

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

OFFICE USE ONLY:	
Application No. <u>SD24-1</u>	Receipt No. _____
Date of Pre-consultation Meeting: <u>22 March 24</u>	
Date Complete Application Received: <u>23 Jan 25</u>	Date Notice Given: <u>20 Feb 25</u>
Fee Enclosed (amount): \$ _____ (LRCA) \$ _____ (Shuniah)	

PART 1	GENERAL PROPERTY DESCRIPTION
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1. **Registered Owner(s):**
 Owner's Name (List Association Name if Applicable):
Glenn Grann, Ancliffe Timber Ltd.
 Owner's Mailing Address: _____
 City: Thunder Bay Prov.: ON Postal Code: P7B 0A2 Phone: 807 338 7810
 Cell: _____ Email Address: _____
2. **Applicant/Agent information:** (If different from Registered Owner, An Owner's authorization is required, Schedule A)
 Applicant's Name: Tyler Rizzuto
 Solicitor/Authorized Agent/Firm: Stantec Consulting Ltd.
 Applicant's Mailing Address: 1263 Innovation Drive
 City: Thunder Bay Prov.: ON Postal Code: P7B 0A2 Phone: _____
 Cell: _____ Email Address: tyler.rizzuto@stantec.com
 Send Correspondence To? Owner Applicant Agent/Solicitor []
3. **Description of subject land:**
 Subject Property Address (and site description if in an Association):

 Property Roll Number - 58-28-0_0-00_ - _____ (obtained from tax bill or assessment notice)
 Association Name: N/A
- | | |
|-------------------------|--|
| Concession No. <u>2</u> | Section No. <u>12</u> |
| Registered Plan No. | Lot(s) No. |
| Mining Location | Reference Plan No. Pts. |
| Geographic Township: | [] MacGregor <input checked="" type="checkbox"/> McTavish |
4. **Lot dimensions** (in metric units):
- | | | |
|-------------------------|----------------------|---------------------|
| Frontage: <u>Varies</u> | Depth: <u>Varies</u> | Area: <u>Varies</u> |
|-------------------------|----------------------|---------------------|

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

5. Description of Street/Road:

<input type="checkbox"/> Opened	<input type="checkbox"/> Paved	<input checked="" type="checkbox"/> Graveled	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
With of Street or Road		Proposed 20 m ROW <small>Will be maintained by Municipality once transferred</small>		
Is the road maintained by the Municipality?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
Has the road been dedicated/transferred to the Municipality?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input 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: Proposed extension of Grann Drive and proposed Street 'A' with connection to Road No. 5 South

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 y water only, the parking and docking facilities used of to be used, and the approximate distance of these facilities from the subject land and the nearest public road.

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.

Unknown

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

7.3 How long have the subject lands been in the owner’s possessions? Pre- 1990s

8. Existing use of property:

Zoning: Shoreline Residential - Black Bay (SR-BB) and Rural (RU)	Official Plan Designation: Rural (RU), Residential High Density (R1), and Protected Area (PA)
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8.1 How long has this existing use continued? Never developed

8.2 Is the property located in a high-density area? If so, what is the Green Star status (none, partial or full)?
Yes, and full green star status

9. Description of all existing use buildings or structures:

(e.g., Recreational, permanent dwelling, commercial shop)

Vacant

or Vacant Land

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

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

Frontage onto Black Bay (Lake Superior). Stormwater management will be managed through a combination of roadside ditches and overland flow.

11. Check whether this application is for approval of:

- Condominium Description
 Plan of Subdivision

If condominium, indicate the type:

- Standard Amalgamation Vacant Land Phased Common Elements Leasehold

11.1 Proposed Land Use

Proposed Land Use		Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential	Detached		52	87.7	0.59	
	Semi-detached					
	Multiple attached					
	Apartment					
	Other (specify)					
Commercial						
Industrial						
Park, Open Spaces			6	14		
Institutional (specify)	Reserve Block					
Roads			2	6		
Other (specify)			1	0.05		
Totals			61	105.8		
				107.8 ha - including additional lands to be transferred to the Municipality of Shuniah		

11.2 For condominiums only:

- a) Has a site plan for the proposed condominium been approved? Y N
 b) Has a site plan agreement been entered into? Y N

11.3 Information required specific to each type of condominium apart from standard.

Amalgamations (where two or more corporations may amalgamate.)

Include the following with the application: a plan showing the relationship of the condominiums to be amalgamated, the application file numbers, the approval dates, and any other relevant information.

Vacant Land (condominium in which each owner may decide what type of structure, if any, will be built on his/her unit.)

This kind of development may, for example, be suitable for a mobile home development. Include information on the proposed servicing and the status of required permits, etc.

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

Phased (condominium development which will allow a single condominium to be built in phases.) Include a summary outline of the number of units and common elements to be developed in each specific phase and any common elements that would be available in subsequent phases.

Common Elements (condominium with the following features: the common elements are defined, the land is not divided into units, the homes could be freehold, facilities such as a recreation centre or road and sewers could be common elements). Include a map showing the freehold properties outside the specific condominium site. Identify common elements and property ownerships.

Leasehold (condominium where the initial term of the lease of the land must be from 40-99 years and the leasehold unit owner could sell the unit without consent of the landlord.) Include information on what happens at the end of the lease period. Include dates.

12. Former Use of Property Table (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 subject property or adjacent property 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 subject 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 checked="" type="checkbox"/> Yes	<input 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?

Based on an understanding that the subject lands are vacant and have never been developed

A road was built to Municipal standards to complete necessary supporting studies. The road will form part of the proposed subdivision.

12.2 If you answered YES to any of Section 12 Former Use of Property 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.

Land adjacent to the subject lands to the north is currently developed as single-detached residential dwellings - the same use as what is proposed for this Draft Plan. Lands adjacent to the subject lands to the west are currently vacant and have never been developed. Lands have not been previously developed

12.3 If you answered Yes to any of the questions related to Section 12, 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.

No RSC is required.

13. Uses adjacent to the subject land:

North Existing Residential - single-detached dwellings

South Vacant

East Black Bay (Lake Superior)

West Vacant

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

14. Indigenous land claims:

14.1 Does the proposed application 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.

NOT APPLICABLE AT THIS TIME

14.2 Have you consulted with Indigenous Peoples on this request? [] 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 application. Please explain below or attach on a separate page.

A Statutory Public Meeting of Council will be facilitated by the Municipality as required under the Planning Act. A Notice of Statutory Public Meeting of Council will be sent to neighbouring landowners within a 120-metre radius of the Subject Property, and 20 days prior to the meeting. A sign will also be posted on the property. Stantec will be present at this public meeting to provide input and answer questions about the proposed development. Stantec can also be available and present for any subsequent Council meetings that may be held in order to progress the development.

16. Other planning applications:

16.1 Has the subject land ever been or is it currently 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:

N/A

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

To the best of our knowledge, the subject lands are not in an area where zoning with conditions apply

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

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

The topography of the site is generally flat with lands gently sloping towards the shoreline of Lake Superior. The topography of the subject lands are varied, and lot shapes are also varied due to the shoreline/frontage onto Black Bay. Shallow bedrock conditions present across the site, based on findings of the hydrogeological study.

PART 2	SERVICING
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19. Describe what type of sewage disposal system is or will be provided to the subject land; and if existing systems meet Provincial standards (if they are to be retained):

Private septic systems will be provided on the subject lands. Further details are provided in the hydrogeological study. The Thunder Bay District Health Unit (TBDHU) has also issued a letter of support, which states that safe servicing for the proposed lots can be achieved.

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.

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

Water will be provided to each proposed lot through private wells

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

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

Storm drainage will be managed through a combination of roadside ditches and overland flow.

PART 3	PROVINCIAL POLICY
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22. Provincial Policy Statement (PPS):

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

Yes [] No

22.2 Explain how the requested amendment is consistent or not consistent with the PPS in the Planning Justification Report. (Read the PPS in its entirety; and cut and paste the relevant sections). See Schedule B.

See Planning Justification Report.

23. 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:
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Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

CURRENTLY, THIS DOES NOT APPLY.

24. Significant Features:

24.1 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

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

24.3 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.

Table: 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*			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 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 land			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 Northern Development and Mines.
A significant coastal wetland			Development and site alteration are not permitted in the features.

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

A significant habitat of endangered species and threatened species A provincially significant wetland within 120 metres of the subject lands species			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)		✓ See EIS	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		✓ See EIS	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			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 See PJR	✓		Identify if located in floodplain and address accordingly, as per 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 See PJR	✓		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.
A municipal or federal airport			Evaluate impacts of noise.
Crown land (identified by the Ministry of Natural Resources & 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 Natural Resources and Forestry (MNR) 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.

25. Archaeology:

25.1 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.

Stage 1 Archaeological Assessment completed and submitted as part of Complete Application

26. Is there any other information that you think may be useful to the Municipality in reviewing this application for draft approval? 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.

See PJR.

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

27. 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 from 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.

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

AFFIDAVIT OR SWORN DECLARATION

I/We, TYLER RIZZUTO of the City/District/Regional Municipality of Thunder Bay in the City/District/Regional Municipality of Shuniah 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 23 day of January 2025)


SIGNATURE

A Commissioner for taking Affidavits. 
signature

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.

Jan 8/25 
Date Signature of Owner

Note: The information in this application and all other information, studies, reports and comments received relative to the processing of this application is collected for the purpose of creating a record that is available to the general public.

Municipality of Shuniah – Application for Plan of Subdivision or Condominium Approval

Schedule A

Owner Name(s): GLENN GRANN -

Address: _____

Phone Number: _____

Attention: Clerk

Subject: Letter of Authorization

RE: Subject Lands at Lot: 35 Plan: SSM-631

Address: _____ Municipality of Shuniah

Dear Approval Authority:

I, GLENN GRANN, am the owner of the land that is the subject of this application and I authorize Tyler Rizzuto Stanec 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 Tyler Rizzuto Stanec 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