



Municipality of Shuniah COMMITTEE OF ADJUSTMENT

NOTICE OF APPLICATION FOR CONSENT

TAKE NOTICE that under the provisions of Section 53 of The Planning Act, 1990, as amended, an application has been made to the Committee of Adjustment.

Application No.:	B26-1
Applicant:	Scott MacLeod
Roll No:	1-04700
Property Address:	801 Highway 527
Legal Description:	CON B SECTION PT 16 & 17 PCL;5608 11198 & 27192 TBF
Zoning:	Rural
Purpose:	Easement for road access in favour of Wenco Properties over 801 Hwy 527
Time and Date of Hearing:	November 4th, 2026 at 5:30 p.m.
Subject to Another Planning Application:	Yes – Z24-2

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 or (807) 683-4548. Please note, comments are made available to the public, and are available on the municipal website.

Written Comments:

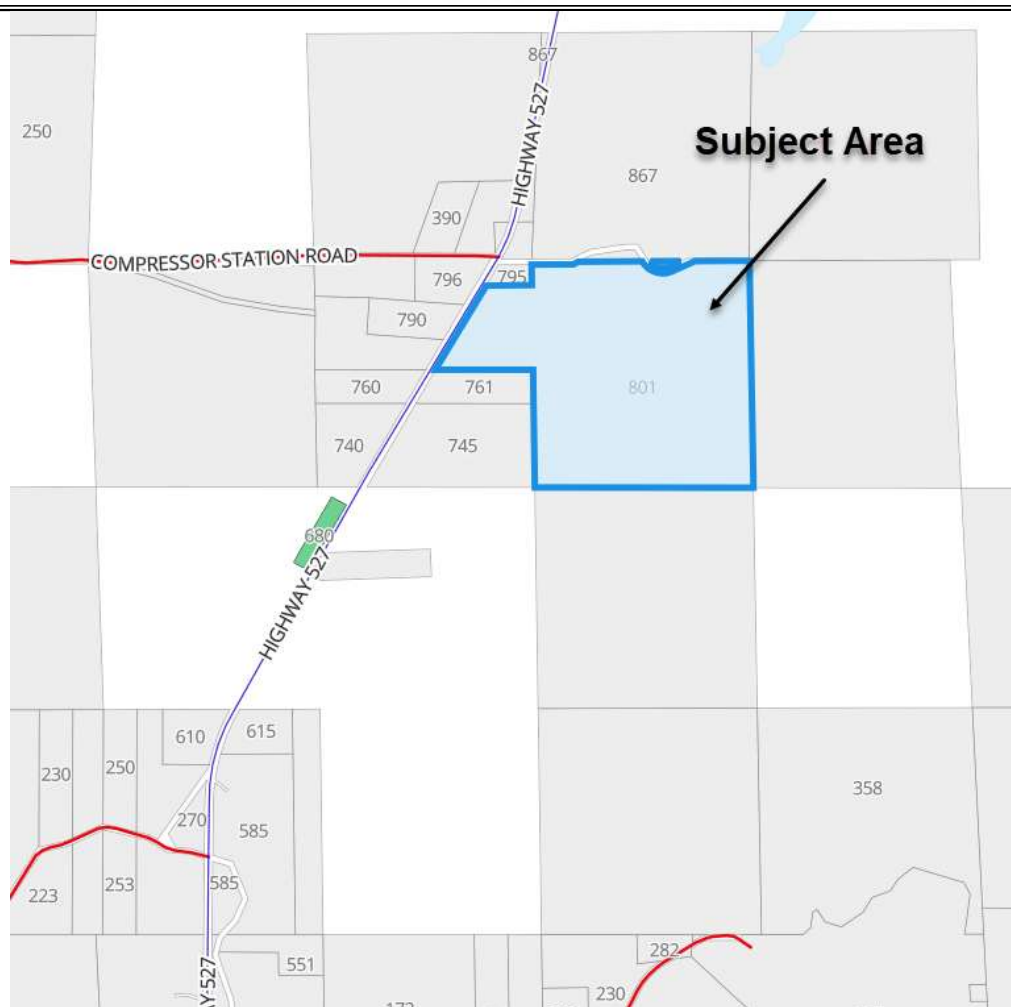
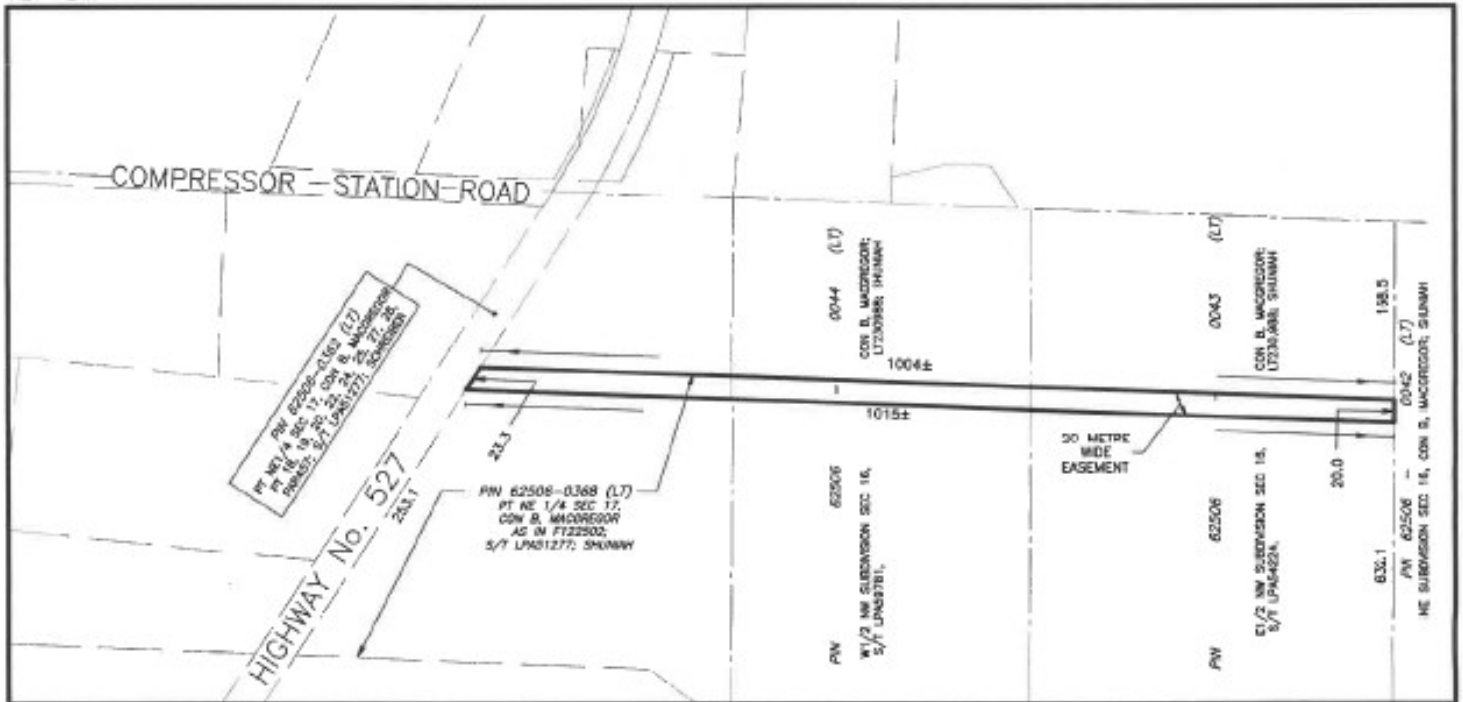
In order to appear on the agenda, written comments must be received by noon on the Wednesday before the scheduled Committee of Adjustment hearing, which is Wednesday, October 28th. Comments received after this time will still be provided to the Committee, but they will not be attached to the agenda. Written submissions on an Application shall only be received until noon two business days prior to the scheduled hearing, which is Monday, November 2nd, 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 (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/>

KEY PLAN

NOT TO SCALE



Important Information - Application Number: B26-1

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, November 2nd, 2026.

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

Please cite **Application B26-1** 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 two business days prior to the scheduled hearing which is Monday, November 2nd, 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. The committee shall hear the applicant and ever other person who desires to be heard in favour of or against the application. Presentations to the Committee are limited to 5 (five) 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 the 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 an 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 53(19) of the Planning Act, 1990 and amendments thereto, the decision may be appealed to the Ontario Land Tribunal (OLT) by the applicant, the Minister of Housing, or a specified person or public body who has an interest in the matter. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the OLT 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 OLT. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance." Notice of appeal forms can be obtained at www.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: August 28, 2026

email: clerkdept@shuniah.org

Phone: 807-683-4545

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 November 2nd, 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.

☐ I wish to make a deputation with respect to Application B26-1 on November 4th, 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 B26-1 on November 4th, 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 B26-1 and the Ontario Land Tribunal Hearing (if applicable)

*Please print and ensure form is legible

Name: _____

Address: _____

Phone
Number: _____

Email Address: _____

FOR OFFICE USE ONLY		Application No.:
Date of Pre-consultation	MAY 20 - 7 AUG 6, 2016	526-1
Pre-Consultation Fee	\$ 500.00	Receipt No.:
Date Complete App Received	AUG 6, 2016	77781
Application Fee	\$ 700.00	Receipt No.:
LRCA Fee	\$ 275.00	Cheque No.:
Date Notice Given		

1. Registered Owner: (List Association Name if Applicable)

Owner's Name: 1001339427 ONTARIO LIMITED
 Owner's Mailing Address: 171 ALDER RD.
 City: STUNIAH Prov.: ON Postal Code: B3A0A1 Phone: _____
 Cell: _____ Email Address: SCOTT@HIDrilling.ca

2. Applicant/Agent Information: (If different from Registered Owner, An Owner's authorization is required, see Schedule A)

Applicant's Name: SCOTT McLEOD
 Solicitor/Authorized Agent/Firm: _____
 Applicant's Mailing Address: _____
 City: _____ Prov. _____ Postal Code _____ Phone: _____
 Cell: _____ Email Address: _____
 Send Correspondence To? (Check all that apply) Owner ☐ Applicant ☒ Agent/Solicitor ☐

3. Type and purpose of the proposed transaction:

Transfer: ☐ Creation of a New Lot
☐ Addition of a lot
☒ an easement
☐ Other _____
 Other: ☐ a charge
☐ a lease
☐ a correction of title

3.1 If a lot addition, identify the lands to which the parcel will be added.

N/A

3.2 What is the existing land use to which the parcel will be added?

N/A

3.3 If known the name of the person to whom the land or an interest in the land is to be transferred, charged or leased?

EASEMENT IN FAVOUR OF WENCO PROPERTIES LTD.

4. Location of subject land:

Property Address: 801 HIGHWAY #527
 Property Roll Number - 58-28-0_0-00_ (obtained from tax bill or assessment notice)

Concession No. <u>B</u>	Section No. <u>SEE ATTACHED BELOW</u>
Registered Plan No. <u>N/A</u>	Lot(s) No. _____
Mining Location _____	Reference Plan No. _____ Pts. _____
Geographic Township: <u>MacGregor</u>	☒ MacGregor ☐ McTavish

SECTION No. PT 16 and 17 PCL; 5608 11198 and 27192 TBF

Question 4 – Location of Subject Land

Concession B Section PT 16 & 17 PCL5608 11198 & 27192TBF

Concession B Section SPT 16 PCL

Concession A PT SW1/4 Section 16 PCL 7697 TBF

Compressor STN Rd. Concession A SPT Section 16

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5. Description of subject land

	Severed (EASEMENT)	Retained
Frontage (m)	23.3 m.	215 m.
Depth (m)	1015 m.	IRREGULAR
Area (ha)	2 ha.	18.2 ha.

6. Building and structures - include description, dimensions, and dates of construction. Add an additional page if necessary.

Description (main, shed, garage, etc.)	Dimensions (m)	Construction year	Location
1. VACANT LAND			☒ Severed ☒ Retained
2.			☐ Severed ☐ Retained
3.			☐ Severed ☐ Retained
4.			☐ Severed ☐ Retained

7. Access - Road ownership

Severed Parcel

Common Name of Road HIGHWAY #527☐ Municipality of Shuniah☒ Ministry of Transportation☐ Private

Other: _____

Retained Parcel

Common Name of Road HIGHWAY #527☐ Municipality of Shuniah☒ Ministry of Transportation☐ Private

Other: _____

8. Access - Road maintenance

Severed Parcel

Common Name of Road HIGHWAY #527☐ Municipality of Shuniah☒ Ministry of Transportation☐ Private

Other: _____

Retained Parcel

Common Name of Road HIGHWAY #527☐ Municipality of Shuniah☒ Ministry of Transportation☐ Private

Other: _____

9. Access - Water access

If the proposed access is by water, please describe the nearest public boat launching and car parking facility.

N/A

How far is it from the property and what facilities are there?

Other Access (Specify) _____

10. Encumbrances

10.1 Restrictions – Please indicate the nature of any restrictive covenants or easements affecting the subject property and describe each easement or covenant and its effect.

N/A

10.2 If known, the name of person(s) to whom the land or interest in land is to be conveyed, leased or mortgaged.

WENCO PROPERTIES

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11. Designation and zoning of subject property /current and proposed land use

	Severed	Retained
✓ Official plan designation	RURAL PROTECTED AREA	RURAL PROTECTED AREA
✓ Zoning	RURAL	RURAL

12. Explain how the application conforms with the official plan policies (read official plan and cut and paste relevant sections into the Planning Justification Report - see Schedule B for example)

EASEMENT ONLY TO PROVIDE ACCESS TO LANDLOCKED PARCEL - NO

13. If the land is covered by a Minister's Zoning Order, what is the regulation number? What uses are permitted by the order? NEW DEVELOPMENT

CURRENTLY, THIS DOES NOT APPLY.

14. Use of the property:

	Severed	Retained
Existing uses	VACANT	VACANT
Proposed uses	EASEMENT FOR ROAD ACCESS	NO CHANGE

15. What are the surrounding land uses?

East GRAVEL PIT

West RURAL RESIDENTIAL

North RURAL RESIDENTIAL & VACANT LANDS

South " " " "

16. Former use of subject property and adjacent lands (check as applicable):

	Does the Owner own Adjoining Property?	☐ Yes	☒ No	☐ Unknown
1	Is there any reason to believe that the site or adjacent site may be environmentally contaminated?	☐ Yes	☒ No	☐ Unknown
2	Has an industrial or commercial use, or an orchard, been on or adjacent to the property?	☒ Yes	☐ No	☐ Unknown
3	Has lot grading been changed by adding or removing earth or other material?	☐ Yes	☒ No	☐ Unknown
4	Has a gas station been located on the subject land or adjacent land at any time?	☐ Yes	☒ No	☐ Unknown
5	Has there been petroleum or other fuel stored on the subject land or adjacent land?	☐ Yes	☒ No	☐ Unknown
6	Has the Ministry of the Environment, Conservation and Parks, or any other agency formally or informally advised the owners that the property is or may be contaminated?	☐ Yes	☒ No	☐ Unknown

ADJACENT GRAVEL PIT

16.1 What information did you use to determine the answers to the above questions on former uses?

HISTORICAL KNOWLEDGE

16.2 If you answered YES to any of the Section 16 table above, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land is needed. Is the previous use inventory attached? ☐ Yes ☒ No

If the inventory is not attached, please explain.

ADJACENT GRAVEL PIT IN CONTINUOUS OPERATION SINCE 1960'S

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- 16.3 If you answered Yes to any of the questions related to the Section 16 table above, was an Environmental Site Assessment (ESA) conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed? ☐ Yes ☐ No ☒ Unknown

If no, why not? Explain on a separate page, if necessary.

17. Status of current and other applications under the Planning Act

- 17.1 Is this a resubmission of an earlier proposal? ☐ Yes ☒ No ☐ Unknown

If yes, and if known, describe how it has been changed from the original application.

- 17.2 Has any land been severed from the parcel as it existed on January 15, 1979? ☐ Yes ☒ No
If yes, how many times? (See official plan Consent policies in Section 4)

18. Other planning applications

- 18.1 Has the subject property ever been the subject of any other planning application, including applications before Ontario Land Tribunal (OLT), for approval of (check all that apply): ☐ Yes ☒ No 224-2

☐ Zoning By-law Amendment ☐ Consent ☐ Minor Variance ☐ Site Plan Approval

☐ Official Plan Amendment ☐ Plan of subdivision/condominium ☐ Minister's zoning order

If yes, and if known, specify: the file number; the approval Authority; the land it affects; its purpose; its status, and its effect on the proposed amendment:

ADJACENT PROPERTY TO THE EAST WAS SUBJECT TO A REZONING APPLICATION IN JUNE 2025. THIS EASEMENT APPLICATION IS BEING SUBMITTED AS A CONDITION OF COUNCIL PASSING THE AMENDING BY-LAW.

- 18.2 Are there applications for additional Consents on the subject property? ☐ Yes ☒ No

If yes, provide details.

19. Provincial Policy

- 19.1 Is the proposal consistent with Provincial Policy Statement (PPS) issued under subsection 3(1) of the Planning Act? ☒ Yes ☐ No

Explain why yes or no and paste applicable sections below or in a separate attachment if necessary. (Read the Provincial Policy Statement in its entirety to identify the most relevant sections.)

SEE PLANNING JUSTIFICATION REPORT DATED DECEMBER 2024 PREPARED IN SUPPORT OF THE REZONING APPLICATION.

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- 19.2 Are any of the following uses or features on the subject property of the proposed consent or within 500 metres of the subject property of the proposed Consent, unless otherwise specified. (See 2020 Shuniah Official Plan Schedule B1 Development Constraints to assist).

Significant Features Checklist (Please check all appropriate boxes, if any apply.)

	Use or Feature	On the Subject property	Within 500m of Subject Property Provide Distance	N/A	Potential information needed
1	Class 1 Industry*			X	If sensitive land uses proposed within 70m from the boundary lines, a noise/odour/particulate study may be needed.
2	Class 2 Industry**			X	If sensitive land uses proposed within 300m from the boundary lines, a noise/odour/particulate study may be needed.
3	Class 3 Industry***		PIT ADJACENT		If sensitive land uses proposed within 1000m from the boundary lines, a noise/odour/particulate study may be needed.
4	A landfill site (closed or active)			X	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.
5	A sewage treatment plant or waste stabilization pond			X	Assess the need for feasibility study for residential and other sensitive land uses.
6	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.)
7	An active railway line and major highways			X	Evaluate impacts of noise within 100m
8	Electricity generating station, hydro transformer, railway yard, etc.			X	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.
9	High voltage electric transmission line			X	Consult the appropriate electric power service.
10	Transportation, infrastructure & utility corridors	X	GAS PIPELINE		Will there be a negative impact on a planned corridor?
11	Cultural heritage and archaeology			X	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.
12	An agricultural operation, including livestock facility or stockyard			X	Development to comply with Minimum Distance Separation Formulae (MDS)
13	An active mine site or an aggregate site operation site within 1000m of the subject land		PIT ADJACENT		Will development hinder or be incompatible with continued operation or extraction?
14	Mineral aggregate resources areas		11		Will development hinder access to the resource or the establishment of new resources operations?
15	A non-operating mine site within 1000m of the subject property			X	Demonstrate that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
16	A rehabilitated mine site, abandoned mine site or mine hazard			X	If proposal is on, adjacent to, or within 1000m, consult with the Ministry of Energy, Northern Development and Mines.
17	A significant coastal wetland A significant habitat of endangered species and threatened species A provincially significant wetland within 120 metres of the subject lands species			X	Development and site alteration are not permitted in the features. Are any significant coastal wetlands or unvegetated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
18	A significant wildlife habitat A significant Areas of Natural and Scientific Interest (ANSI)			X	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.

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	Consent Use or Feature	On the Subject property	Within 500m (Provide Distance)	N/A	Potential information needed
19	Fish habitat			X	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.
20	Adjacent lands to natural heritage features and areas			X	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.
21	Floodplain			X	Identify if located in floodplain and address accordingly, as per official plan policies and Lakehead Region Conservation Authority.
22	A contaminated site			X	Assess an inventory or previous uses in areas of possible soil contaminations.
23	Hazardous sites****			X	Demonstrate that hazards can be addressed.
24	Erosion hazards			X	Determine feasibility within the 1:100 year erosion limits of river valleys and streams.
25	Sensitive surface water features and sensitive groundwater features			X	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.)
26	Crown land (identified by the Ministry of Natural Resources and Forestry as being of special interests, such as a lake access point)			X	Consult Municipality for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands. Contact the Ministry of Northern Development, Natural Resources and Forestry (MND/MNR/F) 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.

- 19.3 Is the subject property within an area designated under any provincial plan or plans? [] Yes [] No
If yes, explain how the application conforms or does not conflict with the provincial plan.

CURRENTLY, THIS DOES NOT APPLY.

20. Indigenous Land Claims

- 20.1 Does the proposed application for consent apply to lands subject to any indigenous land claims or provincial/indigenous co-management agreement?

[] Yes [] No

If known, provide any information you may have as an attachment to the application.

CURRENTLY, THIS DOES NOT APPLY.

- 20.2 Have you consulted with Indigenous Peoples on this request for a proposed Consent?

[] Yes ☒ No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page.

21. Archaeology

- 21.1 Does the subject property contain any known 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 needed. Submit a copy of technical report(s), if applicable.

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22. Servicing - Water supply

Severed

Retained

☐ Private: Well / Lake / Shared well (specify)☐ Private: Well / Lake / Shared well (specify)☐ Other: NONE - FOR ACCESS EASEMENT☐ Other: NONE - VACANT LAND

Development on a communal or individual well system may need a servicing options report, and a hydrogeological report. Non-residential development on a communal well system may need a hydrogeological report.

23. Servicing – Sewage

Severed

Retained

☐ Private: Septic (Class _____)☐ Private: Septic (Class _____)☐ Other: NONE - FOR ACCESS EASEMENT☐ Other: NONE - VACANT LAND

If the requested change would permit development on individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report may be needed. If the proposal would produce less than 4,500 litres per day, a hydrogeological report may be needed.

24. Other Information

Is there any other information you think may be useful to the Municipality of Shuniah or agencies in reviewing this application? If so, explain below or attach explanation on a separate page.

SEE FILE Z24-2 WENCO PROPERTIES
FOR COUNCIL CONDITION WHICH HAS
TRIGGERED THIS APPLICATION FOR
AN EASEMENT

AFFIDAVIT OR SWORN DECLARATION

I/We, SCOTT MACLEOD of the City/District/Regional Municipality of _____
 In the City/District/Regional Municipality of _____ 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.

SUBSCRIBED/AFFIRMED/DECLARED before me at the CITY OF THUNDER BAY
DISTRICT OF THUNDER BAY In the Province)

Of Ontario this 6 day of AUGUST 2026

A Commissioner for taking Affidavits.

signature

SIGNATURE

Susan Moore

Treasurer, Deputy Clerk

Municipality of Shuniah

"Commissioner for taking Affidavits"

CONSENT OF THE APPLICANT:

**AUTHORIZATION OF APPLICANT TO THE USE
AND DISCLOSURE OF PERSONAL INFORMATION**

Complete the consent of the applicant concerning personal information set out below.

I, SCOTT MACLEOD am the applicant for this planning application, 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.

Date

Signature of Applicant

PLANNING JUSTIFICATION REPORT

1001339427 Ontario Limited

June 2026

Introduction

Menic Planning Services Inc. has prepared the following planning justification report on behalf of 1001339427 Ontario Limited. The proponents own a large parcel of land located on the east end of Highway 527 near the intersection of Compressor Station Road (herein referred to as the “subject property”).

This report is submitted in support of a consent application to the Municipality of Shuniah for the purpose of granting an easement to the adjacent property to the east which has historically been used as a gravel pit and is currently landlocked. This easement will provide legal access to this gravel pit owned by Wenco Properties Ltd.

This report will specifically address the proposed development’s conformity with the Municipality of Shuniah Official Plan, consistency with the Provincial Planning Statement 2024 (PPS) as required by Section 3 of the *Planning Act* and consistency with the Northern Growth Plan.

Description of Subject Property

The subject property is located on the east side of Highway 527 near the Compressor Station Road intersection. It is currently vacant undeveloped land.

The property is legally described as Concession B Section 16 & 17 PCL5608 & 27192TBF, Concession B Section SPT 16 PCL, Concession A PT SW1/4 Section 16 PCL7697TBF and Compressor STN Rd Concession A SPT Section 16. The subject property has a total lot area of 182 hectares with a frontage of 215 metres on Highway 527.

The surrounding land uses are designated and developed with an array of rural uses including some limited scattered residential development. There is a aggregate pit located immediately east and adjacent to the subject property which has used since the 1960’s.

Proposed Development

In 2025, Shuniah Council considered a rezoning application from the owner of the adjacent lands to the east, Wenco Properties Ltd. (Application Z24-2). The application was approved conditional upon the proponent obtaining an easement to provide for legal access to the property which is not located on an opened and maintained road.

This application for consent to the granting of an easement is being filed in order to meet the condition imposed by Council prior to the passing of the amending zoning by-law for the Wenco property. The proposed development is therefore, simply an easement for the purpose of allowing vehicular access to the adjoining lands. No new development is being proposed at this time on the subject property.

23.3 ~~20~~ THE WIDTH WILL BE 20m

The proposed easement is located at the northernmost frontage of the subject property. It will have a frontage of 20 metres on Highway 527 with a total depth of approximately 1015 metres for an area of approximately 2 hectares.

Municipality of Shuniah Official Plan

The subject property is Rural and Protected Area 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.

The purpose of this consent application is to provide legal access to an existing aggregate operation on the adjacent lands. Aggregate operations are recognized as a use that would be permitted in the Rural designation.

The proposed development conforms to all of the applicable policies of the Official Plan and the requested rezoning meets the purpose and intent of the Plan.

Provincial Planning Statement 2024

The Provincial Planning Statement ("PPS") is issued under Section 3(1) of the Ontario *Planning Act* and provides direction on matters of provincial interest regarding land use planning. All applications considered under the Planning Act "shall be consistent with" the Provincial Planning Statement.

Once again, the purpose of this consent application is to provide access to an existing aggregate resource on the adjacent lands. Sections that are pertinent to the proposed easement to allow access include the following.

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

1. Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

4.5.2 Protection of Long-Term Resource Supply

1. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

3. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

4. Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.

5. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

a) resource use would not be feasible; or

b) the proposed land use or development serves a greater long-term public interest; and

c) issues of public health, public safety and environmental impact are addressed.

The proposed easement to provide access to the aggregate development is consistent with the policies of the PPS. It clearly states that mineral aggregate resources need to be identified and protected for long term use.

Growth Plan for Northern Ontario 2011

Section 2.1 of the Northern Growth Plan states that the policies of the Plan are intended to support growth and diversify the region's traditional resource-based industries. The forestry and mineral sector are vital to Ontario's economy and these sectors will continue to drive the

North's economy. The proposed easement to provide access to the adjacent existing aggregate resource meets the intent of this Growth Plan policy.

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

Conclusion

The proposed consent to the granting of an easement to enable legal access to the existing aggregate operation 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 easement, as proposed, conforms with the policies of the Official Plan.

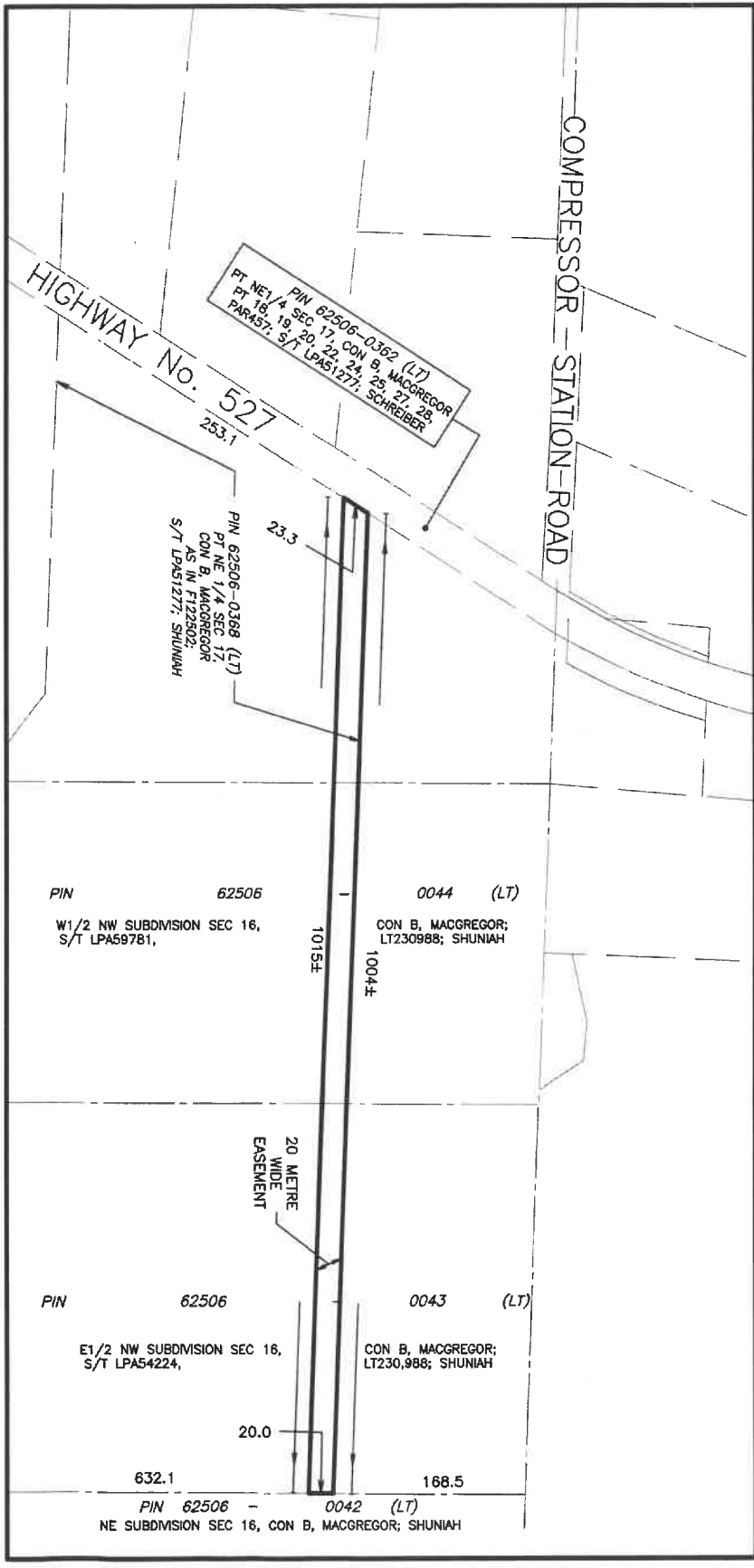
In my professional opinion, the proposed consent represents good planning.

Syl Menic MCIP, RPP
Menic Planning Services Inc.



KEY PLAN

NOT TO SCALE



PLAN ILLUSTRATING
PROPOSED EASEMENT
MUNICIPALITY OF SHUNIAH
DISTRICT OF THUNDER BAY

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METRIC

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING
BY 0.3048.



J.D. BARNES
LIMITED

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