



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.:	B26-5
Applicant:	Andrew Punpur
Roll No:	4-19650
Property Address:	VL Lakeshore Drive
Legal Description:	PT ML 1A WHITES RP 55R8969;PT PART 1 PCL 24743 TBF
Zoning:	Community Residential
Purpose:	Sever lot to create new lot
Time and Date of Hearing:	December 2nd, 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.

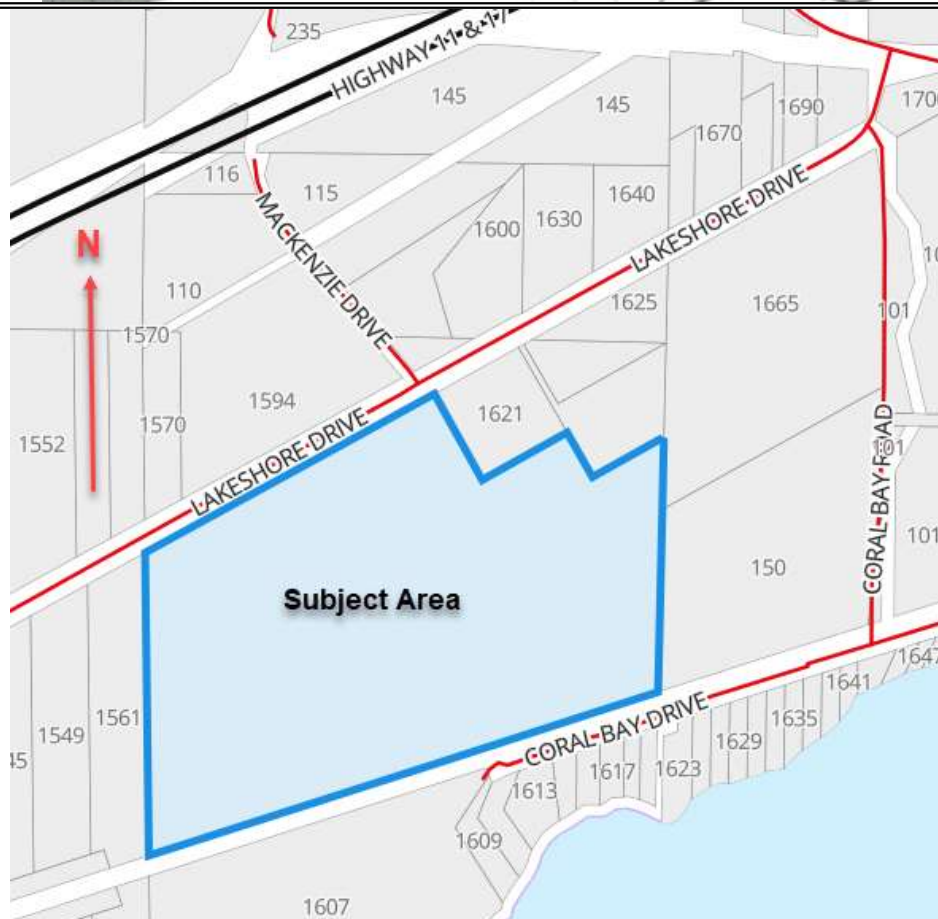
To submit written comments or make a deputation in person, or to make an electronic deputation at the hearing please see Important Information on the next page or contact Jennifer of the Committee of Adjustment at clerkdept@shuniah.org or (807) 683-4548. Please note, comments are made available to the 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, November 25th. 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 30th.

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/>



Important Information - Application Number: B26-5

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 30th.

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 B26-5** 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 30th** (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 every 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: OCTOBER 21, 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 30th.

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 B26-5 on December 2nd, 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 B26-5 on December 2nd, 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 B26-5 and the Ontario Land Tribunal Hearing (if applicable)

*Please print and ensure form is legible

Name: _____

Address: _____

Phone
Number: _____

Email Address: _____



Municipality of Shuniah

Application for Consent

Under Section 53 of the Planning Act

Committee of Adjustment of the Municipality of Shuniah

Sever lot 2

Note to Applicants:

The pre-consultation fee is non-refundable whether the application moves forward to a hearing or not. The application fee is non-refundable whether the application is approved or denied at the hearing. An application to the Committee of Adjustment may not be considered without the following:

1. approval of the Thunder Bay District Health Unit. Contact the TBDHU Septic and Land Division Section for guidelines and fee structure at 807-625-7990.
2. finalization of the pre-consultation and submission of a complete application with the required fees.

In this form the term "subject property" or "the property" means the land to be severed and the land to be retained. A site visit is required. Submission of this application constitutes tacit consent for authorized Municipality of Shuniah staff to inspect the subject property or premises. The Hearing agenda and supporting documents will be made available to the public on our website, www.shuniah.org, for further information please contact our office.

Application:

The information required by the applicant is prescribed by the Schedule to Ontario Regulation 547/06 amending O. Reg. 197/96 made under the Planning Act. A Site Plan/Sketch (see Notes 3) and a Planning Justification Report (see Schedule B) are also required. The application form also sets out other information that will assist the Municipality and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, all information should be submitted at the start of the pre-consultation. In the absence of this information, it may not be possible to complete the pre-consultation process and the application may be refused. Applications to the Committee of Adjustment are processed in accordance with Provincial Legislation and information provided by the applicant. It is the responsibility of the applicant to ensure the information accuracy prior to submission to this office. Once the pre-consultation has been finished and the application is complete, the completed application can be submitted along with the applicable fees. The time period referred to in subsection (14) begins and a hearing date will then be determined. Once the application is determined complete and submitted any revisions and/or changes to the application, including dimensions, will not be allowed. Please ensure the accuracy of your application. Errors or omissions may require a further application and additional expense.

Submission Process

Pre-Consultation:

A Pre-Consultation process with the Municipality must be finished before the application is deemed complete. During the pre-consultation your application will be reviewed and (if necessary) returned to you for further revisions until it has been deemed complete. The following documents are to be included in the package submitted for pre-consultation:

- ☐ pre-consultation fee (non-refundable)
- ☐ the application (unsigned) in paper or electronic PDF format
- ☐ owners authorization letter (Schedule A)
- ☐ sketch/site plan (Notes 3)
- ☐ planning justification report (Schedule B)

Next Step:

Once the pre-consultation process has finished and the application has been deemed complete, the appropriate fees can be paid and the completed application can be signed and submitted. The application must be signed by the owner(s) or authorized agent in the presence of a Commissioner, Notary Public, etc. A Committee of Adjustment Hearing will then be scheduled. The application and supporting documents will be made available to the public on the Shuniah website, www.shuniah.org. The applicant or authorized agent is requested to attend the hearing to respond to questions or concerns the committee or members of the public may have. In the absence of authorized representation, the committee may defer an application or render a decision.

Disclosure of Information:

All information submitted in support of this application will be considered public information, including any reports, studies, drawings or other documentation submitted by applicant(s), agent(s), consultant(s) or solicitor(s). The Municipality of Shuniah is permitted to make the application and any associated supporting information available to the general public, including posting electronic versions of the application form and associated studies and reports online. The Municipality of Shuniah is also permitted to provide copies of the application and any supporting information to any member of the public or other third party which requests the information.

FOR OFFICE USE ONLY		Application No.:	B26-5
Date of Pre-consultation	AUG 11-7 SEPT 25, 2024	Receipt No.:	78318
Pre-Consultation Fee	\$ 500.00	Receipt No.:	78787
Date Complete App Received	SEPT 25, 2024	Cheque No.:	104
Application Fee	\$ 1500 - 800 = \$ 700.00		
LRCA Fee	\$ 275.00		
Date Notice Given			

1.

Registered Owner: (List Association Name if Applicable)

Owner's Name: Andrew Punper

Owner's Mailing Address: [REDACTED]

City: [REDACTED] Prov. [REDACTED] Postal Cod [REDACTED] Phone: [REDACTED]

Cell [REDACTED] Email Address [REDACTED]

2.

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

Applicant's Name: same

Solicitor/Authorized Agent/Firm: [REDACTED]

Applicant's Mailing Address: [REDACTED]

City: [REDACTED] Prov.: [REDACTED] Postal Code: [REDACTED] Phone: [REDACTED]

Cell: [REDACTED] Email Address: [REDACTED]

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 [REDACTED]

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?

N/A

4.

Location of subject land: Vacant lot Lakeshore drive.

Property Address: PT ML 1A WHITES RP55R8969 PT PART 1 PCL 24743 T8F

Property Roll Number - 58-28-01 0-004 - 19650-0000 (obtained from tax bill or assessment notice)

Concession No.	Section No.
Registered Plan No.	Lot(s) No.
Mining Location	Reference Plan No. Pts.
Geographic Township:	☒ MacGregor ☐ McTavish

Municipality of Shuniah – Application for Consent

5. Description of subject land

	Severed	Retained
Frontage (m)	120 m (2 To be severed) $\rightarrow 240 \text{ m}$	509 m - 240 = 269 m
Depth (m)	240 m	Irregular 236 to 476 m
Area (ha)	2.88	33.589 HA

2 lots total severed. Total Road Frontage Remaining on lakeshore

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. None			[] Severed [] Retained
2.			[] Severed [] Retained
3.			[] Severed [] Retained
4.			[] Severed [] Retained

7. Access - Road ownership

Severed Parcel

Common Name of Road Lake shore drive

- ☒ Municipality of Shuniah
☐ Ministry of Transportation
☐ Private

Other: _____

Retained Parcel

Common Name of Road Lake shore drive

- ☒ Municipality of Shuniah
☐ Ministry of Transportation
☐ Private

Other: _____

8. Access - Road maintenance

Severed Parcel

Common Name of Road Lake shore drive

- ☒ Municipality of Shuniah
☐ Ministry of Transportation
☐ Private

Other: _____

Retained Parcel

Common Name of Road Lake shore drive

- ☒ 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.

None

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.

None

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

None

Municipality of Shuniah – Application for Consent

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

	Severed	Retained
Official plan designation	Residential(R)	Residential(R) and Protected Area
Zoning	Community Residential	Community Residential

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) *See Planning Justification Report.*

13. If the land is covered by a Minister’s Zoning Order, what is the regulation number? What uses are permitted by the order?
CURRENTLY, THIS DOES NOT APPLY.

14. Use of the property:

	Severed	Retained
Existing uses	Vacant	Vacant
Proposed uses	Residential	Residential

15. What are the surrounding land uses?

East *Residential*
West *Residential*
North *Trailer Park ~~and~~ Mobile Home Residential and highway commercial*
South *Residential*

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

16.1 What information did you use to determine the answers to the above questions on former uses?
Vacant land never developed

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.
N/A

Municipality of Shuniah – Application for Consent

- 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.

N/A

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)

Once, Lot 55R11518

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

☐ 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:

One parcel severed from this property in the past under consent application B7/00.

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

If yes, provide details.

An application for a second lot (by me) submitted: Application B26-4.

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.)

This proposal to sever would create additional lots in a residential zoned area which would support the PPS by encouraging the building of new housing to increase housing supply in Ontario.

Municipality of Shuniah – Application for Consent

- 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***			X	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	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	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			X	Will development hinder or be incompatible with continued operation or extraction?
14	Mineral aggregate resources areas			X	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 unevaluated 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.

Municipality of Shuniah – Application for Consent

	Continued 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 address.
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 (MNDMNR) 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 [X] 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 [X] 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 [X] 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 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 [X] No If yes, please explain. Attach a separate page, if needed. Submit a copy of technical report(s), if applicable.

Municipality of Shuniah – Application for Consent

22. Servicing - Water supply

Severed

☒ Private: Well / Lake / Shared well (specify)☐ Other: _____

Retained

☒ Private: Well / Lake / Shared well (specify)☐ Other: _____

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

☒ Private: Septic (Class Proposed class 4)☐ Other: _____

Retained

☒ Private: Septic (Class Proposed Class 4)☐ Other: _____

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.

Severed lots have existing drill well, To be tested and Registered.

AFFIDAVIT OR SWORN DECLARATION

I/We, ANDREW PUNPUR of the City/District/Regional Municipality of [REDACTED] in the City/District/Regional Municipality of [REDACTED], 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 25TH day of SEPTEMBER 2025)

A Commissioner for taking Affidavits, K Bellamy
signature

[REDACTED]

SIGNATURE

KERRY BELLAMY, Clerk
MUNICIPALITY OF SHUNIAH
"Commissioner for taking Affidavits"
stamp

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, ANDREW PUNPUR, 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.

SEPT 25, 2026
Date

[REDACTED]
Signature of Applicant

Municipality of Shuniah – Application for Consent

NOTES:

- 1. Each application must be accompanied with the fee in accordance with the most recent Fees and Tariffs By-law.
- 2. ALL mandatory information **MUST** be submitted, and the sketch completed **BEFORE** the application(s) will be accepted for processing.
- 3. A sketch must accompany the application showing,
 - a) the boundaries and dimensions of any land abutting the subject property that is owned by the owner of the subject property;
 - b) the distance between the subject property and the nearest municipal lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject property, the part that is to be severed and the part that is to be retained;
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject property;
 - e) the approximate location of all natural and artificial features on the subject property and on the land that is adjacent to the subject property that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, slopes (contour lines), drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks. See also Official Plan Schedule B1 Constraints Map. (NOTE: the LRCA Regulates 30m around all wetlands);
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the locations, width and name of any roads within or abutting the subject property, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject property is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject property.

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.

EXAMPLE OWNERS LETTER OF AUTHORIZATION
If there are multiple owners, an authorization letter must be provided by each

Schedule A

Date: _____

Owner Name: _____

Address: _____

Phone Number: _____

Email: _____

Attention: Committee of Adjustment, Secretary-Treasurer

Subject: Owners Letter of Authorization

Re: Subject Lands at

Lot: _____

Plan: _____

Address: _____

Dear Approval Authority:

I, _____, am the owner of the land that is the subject of this planning application and I authorize _____ 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 _____ 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, and 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.

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

Yours truly,

Owner Signature

Municipality Of Shuniah – Application For Consent

Schedule B

A Planning Justification Report is a report provided by an applicant as part of a complete application which:

- describes the subject property, its existing physical conditions, and its context within the surrounding community;
- outlines the Proposed Application;
- provides an overview of the relevant planning policy and regulations that affect the planning application, including Provincial Policy Statement, Growth Plan for Northern Ontario, the Shuniah Official Plan and any other related policy, regulations and guidelines;
- details potential adverse effects or impacts;
- summarizes each of the technical studies triggered by the potential adverse effects or negative impacts;
- details how adverse effects or negative impacts will be minimized or the mitigation measures with contingency plans; and,
- provides planning opinion and justification for the proposed development Application.

The level of detail for the planning justification shall be appropriate to the complexity or potential impact of the proposal; and/or in accordance with relevant official plan policy sections and as determined by staff. The application must refer to the specific sections of the Planning Justification Report that provide the required information.

In the case of a Consent, the Planning Justification Report briefly summarizes the information required by the Planning Act (because most of it has been stated in the application form already); but primarily gives the applicant an opportunity to explain in their own words what they are seeking to achieve and why. It needs to conclude by addressing potential adverse effects and compatible development (see *below).

Sample Planning Justification Report for a Consent

Title: *Planning Justification for a Consent application to allow:....., located at.....*

1. In summary, the reason for the request is to
2. The proposed development is to..... because.....
3. The proposed development is desirable and appropriate because.....
4. The proposed consent meets the consent policies in section 4 of the Official Plan, including allowable numbers.
5. The potential adverse effects are.....; but will have little to no impact because the following (mitigation) measures will be implemented.....

Therefore, the resulting development will be compatible. (See *below for explanation of compatible development and adverse effects).

*Compatible Development (excerpt from the 2020 Shuniah Official Plan)

In order to proceed, 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 and Shuniah staff.

Where a development initiative has the potential to be incompatible with or cause adverse effects to other land uses/users in the vicinity, appropriate technical studies evaluating compatibility; and mitigation using avoidance, buffering, separation distances or other measures, shall be part of the planning justification in a complete application (see section 4).

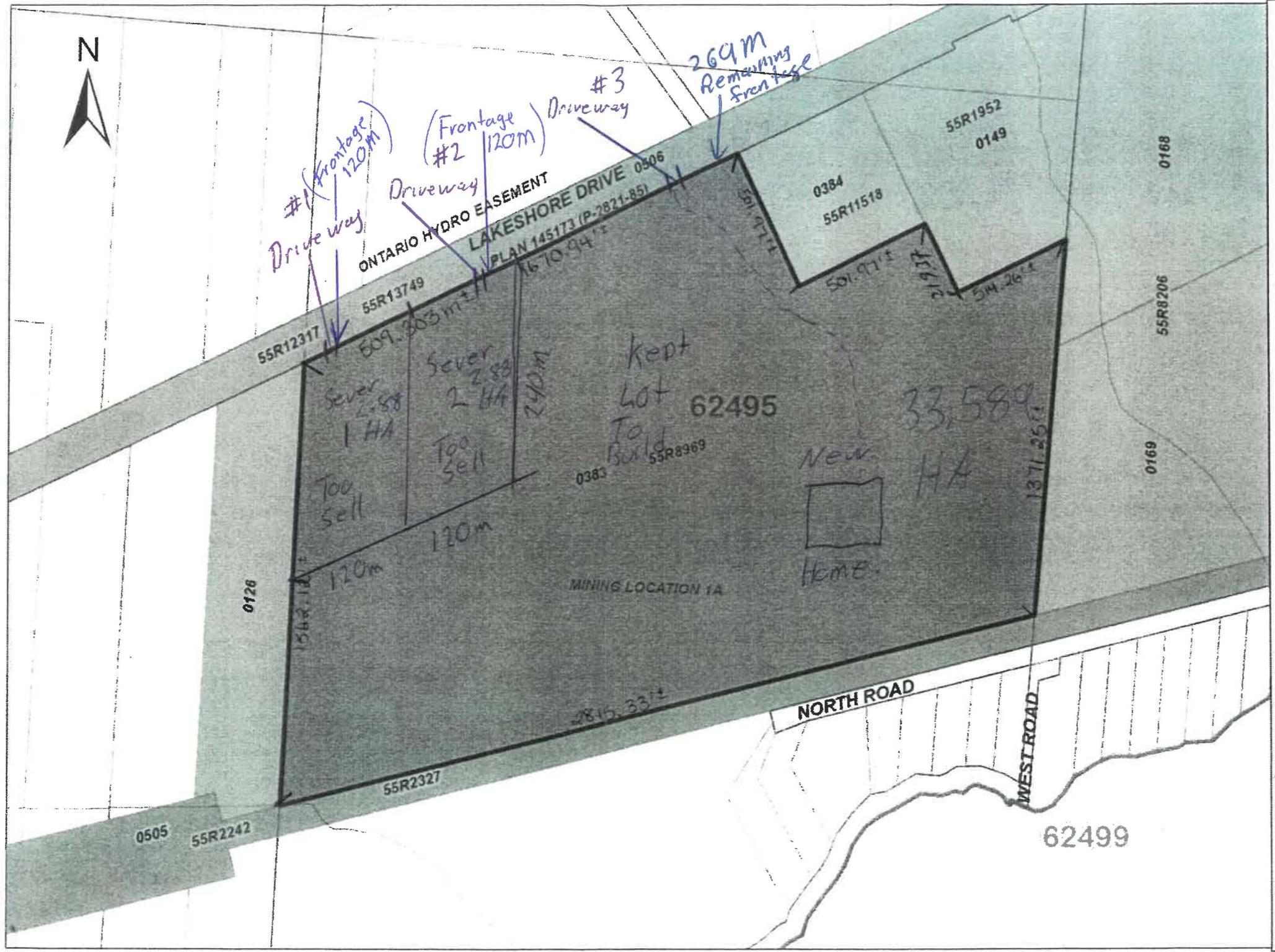
Potential Adverse Effects

Common potential adverse effects of a proposed development relate to, but are not limited to:

- pattern, scale, massing, design of development, servicing levels of existing and future development;
- visual impacts relating to outdoor storage;
- shadowing, lighting and/or visual impacts on surrounding land uses including privacy of adjacent residential uses
- traffic volume and safety
- vehicle access and parking
- hydrological and hydrogeological functions
- surrounding natural heritage features and cultural heritage resources; and,
- noise, vibration, odour, dust and other contaminants or emissions.

Potential adverse effects for sensitive uses as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.



PRINTED ON 09 SEP, 2025 AT 11:00:48
FOR KCHONY01



PROPERTY INDEX MAP
THUNDER BAY(No. 55)

LEGEND

FREEHOLD PROPERTY	[Solid Grey Box]
LEASEHOLD PROPERTY	[Hatched Box]
LIMITED INTEREST PROPERTY	[Dotted Box]
CONDOMINIUM PROPERTY	[Cross-hatched Box]
RETIRED PIN (MAP UPDATE PENDING)	[White Box]
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	[Dashed Line]
EASEMENT	[Thin Solid Line]

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



Planning Justification for a Consent Application to Sever Two Residential Lots Located at Lakeshore Drive, Municipality of Shuniah

1. In summary, the reason for the request is to sever two new residential lots from our existing 96-acre property on Lakeshore Drive. The creation of these lots will facilitate new housing development in the area, allowing for efficient residential growth that aligns with current regional demand while leaving the majority of the retained parcel intact.

2. The proposed development is to sever two identical 120-metre by 240-metre (2.88 hectares each) lots along the front frontage of the property because:

- It optimizes underutilized frontage on an established municipal road (Lakeshore Drive).
- The existing parcel's size easily accommodates the reduction without impacting the main property's functionality.
- The dimension of each lot provides ample space to comfortably support private rural services (individual well and septic systems) and proper setback distances required by municipal bylaws.

3. The proposed development is desirable and appropriate because:

- The subject property is zoned **Community Residential**.
- It supports local housing growth policies by contributing new residential opportunities within an existing, developed rural corridor rather than forcing sprawl into undeveloped wilderness areas.
- The proposed lot depths and frontages mirror the surrounding rural and residential settlement patterns along Lakeshore Drive, ensuring seamless integration with neighboring properties.

4. The proposed consent meets the consent policies in Section 4 of the Official Plan, including allowable numbers, by creating only two severed lots from a substantial 96-acre holding. This ensures that the lot density remains low, directly preserves the rural-residential character of Shuniah, avoids over-burdening municipal infrastructure, and complies with constraints regarding the maximum permissible number of severances from an original parcel.

5. The potential adverse effects are minor localized impacts typical of single-family lot development (such as temporary construction noise, minor vegetation clearing, and increased driveway access onto Lakeshore Drive); **but will have little to no impact because the following (mitigation) measures will be implemented:**

- Driveway access points will be planned and constructed to ensure clear sightlines and safe traffic operations on Lakeshore Drive.
- Minimal site clearing will occur, leaving mature trees and vegetation buffers intact around the perimeter of each 120m x 240m lot to preserve privacy and minimize visual impacts on adjacent neighbors.
- Private water supplies will be tested (drilled wells) and sewage disposal systems (proposed septic fields) will be approved by Thunder Bay District Health Unit prior to the land sales.

Therefore, the resulting development will be compatible with surrounding land uses, safe, sustainable, and highly suitable for the Municipality of Shuniah.

Best regards

Andrew Punbur

OWNERS LETTER OF AUTHORIZATION

Date: Sept 18, 2026

Owner Name: Sara Pietila

Address: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Attention: Committee of Adjustment, Secretary-Treasurer

Subject: Owners Letter of Authorization

Re: Subject Lands at Lakeshore Drive Shuniah, ON

Lot: Sever Lot 2

Plan: B26-5

Address: PT ML 1A WHITES RP55R8969 PT PART 1 PCL 24743TBF

Property Roll Number: 58-28-01 0-004 - 19650-0000

Dear Approval Authority:

I, **Sara Pietila** am the owner of the land that is the subject of this planning application and I authorize **Andrew Punpur** 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 **Andrew Punpur** 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 of the application, and 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.

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

Yours truly,

[REDACTED]
Sara Pietila