



**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.: Z25-6*

**Take Notice** that the Council of the Corporation of the Municipality of Shuniah will hold a public meeting on **May 26, 2026 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 large workspace/garage/storage accessory building with a second floor, which would exceed the total maximum size for an accessory buildings, the maximum accessory lot coverage and which will be larger than the main dwelling; and to increase the maximum height from 6 metres to 9 metres.

as it relates to the property described as Plan M136, Part Lot 5 55R755 Parts 1, 2 and 3 known as 362 Lakeshore Drive 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-notice/>.

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 May 20, 2026. 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](mailto:clerk@shuniah.org) by noon on May 20, 2026 (Wednesday before the 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 15<sup>th</sup> day of April 2026.

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](mailto:clerk@shuniah.org)

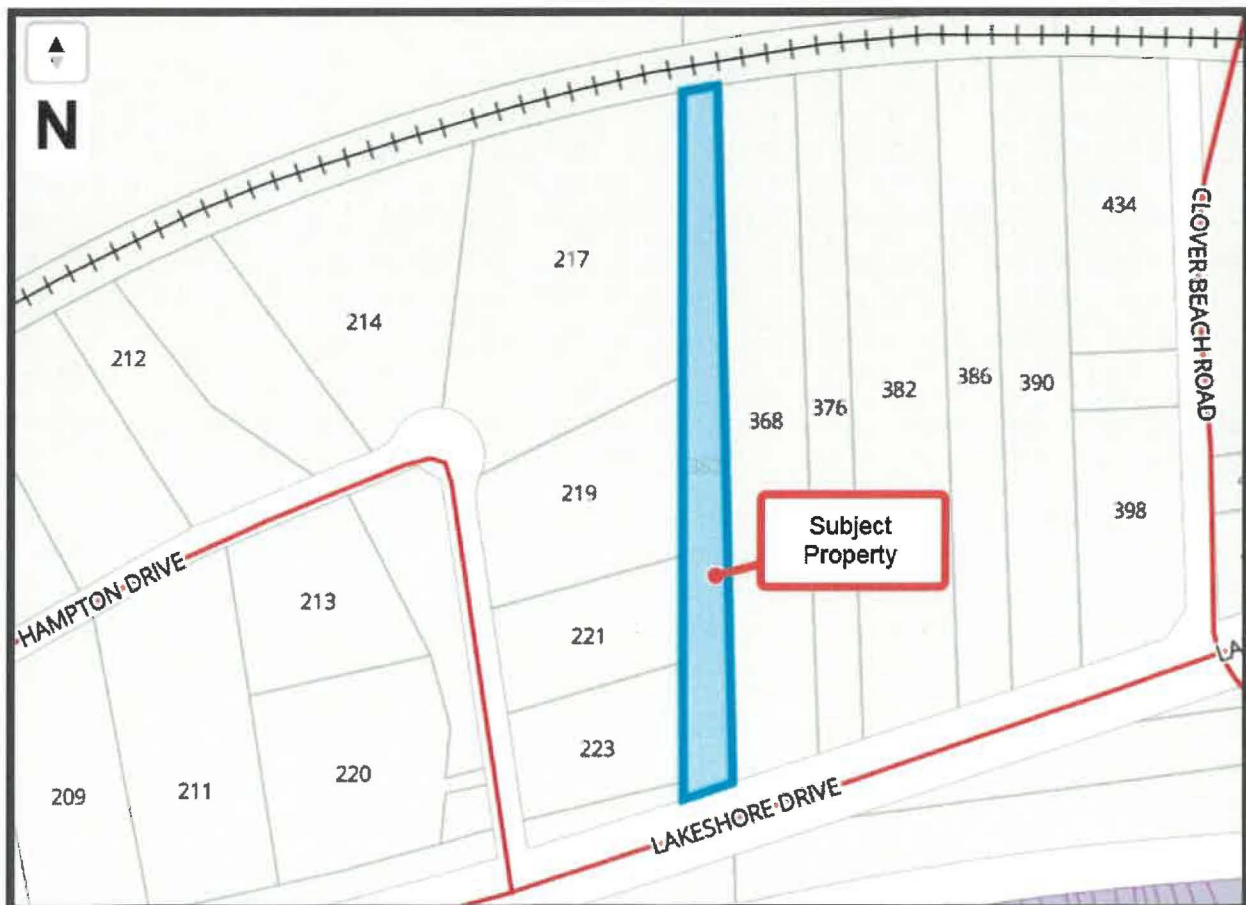
Key Map Attached

***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 and Protected land use in the current Official Plan and is located within the Community 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:
  - a) Increase accessory structure maximum height to 9 metres;
  - b) Allow for a second storey in an accessory structure;
  - c) Allow an accessory structure to be larger than the main dwelling;
  - d) Increase maximum size to 465 square metres; and
  - e) Increase maximum lot coverage to 605 square metres.
3. The effect of the proposed zoning amendment would be to allow for the construction of an accessory structure, garage, for storage of recreational and personal vehicles and providing a vehicle workspace for personal use.
4. The proposed zoning amendment by-law would apply only to the property being Plan M136, Part Lot 5, 55R755 Parts 1, 2 and 3, known as 362 Lakeshore Drive in the Township of MacGregor, Municipality of Shuniah. The proposed zoning amendment applies only to the subject property and does not affect any other property.

## KEY MAP OF SUBJECT PROPERTY



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**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 Z25-6 on May 26, 2026, and I wish to be notified of Council's Decision and Ontario Land Tribunal hearing (if applicable).

My deputation will be  in person  electronic (check one)

I do not wish to make a deputation, but I wish to be notified of the decision with respect to Z25-6 and the Ontario Land Tribunal Hearing (if applicable)

\*Please print and ensure form is legible

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone  
Number: \_\_\_\_\_

Email Address: \_\_\_\_\_