



**The Corporation of the Municipality of Shuniah
Notice of Application and Notice of Public Meeting
Concerning a Proposed Zoning By-law Amendment**
Under Section 34 of The Planning Act

File No.: Z25-2

Take Notice that the Council of the Corporation of the Municipality of Shuniah will hold a public meeting on **November 12, 2025 at 4:00 p.m.** to consider a proposed zoning by-law amendment under section 34 of the Planning Act. The Public Meeting Zoom ID number will be available on the agenda for the meeting on our website <https://shuniah.civicweb.net/Portal/>.

The purpose and effect of this proposed site-specific amendment No. Z25-2 to the Zoning By-law 2038-00 is to rezone six properties described as Mining Location 7E, White's Survey, South of CP Rail, from Mobile Home Residential to Community Residential. All Lands described that are subject to this amendment were inadvertently included erroneously due to a mapping error in the Zoning By-law. The amendment applies only to the lands described above and are located between 548 Lakeshore Drive and 580 Lakeshore Drive, in the Township of MacGregor, in the Municipality of Shuniah. The property described as Part of Mining Location 7E, White's Survey, PAR597, Part 2, known as 540 Lakeshore Drive (Duke's Trailer Court) will retain the Mobile Home Residential Zoning.

Additional Information relating to the proposed zoning by-law amendment is available by contacting 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 zoning amendment to Kerry Bellamy, Clerk at the contact information below. In order to appear on the agenda, written submissions must be received no later than noon on the Wednesday before the public meeting, which is November 5, 2025. Written submissions received after this time will be provided to council by hard copy. Please include your contact information.

If you are unable to make written submissions and therefore wish to make an oral statement during the meeting please email the Municipal Clerk at clerk@shuniah.org by noon on November 5, 2025 (one week prior to public meeting) to register. You will be provided further instructions on how you will connect during the virtual meeting.

If you wish to be notified of the decision of the Municipality of Shuniah on the proposed zoning by-law amendment, you must make a written request to the Clerk at the address listed below.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Shuniah to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Municipality of Shuniah before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Municipality of Shuniah before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Municipality of Shuniah on the 26th day of September, 2025.

Kerry Bellamy, Clerk

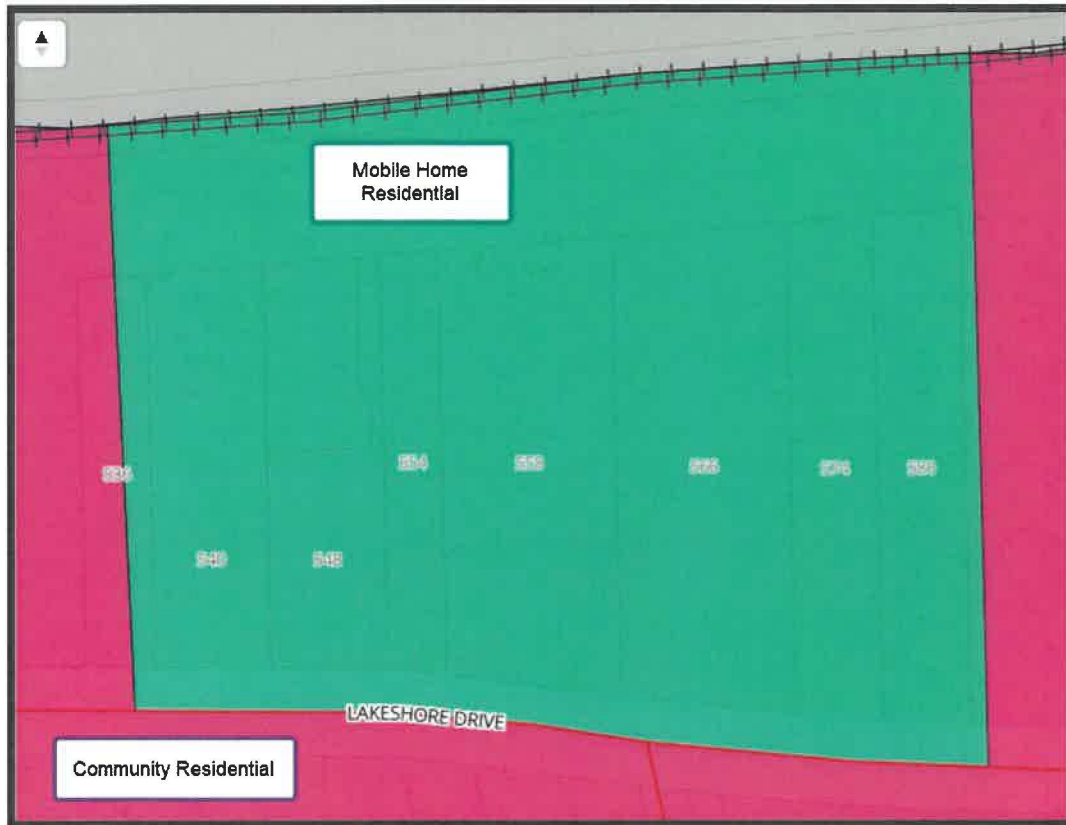
Email: clerk@shuniah.org

Municipality of Shuniah
420 Leslie Avenue, Thunder Bay ON P7A 1X8
Phone: 807-683-4540
Fax: 807-683-6982

The Clerk of the Municipality of Shuniah gives notice that the application containing the prescribed information required under subsections (10.1) and (10.2) of the Planning Act has been received and deemed to be complete.

KEY MAP OF SUBJECT PROPERTY

Current Zoning



Proposed Zoning



DEPUTATION FORM / REQUEST FOR DECISION

To make a formal deputation, residents must complete and submit this Deputation Form to the Clerk of the Municipality of Shuniah. All persons who submit a formal request to speak at the public meeting will receive a copy of the Notice of Decision.

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

☐ I wish to make a deputation with respect to Application Z25-2 on November 12, 2025 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 do not wish to make a deputation, but I wish to be notified of the decision with respect to Application Z25-2 and the Ontario Land Tribunal Hearing (if applicable)

*Please print and ensure form is legible

Name: _____

Address: _____

Phone
Number: _____

Email Address: _____