



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.: Z25-5

Take Notice that the Council of the Corporation of the Municipality of Shuniah will hold a public meeting on **November 25, 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 for the construction of a sauna in front of the main dwelling, and to allow the total accessory coverage to exceed 140 square meters, as it relates to the property described as Plan 55M585, Lot 4 known as 2609 Birch Beach Road in the Township of MacGregor, 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 November 19, 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 November 18, 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 Local Planning Appeal 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 5th 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

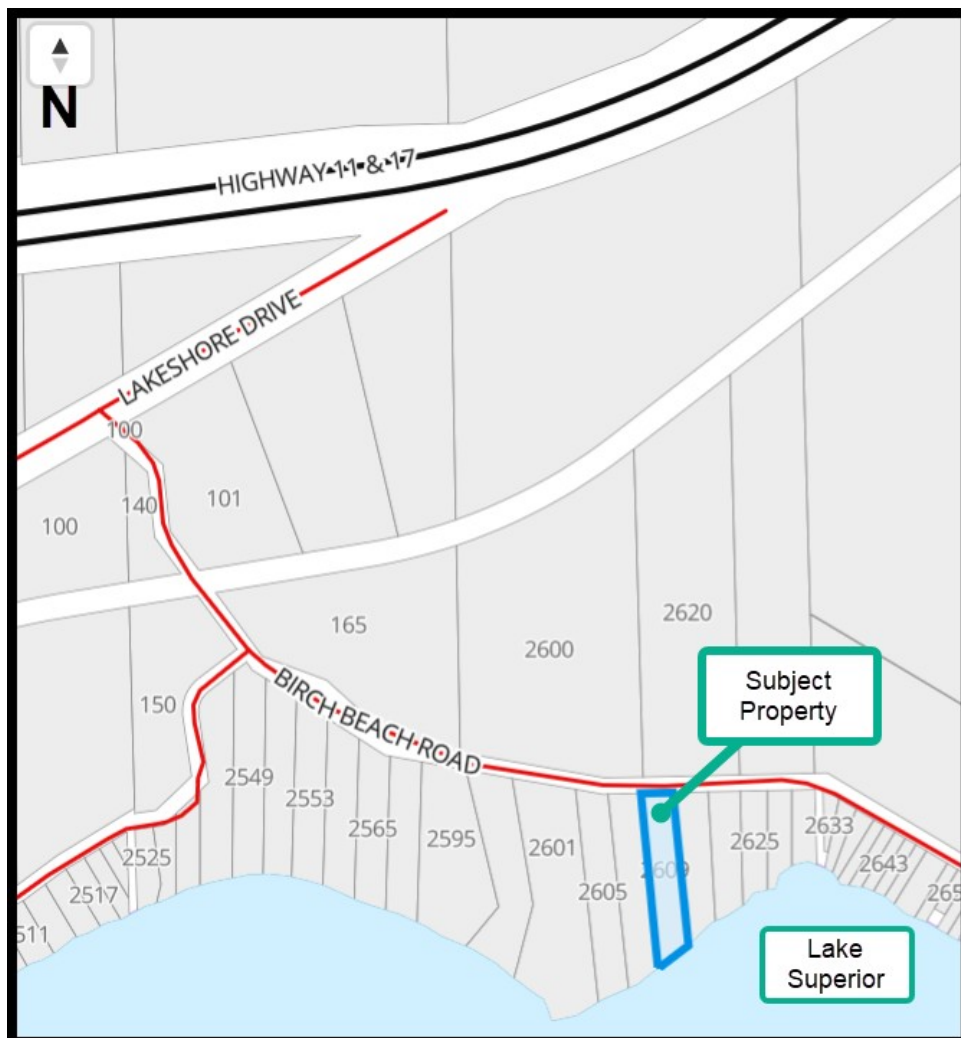
Key Map Attached

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.

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 By-law No. 2038-00, the Zoning By-law.
2. The purpose of the proposed amendment to the Zoning By-law is to permit the construction of an accessory building to be located in front of the main building on a shoreline property and to permit coverage of accessory structures to be over 140 square meters.
3. The effect of the proposed zoning amendment would be to allow an accessory structure to be located in front of the main building on a shoreline property and to allow coverage of accessory structures to total 144 sq m.
4. The proposed zoning amendment by-law would apply only to the property being Plan 55M585, Lot 4, in the Township of MacGregor, Municipality of Shuniah, being 2609 Birch Beach Road. 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 Z25-5 on November 25, 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: _____