



**The Corporation of the Municipality of Shuniah  
NOTICE OF REFUSAL  
OF APPLICATION TO AMEND ZONING BY-LAW AND  
VACANT LAND CONDOMINIUM APPLICATION**

under Sections 34 and 51(37) of The Planning Act

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**TAKE NOTICE** that the Council of the Corporation of the Municipality of Shuniah has decided to refuse the application to amend Zoning By-law 2038-00 under section 34 of the Planning Act and refuse to give approval to the application, under section 51 of the Planning Act for Vacant Land Condominium, on February 27, 2024. The council's decision was due to the length on time the application has been discussed with the municipality, the number of outstanding concerns, the lack of clearance letters and density concerns.

The applicant is requesting:

- the creation of 24 residential units,
- 2 other units, and
- 1 green space.

The Zoning By-law Amendment under section 34 of the Planning Act is requesting to amend Zoning By-law No. 2038-00 to allow:

- for reduced lot width of Lots 1 and 2 of Plan 55M639 from 60 metres to 52.5 metres,
- to allow Blocks 14 to 22 of Plan 55M639 to be rezoned from Community Residential – Holding [CR-H] to Shoreline Residential – Holding [SR-H], and
- to allow Blocks 13, 23 and 24 of Plan 55M639 to be rezoned from Community Residential – Holding [CR-H] to Open Space [OP].

These applications relate to the property described as Lots 1 & 2 and Blocks 13 to 24 of Registered Plan 55M-639 on Lakeshore Drive in the Township of MacGregor, Municipality of Shuniah. The subject lands are also subject to a previous plan of subdivision, By-law 2973-17.

**AND TAKE NOTICE THAT** individuals, corporation or public body may appeal to the Ontario Land Tribunal (OLT) in respect of the By-law. An appeal against the decision must set out the reasons for the appeal, must be filed with the Clerk of the Corporation of the Municipality of Shuniah, no later than **March 19, 2024**.

Notice of Appeal Form (A1) can be obtained at <https://olt.gov.on.ca/appeals-process/forms/> or by contacting our office. The appeal must be accompanied by a certified cheque or money order and made payable to the Minister of Finance in the amount set out on OLT's Fee Chart for a Plan of Subdivision/Condominium Appeal online at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

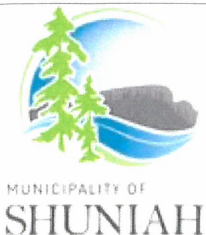
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the City of Thunder Bay on Thursday, February 29, 2024.

  
Clerk of the Municipality of Shuniah

Attachments:

Copy of Council Resolution 67-24  
Key Map



## COUNCIL RESOLUTION

Resolution No.: 67-24

Date: Feb 27, 2024

Moved By: \_\_\_\_\_

Seconded By: \_\_\_\_\_

THAT Council hereby receives the Planning Recommendation Report from the planner regarding the Lakeshore Developments Vacant Land Condominium and Zoning By-law Amendment Planning Applications and the same be filed at the Clerk's Office;

AND THAT the application for Plan of Vacant Land Condominium approval and associated Zoning By-law Amendment approval be respectfully denied.

☒ Carried

☐ Defeated

☐ Amended

☐ Deferred

Wendy Landry  
Signature

Municipality of Shuniah, 420 Leslie Avenue, Thunder Bay, Ontario, P7A 1X8



## Lakeshore Developments - Key Map

