at 3:00 p.m.** to consider the proposed zoning by-law and official plan amendments. The Public Meeting 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 zoning by-law 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. In order to appear on the agenda, **written submissions** must be received no later than noon on the Wednesday before the public meeting, which is **March 6, 2024**. Written submissions received after this time will be provided to council by hard copy. Please include your contact information. Please note, comments are made available to the public, and are available on the municipal website.

If you are unable to make written submissions and therefore wish to make an oral statement during the meeting please email Clerk at the information below by noon on **March 5, 2024** (one week prior to public meeting) 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 Zoning By-law Amendment and Official Plan 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

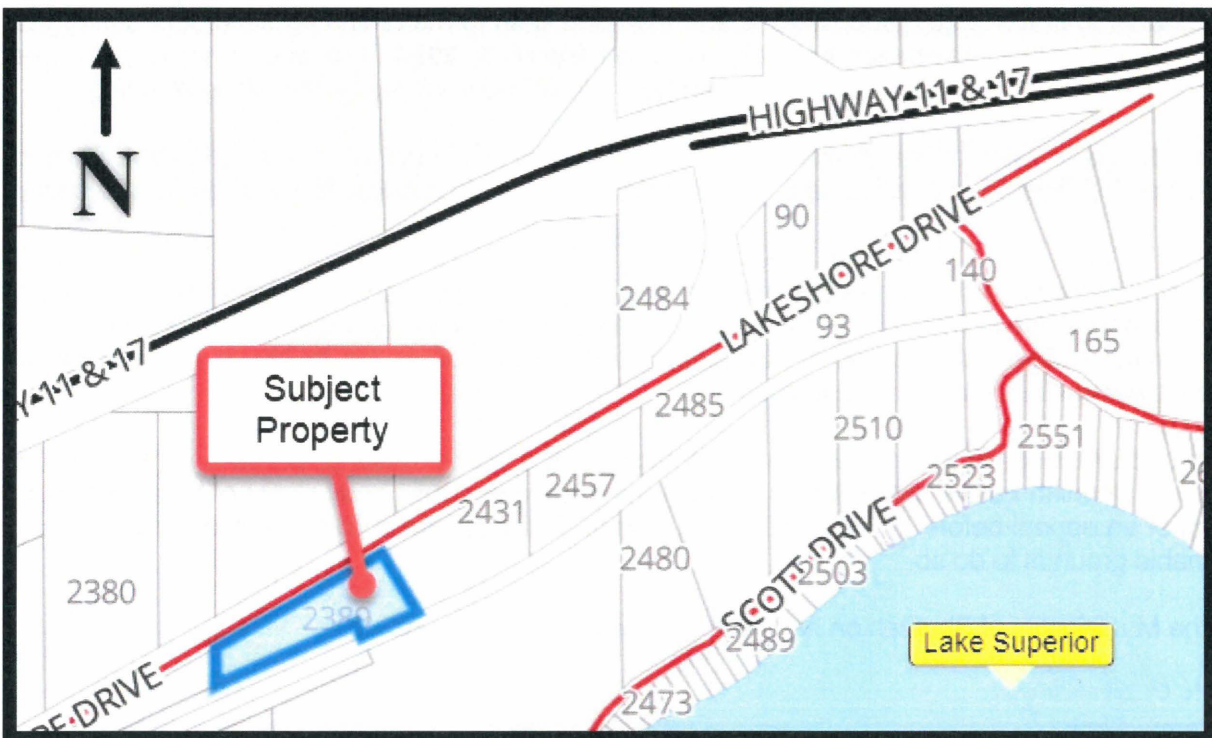
Dated at the Municipality of Shuniah on the 14th day of February, 2024.

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

PURPOSE AND EFFECT OF THE PROPOSED AMENDMENTS

1. The land affected by the proposed amendment is designated RU - Rural land 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 permit two new lots with a lot area reduced from 4 hectares to 2.03 hectares in size.
3. The Purpose of the proposed amendment to the Official Plan is to permit two new lots with a lot area reduced from 4 hectares to 2.03 hectares in size.
4. The Effect of the proposed amendments would be to allow one lot to be severed into two lots with a lot area reduced from 4 hectares to 2.03 hectares in size.
5. The proposed Zoning amendment by-law and Official Plan amendment would apply only to the property being Part 5, Plan 55R1378, Part of Mining Location 14, known as 2389 Lakeshore Drive in the Township of MacGregor, Municipality of Shuniah.
6. The proposed Zoning amendment and Official Plan Amendment applies only to the subject property and does not affect any other property.

KEY MAP OF SUBJECT PROPERTY



DEPUTATION FORM / REQUEST FOR DECISION

To make a formal deputation, residents must complete and submit this Deputation Form to the Clerk of the Municipality of Shuniah. All persons who submit a formal request to speak at the public meeting will receive a copy of the Notice of Decision.

If you do not want to make a formal deputation, but still wish to be notified of the Council’s decision or a related Ontario Land Tribunal (OLT) hearing you must complete this form and submit it to the Municipal Clerk.

I wish to make a deputation with respect to Application Z23-2 on March 12, 2024, and I wish to be notified of the Committee’s Decision and Ontario Land Tribunal hearing (if applicable).

My deputation will be (check one) in person electronic

I do not wish to make a deputation, but I wish to be notified of the decision with respect to Z23-2 and the Ontario Land Tribunal Hearing (if applicable)

*Please print and ensure form is legible

Name: _____

Address: _____

Phone Number: _____

Email Address: _____