



Municipality of Shuniah COMMITTEE OF ADJUSTMENT

NOTICE OF APPLICATION FOR CONSENT

TAKE NOTICE that under the provisions of Section 53 of The Planning Act, 1990, as amended, an application has been made to the Committee of Adjustment.

Application No.:	B23-5
Applicant:	Ancliffe Timber Ltd.
Agent:	Tyler Rizzuto - Stantec Consulting
Roll No:	8-11220 & 8-11547
Property Address:	711 Road # 5 South & VL Grann Drive
Legal Description:	CON 2 SECTION 5 PT LOT 9 RP;55R3847 PART 1 PCL 18977 & PLAN 55M560 PT BLK 47
Zoning:	Rural
Purpose:	Sever lot to create three new lots and retain one lot
Time and Date of Hearing:	May 29, 2024 at 5:30 p.m.
Subject to Another Planning Application:	No

Committee of Adjustment hearings are open to the public. You can attend either in person at council chambers, or electronically over Zoom. The Zoom log in information will be available on the agenda, once posted. Agendas can be found by selecting the date of the meeting on the following website <https://shuniah.civicweb.net/Portal/> Agendas will be posted by 4:30 p.m. on the Friday before the meeting.

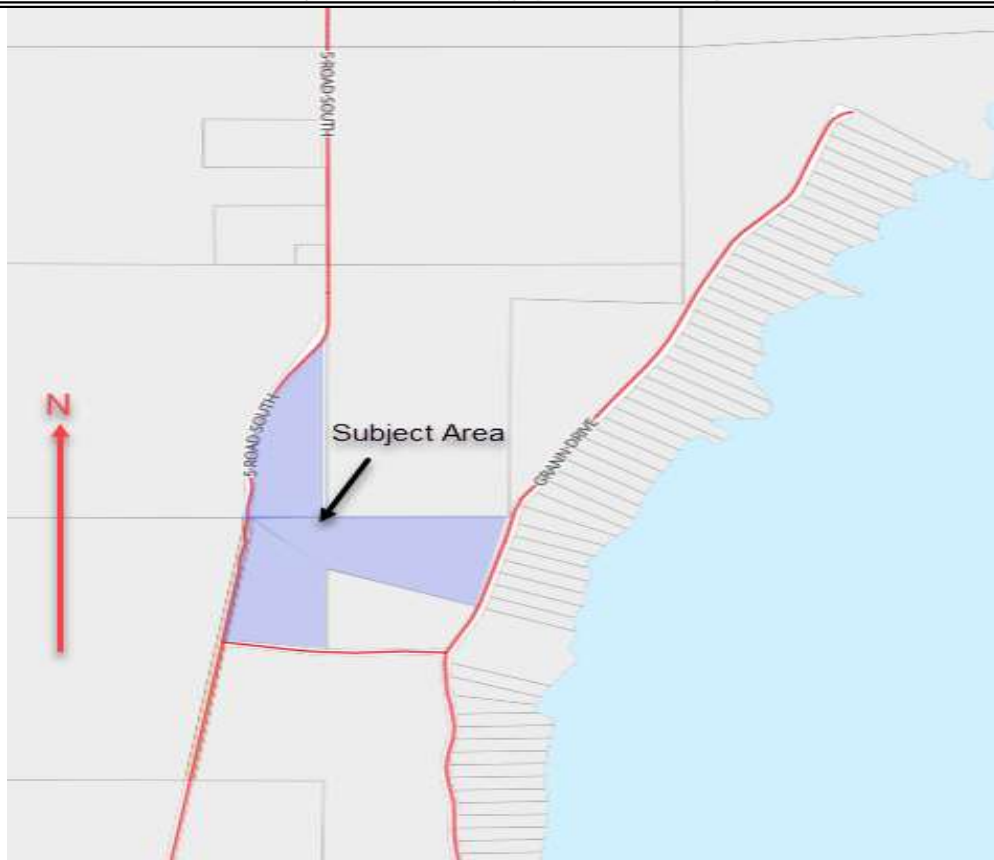
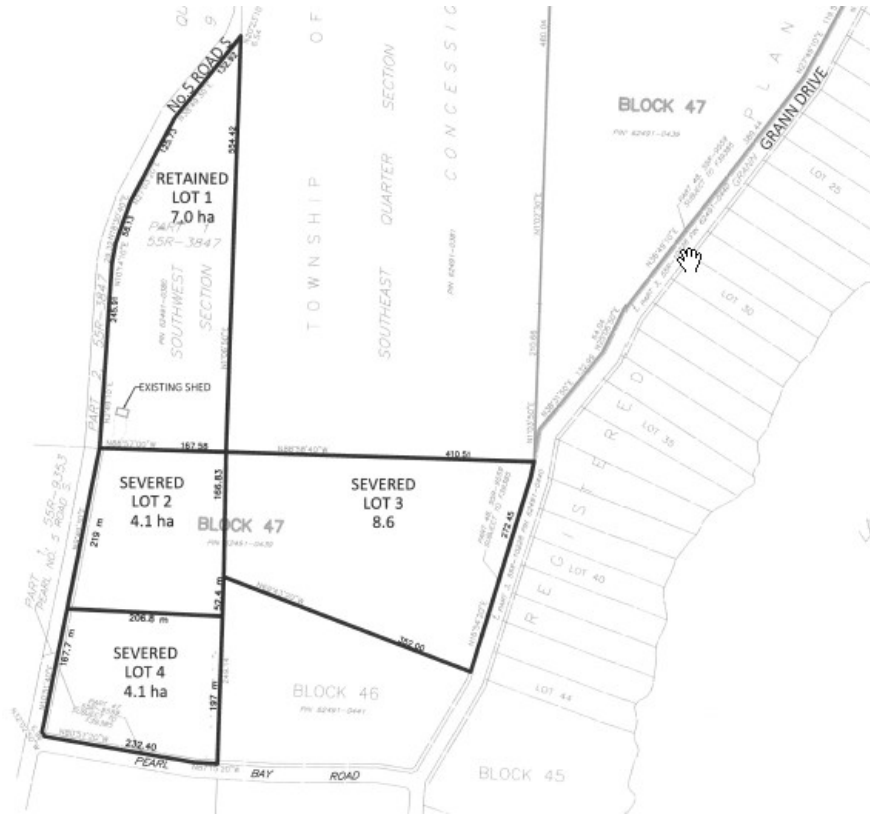
To submit written comments or make a deputation in person, or to make an electronic deputation at the hearing please see Important Information on the next page or contact Jennifer of the Committee of Adjustment at clerkdept@shuniah.org or (807) 683-4548. Please note, comments are made available to the public, and are available on the municipal website.

Written Comments:

In order to appear on the agenda, written comments must be received by noon on the Wednesday before the scheduled Committee of Adjustment hearing, which is Wednesday, MAY 22, 2024. Comments received after this time will still be provided to the Committee, but they will not be attached to the agenda. Written submissions on an Application shall only be received until noon two business days prior to the scheduled hearing, which is Monday, MAY 27TH, 2024.

To Obtain More Information:

To obtain more information regarding this application, including plans, sketches and Staff Reports, please contact Committee of Adjustment staff during regular business hours (Monday – Friday, 8:30 a.m. to 4:30 p.m.). Information pertaining to this application is also available at www.shuniah.org (under the Application Notices heading). Once posted, the meeting of agenda can be found by selecting the date of the meeting on the following website <https://shuniah.civicweb.net/Portal/>



Important Information - Application Number: B23-5

Participation (In Person and Electronic options):

Any person who supports or opposes this application May appear either in person or electronically over Zoom. A person May either appear personally, by agent, or by solicitor, to present any reasons why this petition should be granted or denied. If someone is unable to attend the hearing, they May make a written submission that includes reasons for support or opposition. Written submissions on an Application shall only be received until noon two business days prior to the scheduled hearing, which is Monday, May 27th, 2024.

Written submissions can be mailed and/or emailed to: Municipality of Shuniah
420 Leslie Ave
Thunder Bay, ON P7A1X8
Email: clerkdept@shuniah.org

Please cite **Application B23-5** when submitting your comment.

Residents can view a live stream of the meeting via Zoom. Log in information will be available on the meeting agenda.

To make a deputation, we ask that residents complete and submit the Public Deputation Form **no later than noon two business days prior to the scheduled hearing which is Monday, May 27th, 2024** (see above for contact details). The Public Deputation Form is attached. Additional information regarding electronic meeting procedures and public participation is available at www.shuniah.org. The committee shall hear the applicant and ever other person who desires to be heard in favour of or against the application. Presentations to the Committee are limited to 5 minutes in length.

Please note that Committee of Adjustment meetings May be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application. If a party does not participate in the hearing, the Committee May proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

If the applicant does not attend or are not represented at this hearing, the Committee May defer the file or proceed in your absence and make a decision, or May consider the application to have been abandoned, or withdrawn, and close the file.

Public Record:

Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the Municipality of Shuniah, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Notice of Decision:

This notice is sent to the applicant, to various agencies, and, in some cases, to surrounding property owners for their information. If you wish to be notified of the decision in respect to this application or an Ontario Land Tribunal (OLT) hearing you must complete the attached Request for Decision form and submit to the Secretary Treasurer of the Committee of Adjustment. In the absence of a written request to be notified of the Committee's decision no further notice of this Hearing, a deferred Hearing date, or the decision of this Committee will be sent to anyone other than the applicant.

Ontario Land Tribunal (OLT):

In accordance with section 53(19) of the Planning Act, 1990 and amendments thereto, the decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister of Housing, or any person or public body who has an interest in the matter. Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group on its behalf. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

An appeal against the decision must set out the reasons for the appeal, must be filed with the Secretary-Treasurer of the Committee of Adjustment, and must be accompanied by the fee required by the Ontario Land Tribunal. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance." Notice of appeal forms can be obtained at www.olt.gov.on.ca or by visiting our office.



Jennifer Kruzick, Secretary-Treasurer
Committee of Adjustment
Municipality of Shuniah
420 Leslie Avenue
Thunder Bay, Ontario P7A 1X8

mailing date: MAR 27, 2024
email: clerkdept@shuniah.org
Phone: 807-683-4545
Fax: 807-683-6982

DEPUTATION FORM / REQUEST FOR DECISION

To make a formal deputation, residents must complete and submit this Deputation Form to the Secretary-Treasurer of the Committee of Adjustments no later than noon on the Monday prior to the meeting, which is May 27th, 2024.

If you do not want to make a deputation, but still wish to be notified of the Committee's decision or a related Ontario Land Tribunal (OLT) hearing you must complete this form and submit it to the Secretary-Treasurer of the Committee of Adjustment.

- I wish to make a deputation with respect to Application B23-5 on May 29, 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 wish to make a deputation with respect to Application B23-5 on May 29, 2024 but I *do not* 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 Committee's decision with respect to B23-5 and the Ontario Land Tribunal Hearing (if applicable)

*Please print and ensure form is legible

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

FOR OFFICE USE ONLY		Application No.:	<u>B23-5</u>
Date of Pre-consultation	<u>< MARCH 19, 2024</u>		
Date Complete App Received	<u>MARCH 20, 2024</u>		
Date Notice Given			
Fee Enclosed (Shuniah)	<u>\$(PRE. CON. 500.00) / APP. 500.00</u>	Receipt No.:	<u>71949/72905-</u>
Fee Enclosed (LRCA)	<u>\$ 275.00</u>	Cheque No.:	<u>8203</u>

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

Owner's Name: Ancliffe Timber Ltd.
 Owner's Mailing Address: _____
 City: Shuniah Prov.: ON Postal Code: [REDACTED] Phone: [REDACTED]
 Cell: _____ Email Address: [REDACTED]

2. Applicant/Agent Information: (If different from Registered Owner, An Owner's authorization is required, see Schedule A)

Applicant's Name: Glenn Grann
 Solicitor/Authorized Agent/Firm: Stantec Consulting Ltd - Tyler Rizzuto
 Applicant's Mailing Address: 1263 Innovation Drive
 City: Thunder Bay Prov.: ON Postal Code: P7B-0A2 Phone: 807-629-4826
 Cell: _____ Email Address: _____

Send Correspondence To? (Check all that apply) 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.

Not Applicable

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

Not Applicable

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?

Not Applicable

4. Location of subject land:

COMPILED PLAN OF PART BLOCK 47 REGISTERED
 PLAN 55M-560 AND PART OF SW 1/4 SECTION 9
 CONCESSION 2, TOWNSHIP OF MCTAVISH,
 MUNICIPALITY OF SHUNIAH, DISTRICT OF THUNDER BAY

Property Address: 711 Road #5 South
 Property Roll Number - 58-28-02 0-0811220 (obtained from tax bill or assessment notice)

Concession No. <u>2</u>	Section No. <u>9</u>
Registered Plan No.	Lot(s) No.
Mining Location	Reference Plan No. Pts.
Geographic Township:	<input type="checkbox"/> MacGregor <input checked="" type="checkbox"/> McTavish

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5. Description of subject land:

	Severed	Retained
Frontage (m)		
Depth (m)	SEE ATTACHED, ADDITIONAL INFORMATION PAGE 1, SECTION 5 DESCRIPTION OF SUBJECT LAND	
Area (ha)		

6. Building and structures - include description, dimensions, and dates of construction. Add an additional page if necessary:

Description (main, shed, garage, etc.)	Dimensions (m)	Construction year
1. Retained lot 1 - shed	7x9	1988
2.		
3.		
4.		

7. Access - Road ownership SEE ATTACHED, PAGE 2 SECTION 7 ACCESS-ROAD OWNERSHIP

Severed Parcel

Common Name of Road _____

- Municipality of Shuniah
- Ministry of Transportation
- Private

Other: _____

Retained Parcel

Common Name of Road _____

- Municipality of Shuniah
- Ministry of Transportation
- Private

Other: _____

8. Access - Road maintenance SEE ATTACHED, PAGE 2 SECTION 7 ACCESS ROAD MAINTANCE

Severed Parcel

Common Name of Road _____

- Municipality of Shuniah
- Ministry of Transportation
- Private

Other: _____

Retained Parcel

Common Name of Road _____

- 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.

Not Applicable

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

Not Applicable

Other Access (Specify)

Not Applicable

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.

Severed lot 3 - has a 3.0m easment that was transfered to the municipality

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

NOT APPLICABLE

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

	Severed	Retained
Official plan designation	SEE ATTACHED ADDITIOAL INFORMATION PAGE 2, SECTION 11	
Zoning		

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):

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	SEE ATTACHED ADDITIONAL INFORMATION PAGE 2 SECTION 14	
Proposed uses		

15. What are the surrounding land uses?

East _____

West _____ SEE ATTACHED ADDITIONAL INFORMATION PAGE 2 SECTION 15

North _____

South _____

16. Former use of subject property and adjacent lands (check as applicable):

Does the Owner own Adjoining Property?	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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

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

The land owner provided history of when they purchased the land. Shuniah also provided additional Information

16.2 If you answered YES to any of the Section 16 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.

Very little history of the property, Retained Lot has an existing shed that may have been used to paint vehicles

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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.

Our understanding is a RSC is required for a change in use.

Previous uses did not require ESA or RSC

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.

Not Applicable

17.2 Has any land been severed from the parcel as it existed on January 15, 1979? Yes No

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

Not Applicable

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): Yes No

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:

The subject lands were established through a previous draft plan of subdivision.

PLEASE SEE ATTACHED ADDITIONAL INFORMATION PAGE PAGE 2. SECTION 18.1

18.2 Are there applications for additional Consents on the subject property? Yes No

If yes, provide details.

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 Provincial Policy Statement in its entirety to identify the most relevant sections.)

SEE ATTACHED PLANNING JUSTIFICATION LETTER

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- 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 Provide Distance	N/A	Potential information needed
Class 1 Industry*			X	If sensitive land uses proposed within 70m from the boundary lines, a noise/odour/particulate study may be needed
Class 2 industry**			X	If sensitive land uses proposed within 300m from the boundary lines, a noise/odour/particulate study may be needed
Class 3 industry***			X	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)			X	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			X	Assess the need for feasibility study for residential and other sensitive land uses.
Provincial Highway			X	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			X	Evaluate impacts of noise within 100m
Electricity generating station, hydro transformer, railway yard, etc.			X	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			X	Consult the appropriate electric power service.
Transportation, infrastructure & utility corridors			X	Will there be a negative impact on a planned corridor?
Cultural heritage and archaeology			X	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			X	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			X	Will development hinder or be incompatible with continued operation or extraction?
Mineral aggregate resources areas			X	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			X	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			X	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			X	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)			X	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.

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Continued - Use or Feature	On the Subject property	Within 500m (Provide Distance)	N/A	Potential information needed
Fish habitat			X	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			X	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			X	Identify if located in floodplain and address accordingly, as per official plan policies and Lakehead Region Conservation Authority.
A contaminated site			X	Assess an inventory or previous uses in areas of possible soil contaminations.
Hazardous sites****			X	Demonstrate that hazards can be address.
Erosion hazards			X	Determine feasibility within the 1:100 year erosion limits of river valleys and streams.
Sensitive surface water features and sensitive groundwater features			X	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.)
Crown land (identified by the Ministry of Natural Resources and Forestry as being of special interests, such as a lake access point)			X	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.

*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 [X] 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 [X] 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.

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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 [X] No If yes, please explain. Attach a separate page, if needed. Submit a copy of technical report(s), if applicable.

Nothing was identified during the consturction of the previous subdivision

22. Servicing - Water supply

Severed Retained
[X] Private: Well / Lake / Shared well (specify) [X] Private: Well / Lake / Shared well (specify)
[] Other: [] 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.

23. Servicing – Sewage

Severed Retained
[X] Private: Septic (Class 4) [X] Private: Septic (Class 4)
[] Other: [] Other:

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 explanation on a separate page.

None at this time

AFFIDAVIT OR SWORN DECLARATION

I/We, Glenn Grann of the City/District/Regional Municipality of THUNDER BAY in the City/District/Regional Municipality of THUNDER BAY 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 CITY OF THUNDER BAY In the Province of Ontario this 20 day of March 20 24

Signature of Glenn Grann

A Commissioner for taking Affidavits.

Signature of Commissioner

Stamp: Paul Greenwood, CAO, Deputy Clerk, Deputy Treasurer, Municipality of Shuniah, 'Commissioner for taking Affidavits'

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, Glenn Grann, 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.

March 12, 2024

Signature of Owner

Date

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NOTES:

1. Each application must be accompanied with the fee in accordance with the most recent Fees and Tariffs By-law.
2. ALL mandatory information **MUST** be submitted, and the sketch completed **BEFORE** the application(s) will be accepted for processing.
3. A sketch must accompany the application showing,
 - a) the boundaries and dimensions of any land abutting the subject property that is owned by the owner of the subject property;
 - b) the distance between the subject property and the nearest municipal lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject property, the part that is to be severed and the part that is to be retained;
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject property;
 - e) the approximate location of all natural and artificial features on the subject property and on the land that is adjacent to the subject property that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, slopes (contour lines), drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks. See also Official Plan Schedule B1 Constraints Map. (NOTE: the LRCA Regulates 30m around all wetlands);
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the locations, width and name of any roads within or abutting the subject property, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject property is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject property.

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.

EXAMPLE OWNERS AUTHORIZATION LETTER

If there are multiple owners, an authorization letter must be provided by each

Schedule A

Date: _____
 Owner Name: _____
 Address: _____
 Phone Number: _____
 Email: _____

Attention: Committee of Adjustment, Secretary-Treasurer
 Subject: Letter of Authorization

RE: Subject Lands at
 Lot: _____
 Plan: _____
 Address: _____

Dear Approval Authority:

I, _____, am the owner of the land that is the subject of this application for a minor variance and I authorize _____ to make this application on my behalf as described in the attached site plan. For the purposes of the Freedom of Information and Protection of Privacy Act I authorize _____ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the process on of the application.

Please do not hesitate to contact me if there are any further questions.

Yours truly,

 Owner Signature

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Schedule B

A Planning Justification Report is a report provided by an applicant as part of a complete application which:

- describes the subject property, its existing physical conditions, and its context within the surrounding community;
- outlines the Proposed Application;
- provides an overview of the relevant planning policy and regulations that affect the planning application, including Provincial Policy Statement, Growth Plan for Northern Ontario, the Shuniah Official Plan and any other related policy, regulations and guidelines;
- details potential adverse effects or impacts;
- summarizes each of the technical studies triggered by the potential adverse effects or negative impacts;
- details how adverse effects or negative impacts will be minimized or the mitigation measures with contingency plans; and,
- provides planning opinion and justification for the proposed development Application.

The level of detail for the planning justification shall be appropriate to the complexity or potential impact of the proposal; and/or in accordance with relevant official plan policy sections and as determined by staff.

In the case of a Consent, the Planning Justification Report briefly summarizes the information required by the Planning Act (because most of it has been stated in the application form already); but primarily gives the applicant an opportunity to explain in their own words what they are seeking to achieve and why. It needs to conclude by addressing potential adverse effects and compatible development (see *below).

Sample Planning Justification Report for a Consent

Title: Planning Justification for a Consent application to allow:....., located at.....

In summary, the reason for the request is to

The proposed development is to..... because.....

The proposed development is desirable and appropriate because.....

The proposed consent meets the consent policies in section 4 of the Official Plan, including allowable numbers.

The potential adverse effects are.....; but will have little to no impact because the following (mitigation) measures will be implemented.....

Therefore, the resulting development will be compatible. (See *below for explanation of compatible development and adverse effects).

*Compatible Development (excerpt from the 2020 Shuniah Official Plan)

In order to proceed, all new development requiring a Planning Act approval shall be compatible with existing uses in the vicinity by avoiding adverse effects or minimizing adverse effects to acceptable or negligible levels, and where applicable, in accordance with Provincial guidelines and Shuniah staff.

Where a development initiative has the potential to be incompatible with or cause adverse effects to other land uses/users in the vicinity, appropriate technical studies evaluating compatibility; and mitigation using avoidance, buffering, separation distances or other measures, shall be part of the planning justification in a complete application (see section 4).

Potential Adverse Effects

Common potential adverse effects of a proposed development relate to, but are not limited to:

- pattern, scale, massing, design of development, servicing levels of existing and future development;
- visual impacts relating to outdoor storage;
- shadowing, lighting and/or visual impacts on surrounding land uses including privacy of adjacent residential uses
- traffic volume and safety
- vehicle access and parking
- hydrological and hydrogeological functions
- surrounding natural heritage features and cultural heritage resources; and,
- noise, vibration, odour, dust and other contaminants or emissions.

Potential adverse effects for sensitive uses as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

To: Municipality of Shuniah
420 Leslie Ave, Thunder Bay
Ontario, P7A 1X8

From: Tyler Rizzuto
Stantec Consulting Ltd.
1263 Innovation Drive, Thunder Bay
Ontario, P7B 0A2

File: Grann Drive Severance Application

Date: March 12, 2024

Reference: Application for Severance additional information

4. Location of subject land Severed Lot 2-3:

Property Address: Vacant Lot Grann Drive

Property Roll Number: 582802000811547

Legal Description: COMPILED PLAN OF PART OF BLOCK 47 REGISTERED PLAN 55M-560 AND PART OF SW ¼ SECTION 9 CONCESSION 2, TOWNSHIP OF MCTAVISH, MUNICIPALITY OF SHUNIAH, DISTRICT OF THUNDER BAY

5. Description of Subject land:

	Severed Lot - 4	Severed – Lot 3	Severed - Lot 2	Retained – Lot 1
Frontage (m)	167.7 m	272.45 m	219 m	562.69 m
Depth (m)	irregular	410.51 m	Irregular	Irregular
Area (ha)	4.1 ha	8.6 ha	4.1 ha	7.0 ha

7. Access - Road Ownership and 8. Access – Road Maintenance

Severed – Lot 4

Common Name of Road: Pearl Bay Road

Municipality of Shuniah

Severed – Lot 3

Common Name of Road: Grann Drive

Municipality of Shuniah

Severed – Lot 2

Common Name of Road: Road 5 South

Municipality of Shuniah

Reference: Application for Severance additional information

Retained – Lot 1

Common Name of Road: Road 5 South

Municipality of Shuniah

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

	Severed – Lot 4	Severed - Lot 3	Severed – Lot 2	Retained – Lot 1
Official Plan Designation	RU	RU	RU	RU
Zoning	Rural	Rural	Rural	Rural

14. use of property:

	Severed – Lot 4	Severed - Lot 3	Severed – Lot 2	Retained – Lot 1
Existing Uses	Vacant	Vacant	Vacant	Vacant
Proposed Uses	Residential	Residential	Residential	Rural

15. What are the surrounding land uses?

	Severed – Lot 4	Severed - Lot 3	Severed – Lot 2	Retained – Lot 1
North	Vacant	Vacant	Vacant	Residential
East	Vacant	Vacant	Residential	Vacant
South	Vacant	Vacant	Vacant	Vacant
West	Vacant	Vacant	Vacant	Vacant

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: Yes – Draft Plan of Subdivision.

The subject lands were established through a previous draft plan of subdivision, known as Pearl Harbour Estates Stage 1.



Stantec Consulting Ltd.
1263 Innovation Drive,
Thunder Bay, ON P7B 0A2

March 12, 2024
File: 113750023

Attention: Municipality of Shuniah
420 Leslie Ave, Thunder Bay, ON P7A 1X8

Dear, Municipality of Shuniah

Reference: Planning Justification Report in support of the proposed Severance Application for Grann Drive and No.5 Road, Municipality of Shuniah

The applicant Ancliffe Timber Ltd. is proposing to create 3 (three) lots and retain 1 (one) by way of a severance application in the Municipality of Shuniah. The subject lands are designated Rural in the current official plan. Lands within these designations permit low density, multi-purpose lots. New lots in these areas are supported and generally encouraged. The lot configuration is provided based on previous plans of subdivision and all lots have frontage along maintained roads. The proposed severed and retained lots will exceed the minimum lot frontages and area requirements and also have appropriate access and sight lines. The lands are surrounded by rural and residential uses, which is compatible with the existing and proposed residential uses.

The property is currently zoned Rural. The severed lots and retained lot conform to current the zoning bylaw requirements.

The proposed development is consistent with the Provincial Policy Statement (PPS 2020) because it promotes efficient development and land use patterns, accommodates a market-based range of residential housing types (including single-detached) The PPS also supports Residential Development on lands on Rural lands located within municipalities. The proposed development is also compatible with the rural landscape and can be sustained by the existing service levels, which is promoted in the PPS.

The proposed consent meets the consent policies in Section 4 of the Official Plan. With the creation of new lots in the rural setting, lots will require a private septic system and private well to adequately service the new lots. But will have little to no impact because the proposed lots are considerably larger than the adjacent lots. The development should be considered as an efficient land use pattern that will sustain efficient operation and financial well-being of the municipality, by developing lots on existing maintained right of ways and providing new taxable building lots within the already built-up area. While still maintaining the rural quality of life.

Therefore, because the development is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan of Northern Ontario, conforms to the Official Plan of continuing residential use and enjoyment of rural and waterfront living, and conforms to the Zoning By-law, we feel the proposed severance should be considered a compatible development.

Thank you,

Stantec Consulting Ltd.

Tyler Rizzuto, B.A., C.P.T
Associate, Community Development Lead
Phone: 807 626 5640 x9504
tyler.rizzuto@stantec.com

March 12, 2024
Municipality of Shuniah
Page 2 of 2

Reference: Planning Justification Report in support of the proposed Severance Application for Grann Drive and No.5 Road, Municipality of Shuniah

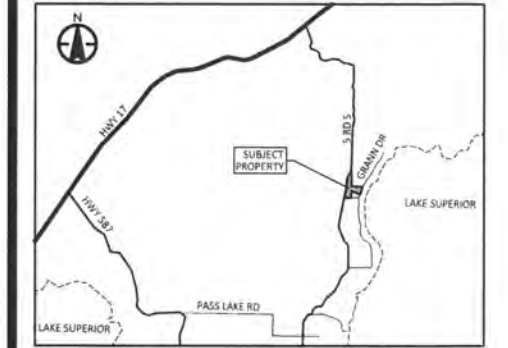


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KEY PLAN



Issued _____ By Appd YYYY.MM.DD

File Name: GLENN_GRANN_SEVERANCE_APPLICATION_REV04
Project Number: 12960023

JW Dwn. TR Dsgn. Chkd. 2024.01.09
YYYY.MM.DD

Notes

Client/Project Logo

Client/Project
Glenn Grann
Severance Application
711 Road #5 South
Title
Site Plan



Revision _____ Date _____

Reference Sheet _____ Figure No. _____

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