



# Municipality of Shuniah

## COMMITTEE OF ADJUSTMENT

### **NOTICE OF HEARING FOR MINOR VARIANCE**

Take notice that under the provisions of Section 45 of The Planning Act, 1990, as amended, an application has been made to the Committee of Adjustment.

|                                          |                                                                            |
|------------------------------------------|----------------------------------------------------------------------------|
| Application No.:                         | A26-2                                                                      |
| Applicant:                               | Constance & William Neilipovitz                                            |
| Agent:                                   | Peter Specht                                                               |
| Roll No:                                 | 4-39300                                                                    |
| Property Address:                        | 1841 Lakeshore Drive                                                       |
| Legal Description:                       | ML 10 HERRICKS PT LOT 2                                                    |
| Zoning:                                  | Highway Commercial                                                         |
| Purpose:                                 | 4.6.2 (d) - Increase max accessory building size from 140 sqm to 156.1 sqm |
| Time and Date of Hearing:                | July 29, 2026 at 5:30 p.m.                                                 |
| Subject to Another Planning Application: | No                                                                         |

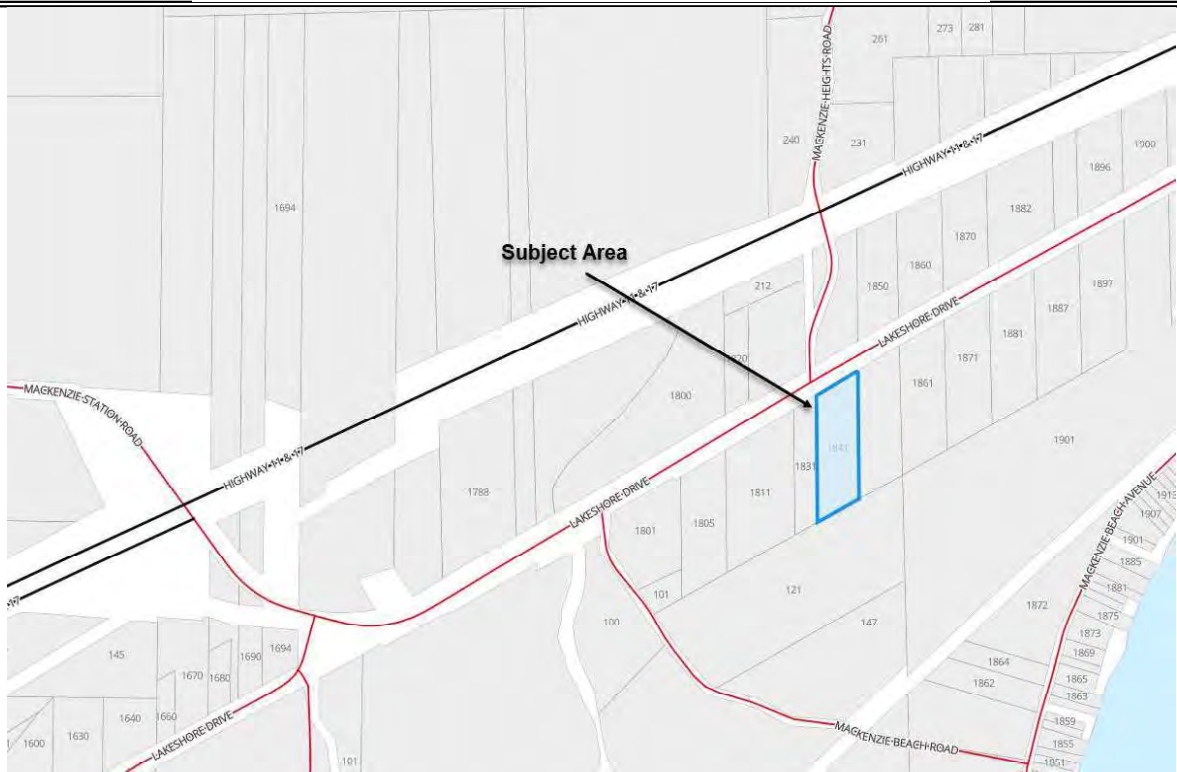
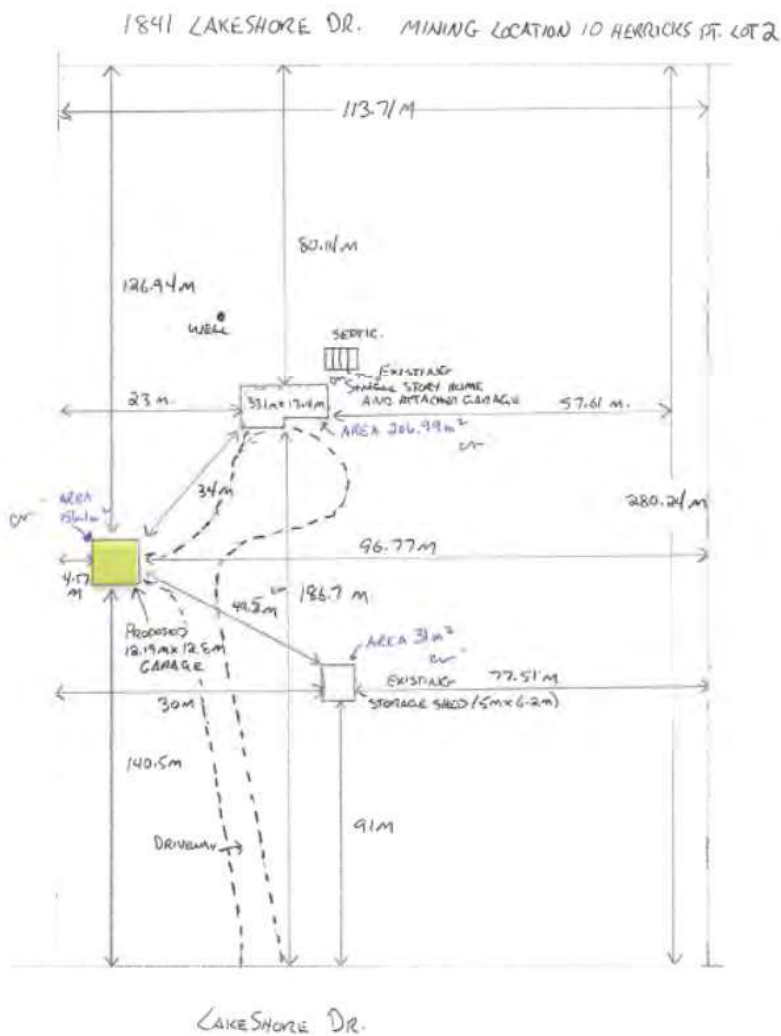
Committee of Adjustment hearings are open to the public. You can attend either in person at council chambers, or electronically over Zoom. The Zoom log in information will be available on the agenda, once posted. Agendas can be found by selecting the date of the meeting on the following website <https://shuniah.civicweb.net/Portal/> Agendas will be posted by 4:30 p.m. on the Friday before the meeting.

To submit written comments or make a deputation in person, or to make an electronic deputation at the hearing please see Important Information on the next page or contact Jennifer of the Committee of Adjustment at [clerkdept@shuniah.org](mailto:clerkdept@shuniah.org) or (807) 683-4548. Please note, comments are made available to the public, and are available on the municipal website.

**In order to appear on the agenda, written comments and deputation requests must be received by noon on the Wednesday before the scheduled Committee of Adjustment hearing, which is Wednesday, JULY 22, 2026. Comments received after this time will still be provided to the Committee, but they will not be attached to the agenda. Written submissions on an Application shall only be received until noon two business days prior to the scheduled hearing, which is Monday, July 27<sup>th</sup>, 2026.**

#### **To obtain more information:**

To obtain more information regarding this application, including plans, sketches and Staff Reports, please contact Committee of Adjustment staff during regular business hours (Monday – Friday, 8:30 a.m. to 4:30 p.m.). Information pertaining to this application is also available at [www.shuniah.org](http://www.shuniah.org) (under the Application Notices heading). Once posted, the meeting of agenda can be found by selecting the date of the meeting on the following website <https://shuniah.civicweb.net/Portal/>



### Participation (In Person and Electronic Options)

Any person who supports or opposes this application may appear either in person or electronically over Zoom. A person may either appear personally, by agent, or by solicitor, to present any reasons why this petition should be granted or denied. If someone is unable to attend the hearing, they may make a written submission that includes reasons for support or opposition. Written submissions on an Application shall only be received until noon two business days prior to the scheduled hearing, which is Monday, July 27th, 2026.

Written submissions can be mailed and/or emailed to: Municipality of Shuniah  
420 Leslie Ave  
Thunder Bay, ON P7A1X8  
Email: [clerkdept@shuniah.org](mailto:clerkdept@shuniah.org)

Please cite **Application A26-2** when submitting your comment.

Residents can view a live stream of the meeting via Zoom. Log in information will be available on the meeting agenda.

To make a deputation, we ask that residents complete and submit the Public Deputation Form **no later than noon on the Monday prior to the scheduled hearing which is Monday, July 27<sup>th</sup>, 2026** (see above for contact details). The Public Deputation Form is attached. Additional information regarding electronic meeting procedures and public participation is available at [www.shuniah.org](http://www.shuniah.org). The committee shall hear the applicant and every other person who desires to be heard in favour of or against the application. Presentations to the Committee are limited to 5 minutes in length.

Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application. If a party does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

If the applicant does not attend or is not represented at this hearing, the Committee may defer the file or proceed in their absence and make a decision, or may consider the application to have been abandoned or withdrawn and close the file.

### Public Record:

Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions, and comments collected will become property of the Municipality of Shuniah, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

### Notice of Decision:

This notice is sent to the applicant, to various agencies, and, in some cases, to surrounding property owners for their information. If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete the attached Request for Decision form and submit to the Secretary Treasurer of the Committee of Adjustment. In the absence of a written request to be notified of the Committee's decision no further notice of this Hearing, a deferred Hearing date, or the decision of this Committee will be sent to anyone other than the applicant.

## Ontario Land Tribunal (OLT):

In accordance with section 45(12) of the Planning Act, 1990 and amendments thereto, the decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister of Housing, or any person or public body who has an interest in the matter. Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or a group on its behalf. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submissions to the Committee of Adjustment before making a decision, the Ontario Land Tribunal may dismiss the appeal.

An appeal against the decision must set out the reasons for the appeal, must be filed with the Secretary-Treasurer of the Committee of Adjustment, and must be accompanied by the fee required by the Ontario Land Tribunal. The OLT Appeal Fee may be paid by certified cheque or money order payable to the "Minister of Finance." Notice of appeal forms can be obtained at <https://olt.gov.on.ca> or by visiting our office.



Jennifer Kruzick, Secretary-Treasurer  
Committee of Adjustment  
Municipality of Shuniah  
420 Leslie Avenue  
Thunder Bay, Ontario P7A 1X8

mailing date: July 8, 2026  
email: [clerkdept@shuniah.org](mailto:clerkdept@shuniah.org)  
Phone 807-683-4548  
Fax 807-683-6982

### DEPUTATION FORM / REQUEST FOR DECISION

To make a formal deputation, residents must complete and submit this Deputation Form to the Secretary-Treasurer of the Committee of Adjustments no later than noon on the Monday prior to the meeting, which is July 27<sup>th</sup>, 2026.

If you do not want to make a deputation, but still wish to be notified of the Committee's decision or a related Ontario Land Tribunal (OLT) hearing you must complete this form and submit it to the Secretary-Treasurer of the Committee of Adjustment.

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I wish to make a deputation with respect to Application A26-2 on July 29, 2026 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 wish to make a deputation with respect to Application A26-2 on July 29, 2026 but I *do not* 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 Committee's decision with respect to A26-2 and the Ontario Land Tribunal Hearing (if applicable)

\*Please print and ensure form is legible

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

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

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

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