

OFFICE USE ONLY:

Application No. 225-5 Receipt No. 76258Date of Pre-consultation Meeting: SEPT 12-7 SEPT 25Date Complete Application Received: SEPT 29 Date Notice Given: _____Fee Enclosed (amount): \$ 345.00 (LRCA) \$ 500.00 (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): Deborah & Robert Doan

Owner's Mailing Address: _____

City: _____ Prov.: _____ 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: Robert Doan

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: 2609 Birch Beach RdProperty Roll Number - 58-28-0 1 0-00 5 - 19016-0000 (obtained from tax bill or assessment notice)

Association Name: _____

Concession No.	Section No.
Registered Plan No. 55M585	Lot(s) No. LOT4 PCL 4-1
Mining Location 12	Reference Plan No. Pts.
Geographic Township:	☒ MacGregor ☐ [] McTavish

4. Lot dimensions (in metric units):

Frontage: 45 m	Depth: 182 m	Area: 8420 sq m
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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.

None

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

None

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5.3 How long have the subject lands been in the owner's possessions? February 28, 2019

6. Existing use of property:

Zoning: SR - Shoreline Residential	Official Plan Designation: R1, PA
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6.1 How long has this existing use continued? 2000 to Present

6.2 Is the property located in a high-density area? If so, what is the Green Star status (none, partial or full)?
Class IV Septic and well meeting lot size and separation requirements.

7. Description of all existing use buildings or structures:

(e.g., Recreational, permanent dwelling, commercial shop)

Existing Structures: 1. Main Dwelling, 2. Detached Garage, 3. Gazebo, 4. Shed[] 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. Main Dwelling	45 m	91 m	7 m	12 m	15 x 21 m	235 sq m	6 m	2000
2. Det. Garage	102 m	38 m	30 m	5 m	7.3 x 15.2 m	111 sq m	4.6 m	2006
3. Gazebo	40 m	112 m	4 m	34 m	3.7 x 3.7 m	14 sq m	3.7 m	2000
4. Shed	98 m	53 m	35 m	4 m	3 x 3.7 m	11 sq m	3.7 m	2000
5.								

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

Waterfront property abutting Lake SuperiorLand is sloped such that surface water drains to Lake Superior

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

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

Subdivision Survey, Original Land Owner/Developer - Talmage B. Fryer

Pre 1996 - Vacant Land, 1996 - Subdivision Development, 2000 - Residential Home Construction (Permit# 4633)

- 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.

- 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.

11. Uses adjacent to the subject property:

North Shoreline Residential - Back Lot

South Lake Superior

East Shoreline Residential

West Shoreline Residential

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.

No knowledge of any land claims on the subject lands or surrounding lands

- 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

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13. Consultation Strategy:

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

Consultation with immediate neighbour

Consultation with the Municipality of Shuniah

Consultation with LRCA

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

I am requesting a site specific By-law to amend the following:

1. By-law No. 2038-00 Section 4.6.2 b) for the subject property to allow for a sauna to be located in front of the main dwelling.
2. By-law No. 2038-00 Section 10.3 for the subject property to allow the accessory coverage to exceed the maximum coverage of 140 sq. m.

15. Describe the purpose of the proposed amendment:

Explain on a separate page, if necessary

The purpose of the proposed amendment is to permit the construction of a sauna (accessory building) in front of the main dwelling, near the lake. See attached site plan for proposed sauna location.

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? ☒ Yes [] No

If yes, explain how.

The primary intent of Zoning By-law Section 4.6.2 b) is to protect the lake views of abutting property owners from visual obstructions created by accessory buildings.

OP 3.2 - Accessory uses are permitted provided that adverse effects upon abutting properties are minimized, and the main use of the property continues to be dominant.

OP3.20 - Development shall be compatible with existing land uses and appropriate mitigation measures are necessary where development may adversely affect other land users in the vicinity.

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).

By site specific by-law amendments to Section 4.6.2 b) Council has approved many saunas to be built in the front of the main dwellings in various waterfront locations throughout the Municipality. This is compatible with the Official Plan and the Zoning by-law provided mitigating factors are addressed (see response in Q.16 / Q.18 above). Council reviews amendments on a site-by-site basis and typically approves amendments where it will have a limited affect on surrounding property owners.

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

1. The main use of the subject property will not change and will continue to be Shoreline Residential which is compatible with municipal zoning and surrounding property uses.

2. Many shoreline saunas have already been approved and exist in the municipality. Saunas present very few adverse affects to other land owners and the natural environment.

3. The proposed sauna will not change the lake views and sight lines on abutting properties due to the large lot size and mature trees on the subject property.

4. The proposed sauna does not have a drain or water supply (dry sauna) so no changes to septic/well systems are required. No adverse affects will result to protected areas.

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

By site specific by-law amendments to Section 4.6.2 b) Council has approved many saunas to be built in the front of the main dwellings in various waterfront locations throughout the Municipality. This is compatible with the Official Plan and the Zoning by-law provided mitigating factors are addressed (see response in Q.16 / Q.18 above). Council reviews amendments on a site-by-site basis and typically approve amendments where it will have a limited affect on surrounding property owners.

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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:

No other planning applications in effect

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:

N/A

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

Sauna (Accessory Building) - Structure dimensions 7' x 12' x 10' high, 84 sq ft.

The sauna is dry. No water supply, no floor drain. No septic/well connection required.

Location is 3 m from the high water mark in the center of the property (see site plan for location)

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. Sauna	4 m	176 m	17 m	24 m	2.1 x 3.7 m	7.8 sq m	3 m	N/A
2.								
3.								
4.								
5.								

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

Moderately sloping front lawn. Shoreline has 1.2 m high steep rocky bank.

No characteristics impeded construction of the sauna at this location.

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PART 3	SERVICING
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25. Description of Street/Road:

☐ Opened	☐ Paved	☐ Gravelled	☒ Public	☐ Private
With of Street or Road				
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: Birch Beach Rd

Type of Road (i.e. Provincial Highway, Regional Road, Local Public Road, Private Road, Other)
Local Public Road

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

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

Existing sewage is a Class IV septic system meeting provincial standards.

This serves the main dwelling only and does not require modification for the Sauna.

The sauna is dry. No water supply, no floor drain. No septic/well connection required.

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 procure 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:

The existing water supply is from a dug well and serves the main dwelling only.

The sauna is dry. No water supply, no floor drain. No septic/well connection required.

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):

No changes to the site drainage are required.

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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).

Provincial Policy Statement is too general to apply to this small scale, site-specific situation but requires orderly and compatible development which is covered by the Shuniah Official Plan and 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.

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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 (MNRF) 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.

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33. Archaeological features:

33.1 Does the subject property contain any know archaeological resources or area of archaeological potential?

If yes, is the proposal consistent with the official plan Cultural Heritage Resources and Archaeology Policies?

☐ Yes ☒ 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.

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.

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AFFIDAVIT OR SWORN DECLARATION	
I/We, <u>DEBORAH DOAN</u> 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	
<u>CITY OF THUNDER BAY</u> In the Province)	
Of Ontario this <u>29</u> , day of <u>SEPTEMBER</u> 20 <u>23</u>)	
A Commissioner for taking Affidavits. <u>K Bellamy</u>	<u>[Signature]</u> SIGNATURE
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, <u>DEBORAH DOAN</u> , 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 <u>Planning Act</u> for the	
purposes of processing this application.	
<u>SEPT 29, 2023</u> Date	<u>[Signature]</u> 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.

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AFFIDAVIT OR SWORN DECLARATION

I/We, ROBERT DOAN 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 29, day of SEPTEMBER 2025.)



SIGNATURE

A Commissioner for taking Affidavits.

K Bellamy
signature

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

CONSENT OF THE OWNER:

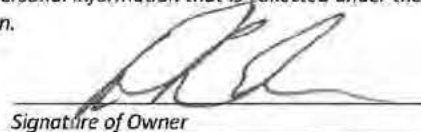
**AUTHORIZATION OF OWNER TO THE USE
 AND DISCLOSURE OF PERSONAL INFORMATION**

Complete the consent of the owner concerning personal information set out below.

I, ROBERT DOAN 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 29, 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.