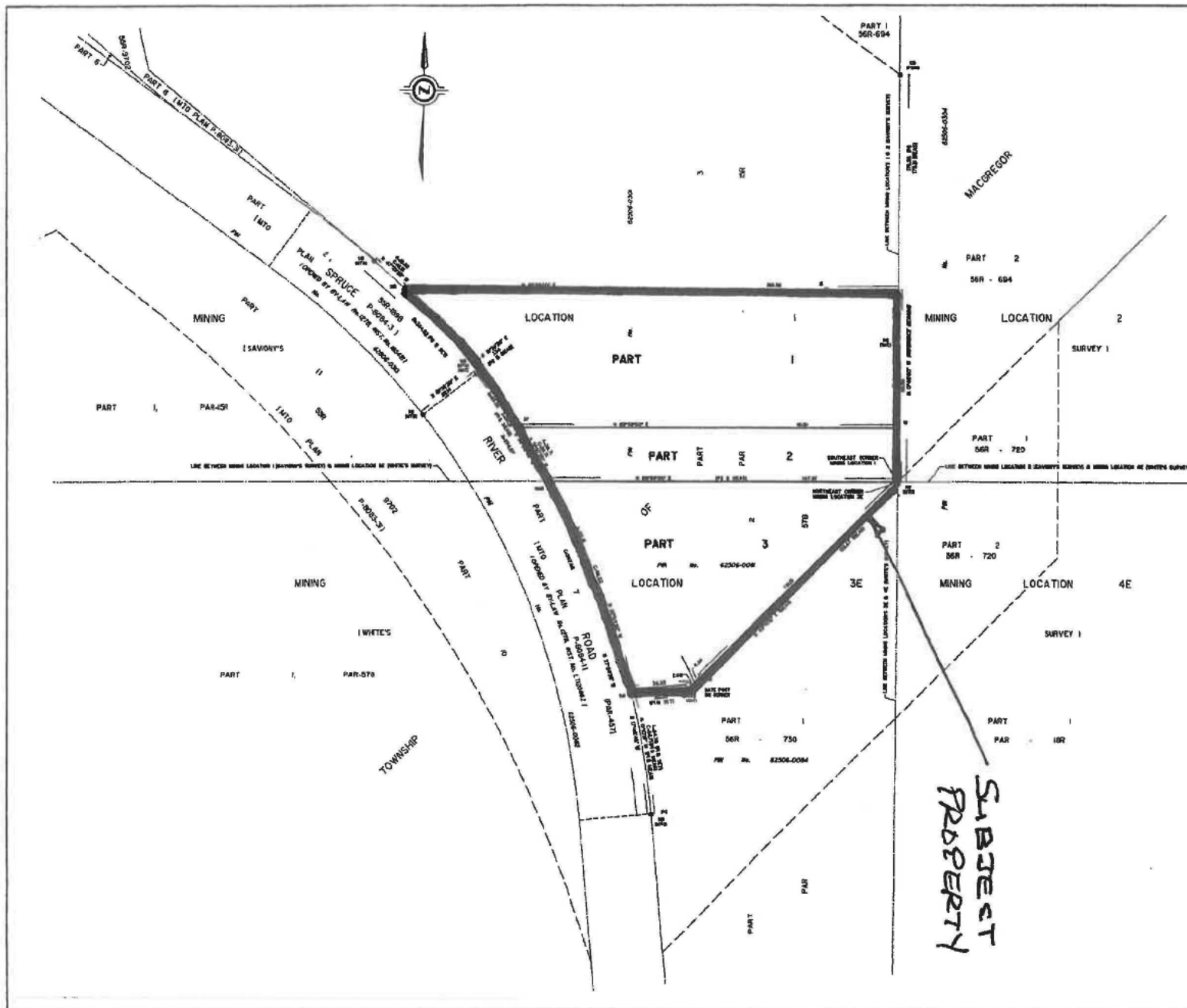


Proposed Rezoning Request

The proposed rezoning would maintain the existing CH - Highway Commercial Zone. The request is to specifically define the proposed new use and add it to the list of permitted uses under Section 26.1 for the property that is the subject of this application.

Define **Commercial Shop and Office for a Drilling and Utility Construction Company** as follows:

Commercial Shop and Office for a Drilling and Utility Construction Company shall mean the use of buildings constructed solely for the purpose of accommodating administrative staff and buildings for the storage and general maintenance of equipment and shall include an external compound area for the outside storage of larger materials and equipment related to drilling and utility construction such as directional drilling equipment, hydro excavation (hydrovac) trucks, trailers, support vehicles, and other small construction equipment associated with the business, but shall not include anywhere on the property the storage of any material or substances that may be considered hazardous.



1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 55R-12445

RECEIVED AND DEPOSITED

DATE JUNE 13, 2005 DATE JUNE 14, 2005

Peter M. Han
PETER M. HAN
ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE
DISTRICT OF THUNDER BAY (ON 55)

SCHEDULE			
PART	LOT	TOWNSHIP	AREA
1	PART OF MINING LOCATION 1 (SAVIGNY'S SURVEY)	EAST OF 4204-03M	0.389 Ha.
2	PART OF MINING LOCATION 3E (WHITE'S SURVEY)	EAST OF 4204-03M	0.19 Ha.

PLAN OF SURVEY OF
PART OF MINING LOCATION 1
(SAVIGNY'S SURVEY)
AND PART OF MINING LOCATION 3E
(WHITE'S SURVEY)
(GEOGRAPHIC TOWNSHIP OF MACGREGOR)
NOW IN THE
MUNICIPALITY OF SHUNAH
DISTRICT OF THUNDER BAY
SCALE 1:140

J. D. BARNES LIMITED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVING BY 3.2808.

NOTES

1. ALL DISTANCES ARE AS SHOWN AND ARE REFERRED TO A PORTION OF THE EXISTING LINE OF MINING LOCATION 1 (SAVIGNY'S SURVEY) AS SHOWN ON PLAN 55R-12445, BEARING A BEARING OF 10.0000° E.

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SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:

2. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

3. THE SURVEY WAS COMPLETED ON THE 13th DAY OF JUNE, 2005.

DATE JUNE 13, 2005

Peter M. Han
PETER M. HAN
ONTARIO LAND SURVEYOR

J. D. BARNES OPERATIONS

2004-01-01 TO 2004-12-31

2005-01-01 TO 2005-12-31

2006-01-01 TO 2006-12-31

2007-01-01 TO 2007-12-31

2008-01-01 TO 2008-12-31

2009-01-01 TO 2009-12-31

2010-01-01 TO 2010-12-31

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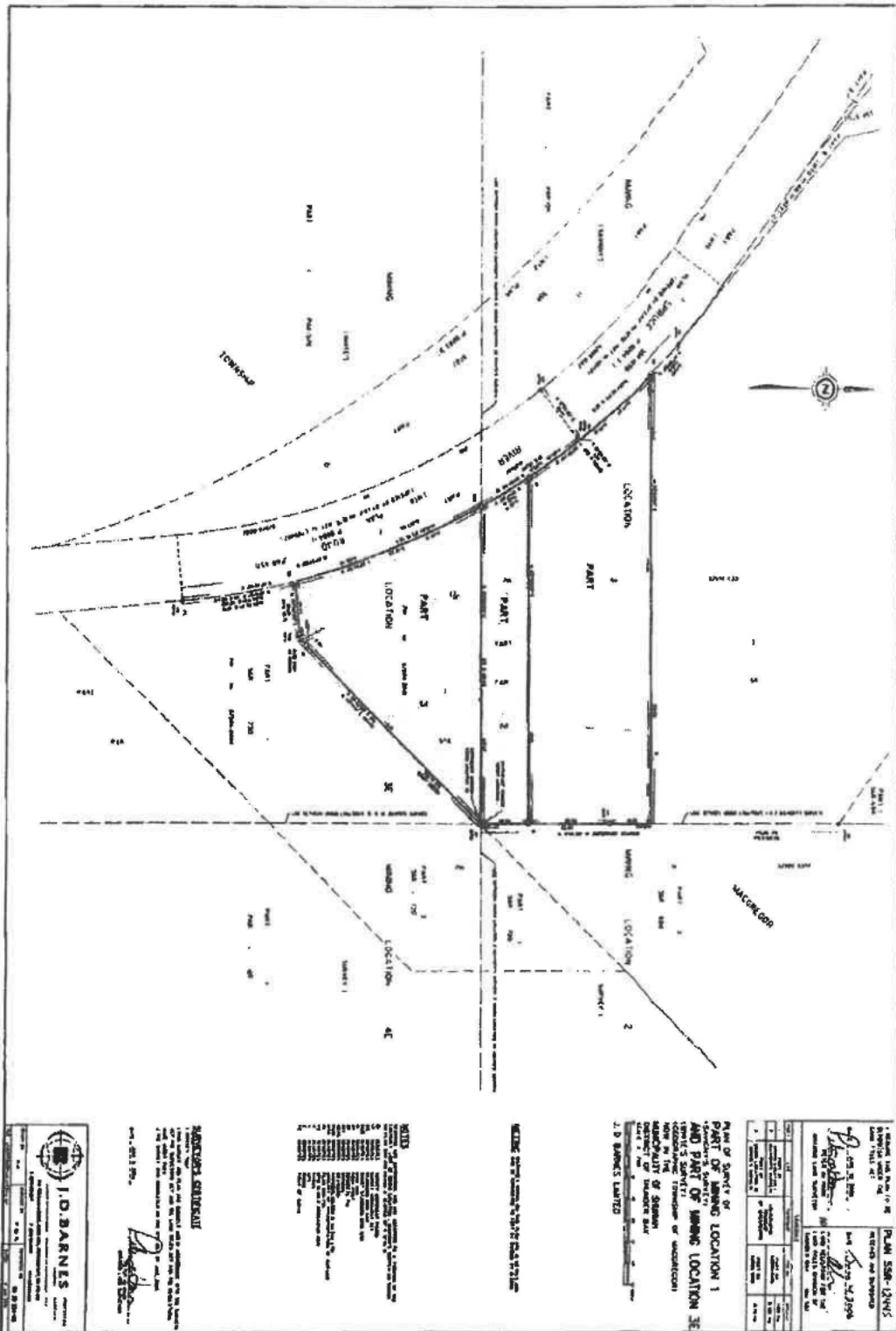
2097-01-01 TO 2097-12-31

2098-01-01 TO 2098-12-31

2099-01-01 TO 2099-12-31

2100-01-01 TO 2100-12-31

SCHEDULE B



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PLANNING JUSTIFICATION REPORT
LTL DIRECTIONAL DRILLING SERVICES LTD.
JULY 2026

equipment rebuilding, manufacturing, processing, or industrial fabrication will take place on the property.

The property will function primarily as a dispatch and operations centre, with employees reporting to the site before travelling to off-site job locations. The majority of the company's work is performed at customer project sites throughout Northwestern Ontario, with equipment returning to the property for storage when not in use.

The proposed development is expected to generate a moderate level of employee and commercial vehicle traffic that is typical of a contractor's office and equipment yard. Customer traffic will be limited and primarily consist of scheduled meetings with clients, suppliers, and contractors.

All equipment and materials will be stored in an organized manner, and the property will be maintained to a high professional standard. Operations will comply with all applicable municipal, provincial, and environmental regulations. No hazardous industrial processes or activities are proposed.

Municipality of Shuniah Official Plan

The subject property is Rural as shown on Schedule A1– MacGregor Township Land Use Designations.

The policies of the Rural designation are contained in Section 2.3 of the Plan.

2.3.1 Intent of the Designation: The intent of the RU Rural designation is to recognize the low density, multi-purpose area in which a variety of land uses can be accommodated.

2.3.2 Goal: To support economic development with compatible uses while protecting the environment and existing uses and resources from incompatible uses.

2.3.3 Permitted uses include: limited residential, which may include accessory uses and home occupations, additional residential units, garden suites, and private individual energy facilities; **highway**, tourist, and local **commercial**; agricultural, agricultural-related, on-farm diversified; and normal farm practices; forestry; aggregate exploration and/or aggregate extraction operation; mineral exploration and/or mining operation; **industrial**; institutional; recreational; resource-based recreational (including recreational dwellings), portable asphalt plant; alternative energy; cemetery; kennel; and existing remote cottage use.

3.20 Compatible Development requires that all new development requiring a Planning Act approval shall be compatible with existing uses in the vicinity by avoiding adverse effects or minimizing adverse effects to acceptable or negligible levels, and where applicable, in accordance with Provincial guidelines. The proposed use of the subject property is

2.8 Employment - 2.8.1 Supporting a Modern Economy:

Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs and providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

3.3.3 Transportation and Infrastructure Corridors:

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor.

The proposed development is consistent with the policies of the PPS.

Growth Plan for Northern Ontario 2011

A Growing and Diversified Economy. 2.3.1 Economic development initiatives undertaken by the appropriate parties to grow and diversify each existing and emerging priority economic sector.

The proposal does not conflict with any of the other applicable policies of the Northern Growth Plan.

Conclusion

The proposed rezoning to enable the development of a Commercial Shop and Office for a Drilling and Utility Construction Company on the subject property is consistent with the applicable policies of the PPS as described herein. It does not conflict with any applicable policies of the Northern Growth Plan.

The development, as proposed, conforms with the policies of the Official Plan. Its' location in an area that is largely undeveloped as well as the direct connection to the Provincial highway system ensures that the proposed use will have no negative impact.

In my professional opinion, the proposed development represents good planning.