



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.: Z25-4

Take Notice that the Council of the Corporation of the Municipality of Shuniah will hold a public meeting on **December 9, 2025 at 4:00 pm** 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 amendment is to amend Zoning By-law No. 2038-00 to allow an accessory building to remain on the property without the benefit of a main use building, as it relates to the property described as Part Block 47 registered plan 55M560 and part of SW ¼ Section 9, Concession 2 known as 711 Road 5 South in the Township of McTavish, Municipality of Shuniah.

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 December 3, 2025. Written submissions received after this time will be provided to council by hard copy. Please include your contact information. Please note, comments are made available to the public, and are available on the municipal website.

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 December 2, 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 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 7th day of November 2025.

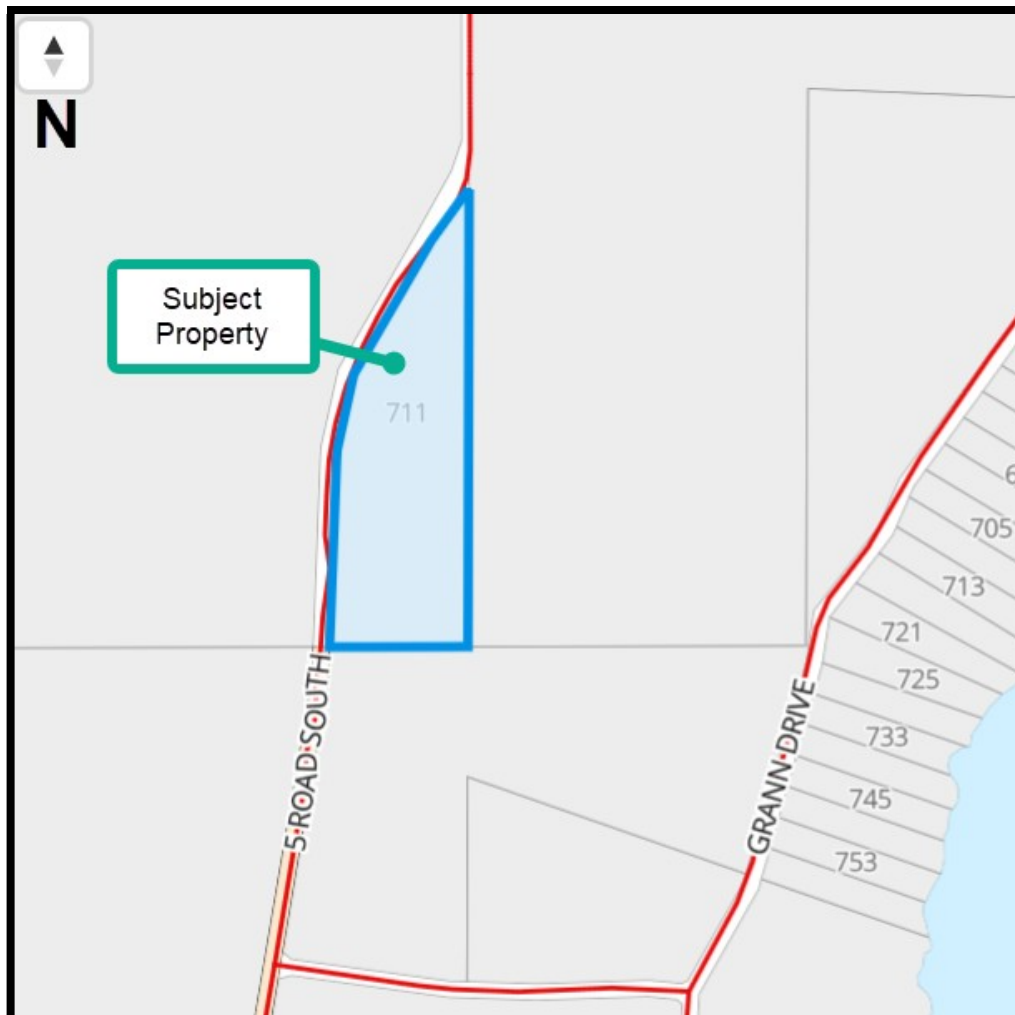
Kerry Bellamy, Clerk
Municipality of Shuniah
420 Leslie Avenue, Thunder Bay ON P7A 1X8
Phone: 807-683-4540
Fax: 807-683-6982
Email: clerk@shuniah.org

Key Map Attached

PURPOSE AND EFFECT OF THE PROPOSED BY-LAW

1. The land affected by the proposed amendment is designated as Rural land use in the current Official Plan and is located within the Rural Zone under By-law No. 2038-00, the Zoning By-law.
2. The purpose of the proposed temporary use by-law is to permit an accessory building to remain on the property without the benefit of a main building for a term of up to three years. This By-law, if passed, is being put in place to fulfill a condition that was subject to Committee of Adjustment Decision on Consent Application B23-5.
3. The effect of the proposed zoning amendment would be to allow the owner to continue to have the accessory building remain on the property until a main dwelling is constructed on the land.
4. The proposed zoning amendment by-law would apply only to the property being Part Block 47 registered plan 55M560 and part of SW $\frac{1}{4}$ Section 9, Concession 2, in the Township of McTavish, Municipality of Shuniah, being 711 Road 5 South. The proposed zoning amendment applies only to the subject property and does not affect any other property.

KEY MAP OF SUBJECT PROPERTY



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 Z25-4 on December 9, 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 Z25-5 and the Ontario Land Tribunal Hearing (if applicable)

*Please print and ensure form is legible

Name: _____

Address: _____

Phone
Number: _____

Email Address: _____