



The Corporation of the Municipality of Shuniah NOTICE OF THE PASSING OF A ZONING BY-LAW

under section 34 of The Planning Act

Date: June 12, 2025

File: Z25-1

TAKE NOTICE that the Council of the Corporation of the Municipality of Shuniah passed By-law No. 3423-25 on June 10, 2025 under section 34 of the Planning Act.

This zoning amendment is to amend Zoning By-law No. 2038-00 site-specific as it applies to Plan 812 Lot 4 being 2133 Sunnyside Beach Avenue.

No oral or written submissions caused any change or effect on the decision for the subject lands. The subject lands are not subject to another application under the Act.

AND TAKE NOTICE THAT an appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting "Shuniah" as the Approval Authority or by mail 420 Leslie Avenue, Thunder Bay, ON P7B1X8, no later than **4:30 p.m. on July 2, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The **appeal fee of \$1,100** can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerk@shuniah.org.

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, June 12, 2025.

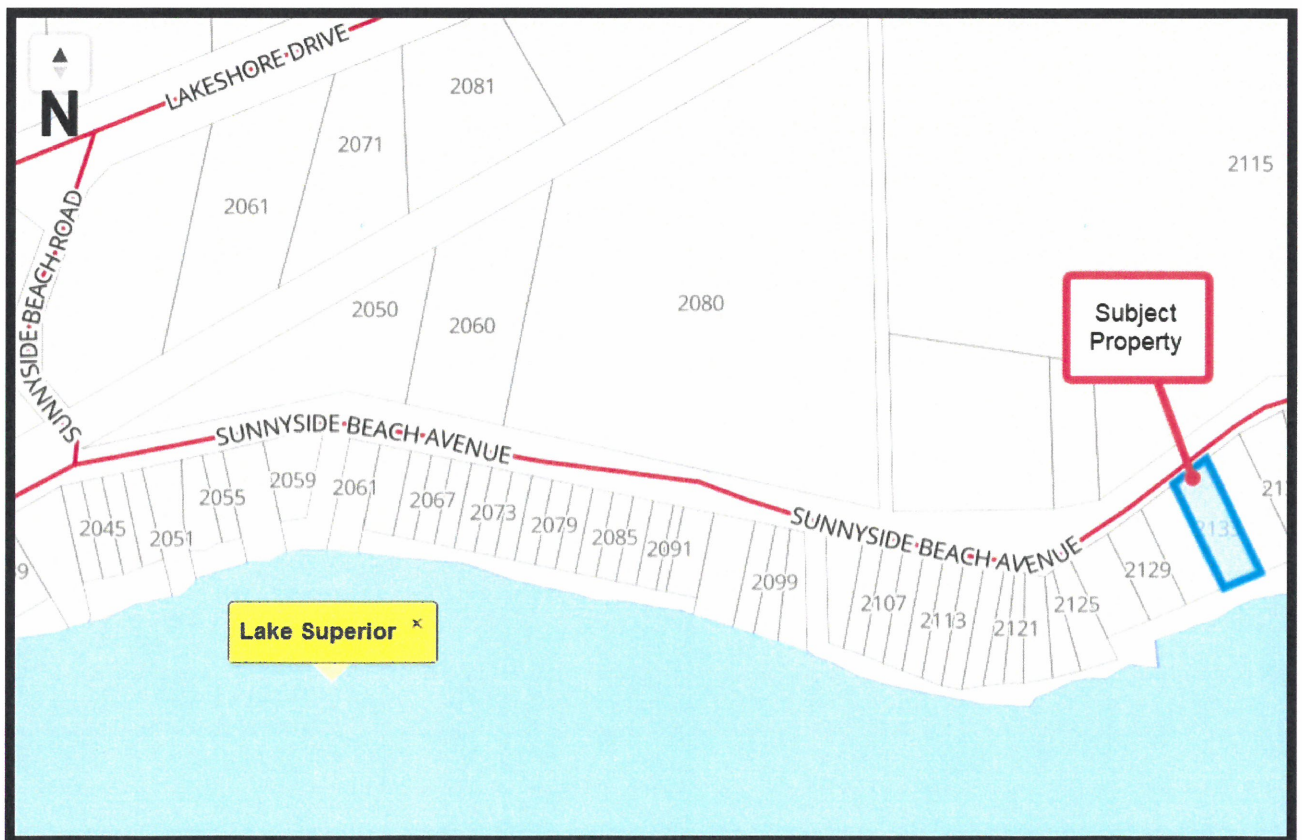

Clerk of the Municipality of Shuniah

Attachments – Purpose & Effect
Key Map
Copy of By-law

PURPOSE AND EFFECT OF THE PROPOSED BY-LAW

1. The land affected by the proposed amendment is designated as Residential High-Density land use in the current Official Plan and is located within the Shoreline Residential Zone under the Zoning By-law No. 2038-00, the area of the subject property is 0.27 hectares.
2. The Purpose of the proposed amendment to the Zoning By-law is to permit a garage accessory building that is larger than the maximum size of an accessory structure, maximum lot coverage of accessory structures and to permit an accessory structure to be larger than the main dwelling.
3. The Effect of the proposed zoning amendment would be to allow the construction of a new garage accessory building of 133.72 sq m attached to the existing garage of 41.6 sq m, which will be 202.2 sq m of accessory structures on the lot.
4. The proposed zoning amendment would apply only to the subject property being Part Lot 4 of Plan 812 known as 2133 Sunnyside Beach Avenue in the Township of MacGregor, Municipality of Shuniah and does not affect any other property.

KEY MAP OF SUBJECT PROPERTY



THE CORPORATION OF THE MUNICIPALITY OF SHUNIAH



BY-LAW NO. 3423-25

Being a By-law to amend By-law No. 2038-00 site-specific as it applies to Plan 812 Lot 4 Municipality of Shuniah being 2133 Sunnyside Beach Avenue.

Recitals

- a) Council of the Municipality of Shuniah has received a request to amend the zoning by-law to permit construction of a garage exceeding the size of the main dwelling, exceeding the maximum size of an accessory structure and exceeding the maximum lot coverage of accessory structures.
- b) A Public Meeting to consider this amendment was held in accordance with the regulations and provisions of the Planning Act on May 13, 2025.
- c) Council for the Corporation of the Municipality of Shuniah, recognizing the needs of its citizens and the requirements for continued growth, deems it advisable and expedient to amend By-law No. 2038-00, the Zoning By-law of the Municipality of Shuniah, in the manner as herein set forth.

THEREFORE, THE COUNCIL OF THE CORPORATION MUNICIPALITY OF SHUNIAH ENACTS AS FOLLOWS:

- 1. That By-law No. 2038-00 is hereby amended as follows:
 - a) For the lands and premises described as 2133 Sunnyside Beach Avenue, more particularly described as Plan 812 Lot 4, Township of MacGregor, Municipality of Shuniah, the following shall apply:

"Notwithstanding Section 4.6.2 d) of the Zoning By-law 2038-00 that the construction of the addition to the one garage, a maximum of 175.4 square metres in size and larger than the main structure is hereby permitted; as outlined in Schedule 'A' attached hereto."

"Notwithstanding Section 10.3 of the Zoning By-law 2038-00, the maximum lot coverage of accessory structures shall be permitted to be 202.2 square metres."
- 2. Schedule "A" of By-law No. 2038-00 - List of Amendments is herein amended by the addition of the following new text at the end of the current text:

"By-law No. 3423-25 hereby amends By-law No. 2038-00, section 4.6.2 d) and 10.3, site specific as it applies to Plan 812 Lot 4 Township of MacGregor, now being the Municipality of Shuniah known as 2133 Sunnyside Beach Avenue."
- 3. Where there is a conflict between the provisions of the above-mentioned Sections and other Sections or provisions of By-law 2038-00, the provisions of this new by-law shall prevail.
- 4. This By-law is in accordance with the Municipality of Shuniah's Official Plan.

5. This By-law shall come into force and take effect upon the final passing hereof, subject to the provisions of the Planning Act, or, where applicable, subject to the approval of the Local Planning Appeal Tribunal pursuant to the provisions of the said Act.

READ A FIRST AND SECOND TIME THIS 10th DAY OF JUNE 2025

Wendy Landry Mayor
XBellamy Clerk

READ A THIRD TIME AND FINALLY PASSED THIS 10th DAY OF JUNE 2025

Wendy Landry Mayor
XBellamy Clerk