



Municipality of Shuniah

Application to Amend the Zoning By-Law

Under Section 34 and 36 of the Planning Act

Note to applicants:

This application form is to be used by persons or public bodies wishing to amend the Zoning By-Law for a specific property in Municipality of Shuniah. In this form, the term "subject property" or "the property" means the land that is subject of the proposed amendment.

A site visit is required. Submission of this application constitutes tacit consent for authorized Municipality of Shuniah staff to inspect the subject lands or premises.

A pre-consultation meeting with the Municipality prior to submitting the application is required. The purpose of a pre-consultation meeting is to identify any other information and materials (e.g., specific studies, plans or reports) which are necessary to provide a complete review of the application. This information must be included with the application.

Completeness of the Application:

The information that must be provided by the applicant is indicated in the application form, in accordance with Ontario Regulation 545/06 under the Planning Act. The mandatory information must be provided with the fee (LRCA + Shuniah). If the mandatory information and fees are not provided, the application will be returned, or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Municipality and others in their planning evaluation of the Zoning By-Law amendment application.

To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making decisions. As a result, the application may be refused.

Once the application is determined complete, revisions and/or changes to the application, including dimensions, will not be allowed. Please ensure the accuracy of your application. Errors or omissions may require a further

application and additional expense. Confirmation of the current land use and zoning on your property may be obtained from the Planning Department. The amendment and supporting documents will be made available to the public on the Shuniah website, www.shuniah.org, for further information please contact our office.

Submission of the Application:

The complete submission will include:

- ONE paper and ONE electronic PDF version of the full package including Survey Plan of the property
- The applicable fee(s) (LRCA + Shuniah) in accordance with the most recent Municipal Fees and Tariffs By-law.

Disclosure of information:

All information submitted in support of this application will be considered public information, including any reports, studies, drawings or other documentation submitted by applicant(s), agent(s), consultant(s) or solicitor(s). The Municipality of Shuniah is permitted to make the application and any associated supporting information available to the general public, including posting electronic versions of the application form and associated studies and reports online. The Municipality of Shuniah is also permitted to provide copies of the application and any supporting information to any member of the public or other third party which requests the information.

OFFICE USE ONLY:

Application No. _____ Receipt No. _____

Date of Pre-consultation Meeting: _____

Date Complete Application Received: _____ Date Notice Given: _____

Fee Enclosed (amount): \$ _____ (LRCA) \$ _____ (Shuniah)

PART 1 GENERAL PROPERTY DESCRIPTION**1. Registered Owner(s):**

Owner's Name (indicate home owner along with property owner if different, such is the case with

Associations): Peter and Julie McKenna

Owner's Mailing Address: _____

City: _____ Prov.: _____ Postal Code: _____ Phone: _____

Cell: _____ Email Address: _____

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

Solicitor/Authorized Agent/Firm: _____

_____ Applicant's Mailing Address: _____

_____ City: _____

_____ Prov.: _____ Postal Code: _____ Phone: _____

Cell: _____ Email Address: _____

_____ Send Correspondence To? Owner []

Applicant [] Agent/Solicitor []

3. Location of subject land:Property Address: 115 Mickelson Drive, Shuniah, Ontario, P7A 6N3

Property Roll Number - 58-28-010-004-35208-0000 _____ (obtained from tax bill or assessment notice)

Association Name: Thunder Bay Vacant Land Condominium Plan# 39 (Silver Harbour Estates)

Concession No.	Section No.	Block 62739-0008
Registered Plan No.	Condon Plan 39	Lot(s) No. 8
Mining Location	13z	Reference Plan No. Pts.
Geographic Township:	[x] MacGregor	[] McTavish

4. Lot dimensions (in metric units):

Frontage:	45 metres	Depth:	155 metres	Area:	.72 ha
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5. Encumbrances:

5.1 Please indicate the nature of any restrictive covenants or easements affecting the subject lands and describe each easement or covenant and its effect.

N/A

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

N/A

Municipality of Shuniah – Application for Zoning By-Law Amendment

5.3 How long have the subject lands been in the owner's possessions? 13 Years

6. Existing use of property:

Zoning: <u>Shoreline (SR)</u>	Official Plan Designation: <u>R1 - Residential - High Density</u> <u>PA- Protected Area</u>
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6.1 How long has this existing use continued? 20 years

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

N/A

7. Description of all existing use buildings or structures:

*(e.g., Recreational, permanent dwelling, commercial shop)*House plus detached garage☐ or Vacant Land

8. List of all existing buildings and structures (provide all measurements in METRIC units):

Type of buildings or structures	All yard setbacks (m)				Building dimensions	Ground floor area	Height	When built
	Front	Rear	Side	Side				
1. House					<u>18m x 13m</u>	<u>240m²</u>	<u>5 m</u>	<u>2023</u>
2. Detached garage					<u>9.8m x 7.3m</u>	<u>71.m²</u>	<u>3.6 m</u>	<u>2024</u>
3.								
4.								
5.								

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

The request accessory building will have no effect on the existing drainage system

10. Former Use of Property Table (check as applicable):

Does the Owner own Adjoining Property?	☐ Yes	☒ No	☐ Unknown
Is there any reason to believe that the subject property or adjacent property may be environmentally contaminated?	☐ Yes	☒ No	☐ Unknown
Has an industrial or commercial use, or an orchard, been on or adjacent to the property?	☐ Yes	☒ No	☐ Unknown
Has lot grading been changed by adding or removing earth or other material?	☐ Yes	☒ No	☐ Unknown
Has a gas station been located on the subject property or adjacent land at any time?	☐ Yes	☒ No	☐ Unknown
Has there been petroleum or other fuel stored on the subject property or adjacent land?	☐ Yes	☒ No	☐ 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?	☐ Yes	☒ No	☐ Unknown

Municipality of Shuniah – Application for Zoning By-Law Amendment

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

Prior to the condo being created in 2004 this was undeveloped land. The establishment of the land condo would have completed an extensive review process to rule out environmental concerns.

10.2 If you answered YES to any of Section 10 Former Use of Property Table, a previous use inventory showing all former uses of the subject property, or if appropriate, the land adjacent to the subject property is needed. Is the previous use inventory attached? ☐ Yes ☐ No
If the inventory is not attached, please explain.

N/A

10.3 If you answered Yes to any of the questions related to Section 10, 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.

N/A

11. Uses adjacent to the subject property:

North Undeveloped Land -
South Lake Superior -
East Residential Property -
West Undeveloped Residential Property -

PART 2	ZONING BY-LAW AMENDMENT
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12. Indigenous land claims:

12.1 Does the proposed zoning by-law Amendment apply to lands subject to any indigenous land claims or provincial/indigenous co-management agreement? ☐ Yes ☒ No
If known, provide any information you may have below or as an attachment to the application.

Not aware of any.

12.2 Have you consulted with Indigenous Peoples on this request for a zoning by-law Amendment? ☐ Yes ☒ No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Attach a separate page, if necessary

Municipality of Shuniah – Application for Zoning By-Law Amendment

13. Consultation Strategy:

Please describe in detail you proposed strategy for consulting with the public with respect to this requested amendment. Please explain below or attach on a separate page.

Have reviewed proposal with Silver Harbour Estates Board and have their approval for the zoning by law exemption. They have also reviewed my plans and approved them. We have also reviewed plans with adjacent owners to Lot 8. They have no objection to proposed accessory building and its location.

14. What is the proposed zoning by-law amendment?

The purpose is to allow the placement of an accessory building (8'x 8'Sanua) between the house and the shoreline. The amendment relates to Zoning Bylaw section 4.6.2 where the building shall not be in front of the main building that abuts a shoreline reserve or water body.

15. Describe the purpose of the proposed amendment:

Explain on a separate page, if necessary

The purpose of the amendment is to allow for the placement of a small sauna close to shoreline for the enjoyment of our family.

16. Do the existing parts of the Zoning By-Law that would be affected by the requested Zoning By-Law Amendment conform with the Municipality of Shuniah Official Plan? No [x] Yes[]

If yes, explain how.

The Official Plan does not specifically discuss the location of accessory building. The amendment conforms to the Official Plan. The Zoning By-Law only needs to be amended.

17. Does the proposed Zoning By-Law amendment conform with the Municipality of Shuniah Official Plan?

If yes, explain how. (Read and cut and paste all relevant policies sections. Use a separate page as needed).

Section 2.2 of the Official Plan deal s Residential Use Designation(R) . Specifically section 2.2.5 Residential - High Density (R1) relates to this application. This section does not address the location of the accessory building on the lot.

Section 10 Protected lands applies to this property. The location of the accessory building will not be within the 15 metre protected zone adjacent to the shoreline. Both 2.2 & 10 sections conform to the Official Plan.

18. Describe how the proposal will fit in with the existing land uses in the area.

The proposal will allow for enhanced enjoy of this residential property without causing any adverse effects

19. Describe in detail how the proposed amendment conforms with the intent of the Zoning By-Law.

Zoning Bylaws suggest boat houses can by placed at property's edge but approvals are needed. This is a similiar situation.

The requirement for the amendmant is to ensure the accessory building blends in with surrounds and not negatively impact others.

Municipality of Shuniah – Application for Zoning By-Law Amendment

20. Other planning applications

- 20.1 Has the subject land ever been or is it currently the subject of any other planning application, including applications before the Ontario Land Tribunal (OLT), for approval of either:

☐ Zoning By-law Amendment ☐ Consent ☐ Minor Variance ☐ Site Plan Approval
☐ Official Plan Amendment ☒ Plan of subdivision or 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 land in question became part of the Thunder Bay Vacant Land Condominium # 39 in 2004. Before that it was part of Mining location 13Z unused vacant land

21. If the subject property is within an area where zoning with conditions may apply, how the application conforms to the official plan policies relating to zoning with conditions:

The Official Plan does not discuss the location of Accessory building on a lot which in this case is the zoning by law provision which is being requested to be amended.

22. Description of **proposed** buildings or structures
(e.g., Recreational, permanent dwelling, commercial shop)

The proposed accessory building is a 8ft x 8ft Sanua

23. List of proposed buildings or structures on the property

Type of buildings or structures	All yard setbacks (m)				Building dimensions	Ground floor area	Height	When built
	Front	Rear	Side	Side				
1. Sanua	26m	129m	8m	34m	2.5mX2.5m	6.3m2	2.5m	2025
2.								
3.								
4.								
5.								

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

Area of Sauna is flat with tree cover and exposed bedrock. The actual sauna will be placed on exposed bedrock after the ground cover is removed. No trees require removal.

The property itself rise up a you move away from the shoreline. The house itself is above the top of the sauna. The lot is tree covered except for the driveway and house.

Municipality of Shuniah – Application for Zoning By-Law Amendment

PART 3	SERVICING
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25. Description of Street/Road:

☐ Opened	☒ Paved	☐ Gravelled	☐ Public	☐ Private
Width of Street or Road 7 metres				
Is the road maintained by the Municipality?	☐ Yes	☒ No	☐ Unknown	
Has the road been dedicated/transferred to the Municipality?	☐ Yes	☒ No	☐ Unknown	
Is the Road privately owned and/or privately maintained?	☒ Yes	☐ No	☐ Unknown	

26. Road access and/or frontage:

Name of Road: Mickelson Drive - Private Road Type of Road (i.e. Provincial Highway, Regional Road, Local Public Road, Private Road, Other)

If Other, specify details, including water and right of ways, if access to the subject land will be by water only, the parking and docking facilities used or to be used, and the approximate distance of these facilities from the subject land and the nearest public road.

none

27. Describe what type of sewage disposal system is or will be provided to the subject land; and if it meets Provincial standards:

Eco Flow biofilter

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 produced per day and/or results in the development of more than 5 lots/units, a *serving options report* and a *hydrogeological report* is required.

28. Describe how water will be provided to the subject property:

Drilled well

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).

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

Natural runoff over existing topography leading to Lake Superior. Building will have no effect on storm drainage patterns.

Municipality of Shuniah – Application for Zoning By-Law Amendment

PART 4	PROVINCIAL POLICY
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30. Provincial Policy Statement (PPS):

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

☒ Yes ☐ No

30.2 Explain how the requested amendment is consistent or not consistent with the PPS. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable. (Read and cut and paste the relevant sections).

The change requested is not a item discussed in the planning act. It is a change covered by Shuniah's zoning bylaw

31. 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:

CURRENTLY, THIS DOES NOT APPLY.

32. Significant Features:

32.1 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

32.2 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands? ☐ Yes ☒ No

32.3 Are any of the following uses or features on the subject lands of the proposed amendment or within 500 metres of the subject property of the proposed amendment, unless otherwise specified.

Significant Features checklist (Please check all appropriate boxes, if any apply.)

Use or Feature	On the Subject Property	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.

Municipality of Shuniah – Application for Zoning By-Law Amendment

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 property			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, Natural Resources & Forestry
A significant coastal wetland A significant habitat of endangered species and threatened species A provincially significant wetland within 120 metres of the subject property species			Development and site alteration are not permitted in the features. Are any significant coastal wetlands or unevaluated wetlands present on the subject property or within 120 m? Are any known significant habitats present on the subject property 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)			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			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			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			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			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.

Municipality of Shuniah – Application for Zoning By-Law Amendment

33. Archaeological features:

33.1 Does the subject property contain any known 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 necessary. Submit a copy of the technical report(s), if applicable.

34. Is there any other information that you think may be useful to the Municipality in reviewing this request for amendment? 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 Planning Justification report

35. SITE PLAN REQUIREMENTS

- [] North arrow, scale and legend;
- [] Boundaries of the subject property 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 See also Official Plan Schedule B1 Constraints Map. (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 property, 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 property; 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 Zoning By-Law Amendment

AFFIDAVIT OR SWORN DECLARATION

I/We, JULIE MCKENNA of the City/District/Regional Municipality of _____
 _____ in the City/District/Regional Municipality of _____ 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 22ND day of SEPTEMBER 2021)

A Commissioner for taking Affidavits.

K Bellamy
signature

JEMckenna

SIGNATURE

KERRY BELLAMY, Clerk
MUNICIPALITY OF SHUNIAH
"Commissioner for taking Affidavits"
stamp

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, JULIE MCKENNA, 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.

SEPTEMBER 22, 2025
Date

JEMckenna
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 Zoning By-Law Amendment

AFFIDAVIT OR SWORN DECLARATION

I/We, PETER MCKENNA of the City/District/Regional Municipality of _____
 in the City/District/Regional Municipality of _____ 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 19TH day of SEPTEMBER 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, PETER MCKENNA, 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.

SEPT 19, 2025

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 Zoning By-Law Amendment

Schedule A

Owner Name(s): _____
Address: _____
Phone Number: _____

Attention: Clerk

Subject: Letter of Authorization

RE: Subject Lands at Lot: _____ Plan: _____
Address: _____ Municipality of Shuniah

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

Municipality of Shuniah – Application for Zoning By-Law Amendment

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.

In the case of a Zoning Amendment, the Planning Justification Report is a brief (because most of the information has already been stated in the application form above) statement which summarizes the information required by the Planning Act; and also gives the applicant an opportunity to explain in their own words what they are seeking to achieve and why.

The Planning Justification Report must describe if the zone is being changed and/or if the permitted uses are changing, and if it is specific to the subject property only.

It must conclude by addressing potential adverse effects and compatible development (see *below).

Sample Planning Justification Report for a Zoning By-Law Amendment

Title: Planning Justification for a Zoning By-Law Amendment application to allow:....., located at:.....

In summary, the reason for the request is to

The proposed development is beneficial to the community because.....

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

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 and/or 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;

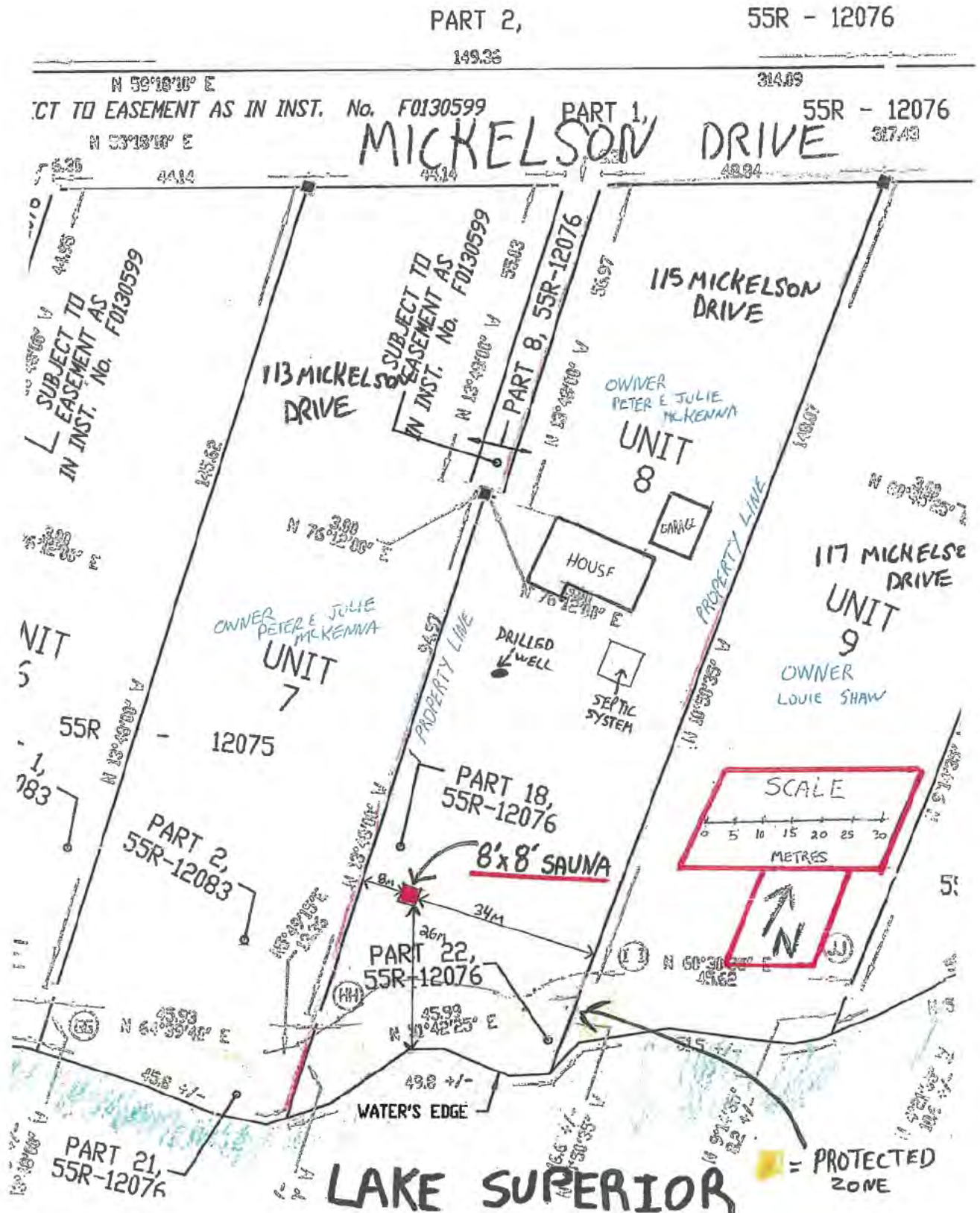
Municipality of Shuniah – Application for Zoning By-Law Amendment

- 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.

REQUEST FOR BYLAW AMENDMENT

JULIE E PETER MCKENNA

115 MICKELSON DRIVE



McKenna, Peter

From: Kirstynn Taniwa < >
Sent: Friday, August 1, 2025 1:09 PM
To: McKenna, Peter; David Diebel; Gene Kent; 'Henderson, Mark, Dr.'; Eric Mickelson
Subject: RE: Placement of Sauna on Property - 115 Mickelson Drive -Silver Harbour Estates

**** CAUTION:** This email originated outside Hatch. Do not click links or open attachments unless you can authenticate the sender and the content

Hi Peter,

This email is to confirm the Board's approval for plans provided regarding the location of the sauna on Lot 8. Should the Municipality of Shuniah approve the plans, please let us know.

Thanks,

Kirdy Taniwa

Property Manager, OLCM

SYNERGY PROPERTY MANAGEMENT SOLUTIONS INC.

102 – 130 Brodie St. S., Thunder Bay, ON, P7E 6M3

807-620-8999

From: McKenna, Peter < >
Sent: Wednesday, July 30, 2025 1:12 PM
To: David Diebel < >; Gene Kent < >; 'Henderson, Mark, Dr.' < >; Eric Mickelson < >; Kirstynn Taniwa < >
Subject: Placement of Sauna on Property - 115 Mickelson Drive -Silver Harbour Estates

CAUTION: External E-Mail. Please use caution when clicking links or attachments.

To: Silver Harbour Board

I am submitting our plans for the boards review for a small sauna to be located on our property between our house and the Lake. This will require a submission to Shuniah for a variance to the zoning requirements. Generally, you are not allowed to have any building between the main house and the water on shoreline lots. Hence the need for an exemption.