



The Corporation of the Municipality of Shuniah Plan of Subdivision Application

Notice of a Complete Application

Under Section 51(19.4)(a) of The Planning Act

February 18, 2025

Fill No.: SD24-1, Pearl Harbour Estates – Stage 4
Subject Property: Concession 2 Part Lot 12, 55R12946 Parts 1 and 2, Township of McTavish,
now being the Municipality of Shuniah
Applicant: Ancliffe Timber Ltd.
Agent: Tyler Rizutto of Stantec

TAKE NOTICE that the Council of the Corporation of the Municipality of Shuniah has received an application, under section 51(17) of the Planning Act for a Plan of Subdivision. The Clerk of the Municipality of Shuniah gives notice that the application containing the prescribed information required under section 51(17) of the Planning Act has been received and deemed complete. The subject lands are not subject to another planning act application.

The applicant is requesting the creation of:

- 52 residential lots
- 6 blocks of park/open spaces
- 2 roads
- 1 other

Additional Information relating to the proposed applications is available by contacting the 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 applications to Kerry Bellamy, Clerk at the contact information below. Please include your contact information.

If you wish to be notified of the decision of the Municipality of Shuniah in respect of the proposed Plan of Subdivision, you must make a written request to the Clerk at the address listed below.

If a person or public body would otherwise have the ability to appeal the decision of the Municipality of Shuniah but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Municipality of Shuniah in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Municipality of Shuniah in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Should you have any questions or concerns please contact our office.

Yours truly,



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

Key Map

