



AMENDMENT NO. 3 TO THE OFFICIAL PLAN
FOR THE MUNICIPALITY OF SHUNIAH

DRAFT

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On behalf of the Municipality of Shuniah
September 22, 2026

OFFICIAL PLAN FOR THE MUNICIPALITY OF SHUNIAH

Amendment No. 3

Amendment No. 3 to the Official Plan for the Municipality of Shuniah, was prepared by the Municipality of Shuniah and was presented to the Council of the Corporation of the Municipality of Shuniah under the provisions of Section 21(1) of the Planning Act, R.S.O. 1990, c. P.13 on the _____ day of X 2026.

This amendment was adopted by the Corporation of the Municipality of Shuniah by By-law No. _____-26 in accordance with Section 21(1) of the Planning Act, R.S.O. 1990, c. P.13 on the _____ day of X 2026.

MAYOR

CLERK

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Table of Contents

THE CONSTITUTIONAL STATEMENT.....	4
PART A - THE PREAMBLE.....	5
LOCATION OF THE AMENDMENT	5
BASIS FOR THE AMENDMENT	5
PART B - THE AMENDMENT.....	6

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - constitutes Amendment No. 3 to the Official Plan for the Municipality of Shuniah.

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PART A - THE PREAMBLE

The purpose and effect of this Amendment to the Municipality of Shuniah Official Plan (2021) is to implement housekeeping amendments, to update policies as a result of recent legislative changes, and to clarify policy language for ease of interpretation and removal of duplication.

LOCATION OF THE AMENDMENT

This Amendment applies generally to the entirety of the Municipality of Shuniah unless specified to the contrary.

BASIS FOR THE AMENDMENT

The decision to amend the Municipality of Shuniah Official Plan (2021) is based on the following considerations:

The Official Plan came into effect in 2021. Since that time, a number of technical and legislative matters have been identified that warrant an amendment to the Official Plan. In addition to clarifying policies and correcting typographical errors, this Official Plan Amendment is required to reflect legislative changes to the *Planning Act*, R.S.O. 1990, c. P.13, including the removal of the two-year moratorium on Official Plan Amendments, Zoning By-law Amendments, and Minor Variances. The amendment also recognizes legislative changes affecting the implementation of Site Plan Control and the removal of the requirement for public meetings in certain circumstances.

PART B - THE AMENDMENT

The Municipality of Shuniah Official Plan (2021), as amended, is hereby further amended by:

1. Amending the sixth paragraph of Section 1.2 Development Challenge, by deleting the wording “Provincial Policy Statement (PPS)” and substituting it with “Provincial Planning Statement 2024 (PPS)”.
2. Amending the fourth paragraph under Section 1.3 Purpose and Effect, by adding a new Policy 1.3.c. after Policy 1.3.b., deleting the strikethrough wording and adding the underlined wording, as follows:

Notwithstanding, the Municipality may:

- a) investigate and consider public works or other actions that are not in conformity with this plan, including applications for review and/or approvals incidental and necessary for such works or actions, but not undertake the actual works until brought into conformity with this plan; ~~and~~
 - b) adopt an amendment to this plan and thereafter enact a zoning amendment or other by-law that is not in conformity with this plan but that will be in conformity when the relevant amendment to this plan is finished and comes into force and effect; ~~and~~
 - c) eliminate the requirement for a public meeting for:
 - changes to section numbers or the order of text, which do not add or delete sections;
 - consolidating amendments, which have previously been approved;
 - changes that correct typographic, grammatical or mapping errors, which do not affect the intent or application of policies or provisions of this Plan;
 - re-wording policies or revising mapping for the purpose of clarification only, without changing the intent or purpose of the policies or mapping; or
 - plans of subdivision as the Municipality deems appropriate, in accordance with the Planning Act.
3. Amending the first paragraph of Section 1.4 Responsibilities, by deleting the wording “2020 Provincial Policy Statement” and substituting it with “Provincial Planning Statement 2024”.
 4. Amending the first bullet point under the second paragraph of Section 1.4 Responsibilities, by deleting the wording “Provincial Policy Statement” and substituting it with “Provincial Planning Statement 2024”.

5. Amending the first bullet point under the first paragraph of Section 1.5 Planning Objectives, by deleting the wording “Provincial Policy Statement (PPS)” and substituting it with “Provincial Planning Statement (PPS)”.
6. Amending the 11th paragraph under Section 1.7 Interpretation, by deleting the wording “Provincial Policy Statement” and substituting it with “Provincial Planning Statement”.
7. Amending Section 2.2.1 Intent of the Designation, by deleting the strikethrough wording and adding the underlined wording, as follows:

The Residential R4 *land use designation*, is intended to recognize predominantly residential lands that have developed or that will be developed over the length of this official plan. Such residential lands have historically taken the form of single detached residential properties with on-site individual, private water and sewage services.

In several lakeshore areas, development density and inadequate separation distance between sewage and drinking water has resulted in risk to health and safety due to potential for sewage to be impacting drinking water (see MWWSP). The intent of the high density policies in section 2.2.5 is to reduce risk, in accordance with provincial direction, legislation and policies.

The R1, R1a and R1b within the Residential *land use designation* provide further guidance for existing populated areas, each with unique defining features.

8. Amending the third paragraph under Section 2.4.3 Implementation, by deleting the word “will” and substituting it with “may”.
9. Amending the second paragraph under Section 3.2 Accessory Uses in All Land Use Designations, by deleting the following strikethrough wording and adding the following underlined wording:

Site plan control (see section 4) ~~shall~~ may apply where mitigation measures require implementation as needed.

10. Amending the third paragraph under Section 3.6 Forestry and Wildland Fire - Forestry, by adding the following underlined wording:

The maintenance of forest cover and riparian vegetation 30 m from top of river and stream banks is required; and reforestation in areas where forest resources have been depleted is encouraged (see section 3.13.2 shoreline development

and 2.4 Protected Areas).

11. Amending the first paragraph under Section 3.13.1 Wastewater, by deleting the wording “Provincial Policy Statement” and substituting it with “Provincial Planning Statement”.
12. Amending the third paragraph under Section 3.13.1 Wastewater, by deleting the word “dwellings” and substituting it with “development”.
13. Amending the tenth paragraph under Section 3.13.1 Wastewater, by deleting the word “shall” and substituting it with “may”.
14. Amending Section 3.13.1 Wastewater, by deleting the following paragraph (paragraph 11):

Only structures that do not require a building permit such as a temporary cover for a single vehicle; and uses which facilitate or will not impede construction of communal servicing may be permitted. A site visit will be required by staff to establish the site-specific location for such uses. The communal system protection area shall be implemented through zoning.

15. Amending the Drinking Water subsection under Section 3.13.2 Protection of Water Resources, by adding the following paragraph as the fourth paragraph:

Due to recent and increased blue-green algae outbreaks in Shuniah Lakes and along the Lake Superior shoreline, well water is the preferred source of drinking water in Shuniah and shall be required as a condition of new lot creation.

16. Amending the Shoreline Development subsection under Section 3.13.2 Protection of Water Resources, by deleting the following strikethrough wording and substituting it with the following underlined wording, in the second bullet point of the first paragraph:

Locating structures and on-site sewage systems where native soils are deepest and at the furthest distance possible from the shoreline. A minimum setback of 30 metres for all structures and sewage systems ~~will be implemented through zoning~~ unless a smaller setback is supported by the Lakehead Region Conservation Authority and/or the Thunder Bay District Health Unit;

17. Amending the first paragraph of Section 3.13.3 Stormwater Management, by adding the following underlined wording:

All new applications for residential facility, multi-residential, commercial, industrial

and institutional developments shall include stormwater management plans intended to minimize contamination, prevent loss of life, minimize community disruption and property damage, and maintain and enhance surface and ground water resources.

18. Amending the seventh paragraph under Section 3.14 Climate Change, Energy, and Air Quality, by adding the following underlined wording:

Anything larger will be subject to a site-specific amendment to this official plan, zoning and potentially site plan approval.

19. Amending the second and third paragraph under Section 3.17 Commercial Development, by adding the following underlined wording:

Commercial development must be compatible with existing uses and *rural character*; and will be permitted through zoning and potentially site plan control to ensure adequate access, parking, landscaping, buffering, setbacks, storm water management and implementation of any other mitigation measures.

All commercial uses must be considered to be a “dry use” as defined by MECP unless it can be demonstrated that it can be adequately serviced by private, individual on-site water and sewage in accordance with section 3.13; and justified through a servicing options statement as needed.

20. Amending Section 3.17.3 Tourist Commercial Development, by deleting the following paragraph:

Tourist commercial uses shall not detract from the adjacent landowner’s enjoyment of their property or existing *rural character*.

21. Amending the ninth paragraph under Section 3.19 Industrial Development, by adding the underlined wording, as follows:

Compatible industrial development will be permitted through zoning and site plan control (see section 4.11) to ensure adequate access, parking, landscaping, buffering, setbacks, safety features such as lighting and walkways, barrier-free access, storm water management and implementation of any mitigation measures as needed.

22. Amending Section 3.20.6 Residential Facilities, by deleting the strikethrough wording and adding the underlined wording, as follows:

3.20.6 ~~Residential Facilities~~ Additional Needs Housing

~~A residential facility~~ Additional needs housing is a residential use where residents live together, ~~who by reason of their age, emotional, mental, social, physical condition, or legal status, require~~ in a group living arrangement with supports such as supervision, personal care, medical care, education, counselling and/or programming.

Compatible ~~residential facilities~~ additional needs housing is permitted where residential uses are permitted.

All ~~residential facilities~~ additional needs housing must be serviced by private, individual on-site water and sewage in accordance with sections 3.13, unless justified in a servicing options statement.

The *planning justification* for new ~~residential facilities~~ additional needs housing and retirement homes shall include:

- a groundwater impact assessment or hydrogeological study to determine the susceptibility of groundwater to contamination from sewage effluent;
- the ability of the site to treat sewage effluent to acceptable standards;
- the adequacy of groundwater, in terms of both quality and quantity, to service the proposed development and the potential for interference with the water supplies of neighbouring properties;
- storm water management plan (see section 3.13.3); and,
- any other site-specific studies to evaluate and *mitigate* potential adverse effects (see section 3.20 and section 4).

Scope and complexity of studies shall be appropriate to the scale and complexity of the proposed development including potential impacts.

The TBDHU is the approval authority where the lot is serviced by individual on-site sewage services, unless the lots are serviced by a large private sewage disposal facility having a daily sewage flow of greater than 10,000 litres.

Compatible ~~residential facilities~~ additional needs housing will be permitted through zoning and site plan control (section 4.11) to ensure adequate access, parking, landscaping, buffering, setbacks, safety features such as lighting and walkways, barrier-free access, storm water management and implementation of any other mitigation measures as needed.

23. Amending the fourth paragraph under Section 3.20.8 Kennels, by deleting the word “shall” and substituting it with “may”.

24. Deleting the text under Policy 4.2.e. (Section 4.2 Subdivision of Land – Consent) and substituting it with the following text:

e. in addition to meeting the other applicable policies of this official plan, any proposed lot shall not be less than 1 ha unless demonstrated by a hydrogeological study or confirmed in writing from the TBDHU that it can be safely serviced with private, individual on-site well and septic without impacting existing neighbouring services. It must also have practical space on dryland so as to accommodate the main use and related accessory uses, including on-site parking and vehicular movement, loading, landscaping, and amenity area, as well as established yard requirements;

25. Deleting the text under Policy 4.2.f. (Section 4.2 Subdivision of Land – Consent) and substituting it with the following text:

f. lot size shall be specified by the Comprehensive Zoning By-law regulations with lot sizes and frontages in the Rural designation being generally larger than in the Residential designation. In the case of water lots, frontage must be on dry land;

26. Deleting the text under Policy 4.2.g. (Section 4.2 Subdivision of Land – Consent) and substituting it with the following text:

g. driveway access permit shall be supplied, and driveway shall be installed as a condition of final approval, including associated works such as culverts;

27. Amending Policy 4.2.k. (Section 4.2 Subdivision of Land – Consent) by deleting the following strikethrough wording and adding the following underlined wording:

k. ~~in all severances, newly created residential lots where there is no pre-existing water supply, for each severed portion, including the retained,~~ shall be required to demonstrate the capacity for a water supply delivering not less than 18 litres per minute over a minimum period of one hour; and showing adequate water quality in accordance with MOHLTC drinking water standards. Storage of water and use of a surface water source may be permitted. Where a surface water source is used, treatment consistent with MECP standards will be required;

28. Amending the first sentence of the first paragraph under Section 4.4.3 Studies and Other Documentation, by deleting the following strikethrough wording and adding the following underlined wording:

In addition to the prescribed information under the Planning Act (sections 16, 45, 51 and 53 with respective ~~Schedules~~ Regulations and any applicable

~~Regulations Schedules~~), there may be supporting studies and other documentation required by the Municipality, government bodies or agencies to constitute a complete application.

29. Amending the third paragraph under Section 4.6 Parkland Dedication and Community Benefits Charge, by deleting the word “condo” and substituting it with “condominium”.

30. Amending Section 4.7 Zoning By-law, by deleting the following paragraph:

No privately initiated applications to amend the new Zoning By-law for two (2) years after its effective date will be permitted unless the Municipality passes a resolution to allow applications during the two-year time-out.

31. Amending Section 4.15 Minor Variance, by deleting the following paragraph:

No privately initiated applications for minor variances following the passing of an applicant initiated Zoning By-law Amendment for two (2) years after its effective date will be permitted unless the municipality passes a resolution to allow applications during the two-year time-out.

32. Amending Section 4.16 Official Plan, by deleting the following paragraph:

No privately initiated applications to amend the new official plan for two (2) years after its effective date will be permitted unless the Municipality passes a resolution to allow applications during the two year time out.

33. Amending the sixth paragraph under Appendix 1, by deleting the wording “Provincial Policy Statement” and substituting it with “Provincial Planning Statement”.

34. Amending the third bullet point under the definition “planning justification” in Appendix 2, by deleting the wording “Provincial Policy Statement” and substituting it with “Provincial Planning Statement”.

35. Deleting the wording under #6 in Appendix 3 and substituting it with the following:

6. Provincial Planning Statement:

<https://www.ontario.ca/page/provincial-planning-statement-2024>