

Municipality of Shuniah – Application for Zoning By-Law Amendment

PART 3	SERVICING
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25. Description of Street/Road:

☒ Opened	☒ Paved	☐ Gravelled	☒ Public	☐ Private
With of Street or Road <u>UNKNOWN</u>				
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: SPRUCE RIVER ROAD

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 by 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.

N/A

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

PRIVATE SEPTIC SEWAGE SYSTEM
TO BE APPROVED BY TBDHU

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 *sewing options report* and a *hydrogeological report* is required.

28. Describe how water will be provided to the subject property:

PRIVATE WELL

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):

EXISTING ON SITE DRAINAGE

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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).

SEE PJR31. 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 ☒ No32.2 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		X	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		X	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 (MNR) 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.

No

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 form 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, Stephanie Sorensen of the City District/Regional Municipality of Thunder Bay in the City/District/Regional Municipality of Thunder Bay 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 10th day of August 2026



SIGNATURE

A Commissioner for taking Affidavits.


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, Stephanie Sorensen, 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.

Aug 10/2026
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.

Owner Name(s): Silvio DiLauro
Address: Thunder Bay Ont
Phone Number: _____

Attention: Clerk

Subject: Letter of Authorization

RE: Subject Lands at Lot: Plots 1, 2 & 3 Plan: SSR 12445
Address: _____ Municipality of Shuniah

Dear Approval Authority:

I, Silvio DiLauro, am the owner of the land that is the subject of this application for a minor variance and I authorize ETA Directional Drilling to make this application on my behalf as described in the attached site plan. For the purposes of the Freedom of Information and Protection of Privacy Act I authorize ETA Directional Drilling as my agent for this application, to provide any of my personal information that will be included in this application or collected during the process on of the application.

Please do not hesitate to contact me if there are any further questions. Yours truly,



Owner Signature