



The Corporation of the Municipality of Shuniah Notice of Application and Notice of Public Meeting Concerning a Proposed Zoning By-law Amendment Under Section 34 of The Planning Act

File No.: Z26-2

Take Notice that the Council of the Corporation of the Municipality of Shuniah will hold a public meeting on **November 10, 2026 at 4:00 pm** to consider a proposed zoning by-law amendment under section 34 of the Planning Act. The Public Meeting Zoom ID number will be available on the agenda for the meeting on our website <https://shuniah.civicweb.net/Portal/>.

The purpose and effect of this proposed amendment is to amend Zoning By-law No. 2038-00 to allow for the construction of a large storage garage accessory building, which would exceed the maximum accessory lot coverage and which will be larger than the main dwelling as it relates to the property described as Plan 55M530, Lot 7 known as 3225 Nelson Drive in the Township of McTavish, Municipality of Shuniah.

Additional Information relating to the proposed zoning by-law amendment is available by contacting Municipal Office at the information below or by accessing an electronic copy on the municipal website at <https://www.shuniah.org/planning-application-notices/>.

You may make a written submission in support of or in opposition to the proposed zoning amendment to Kerry Bellamy, Clerk at the contact information below. In order to appear on the agenda, written submissions must be received no later than noon on the Wednesday before the public meeting, which is November 4, 2026. Written submissions received after this time will be provided to council by hard copy. Please include your contact information. **Please note, comments are made available to the public, and are available on the municipal website.**

If you are unable to make written submissions and therefore wish to make an oral statement during the meeting please email the Municipal Clerk at clerk@shuniah.org by noon on November 4, 2026 (Wednesday before the public meeting) to register. You will be provided further instructions on how you will connect during the virtual meeting.

If you wish to be notified of the decision of the Municipality of Shuniah on the proposed zoning by-law amendment, you must make a written request to the Clerk at the address listed below.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Municipality of Shuniah before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Municipality of Shuniah on the 16th day of October, 2026.

Kerry Bellamy, Clerk
Municipality of Shuniah
420 Leslie Avenue, Thunder Bay ON P7A 1X8
Phone: 807-683-4540
Fax: 807-683-6982
Email: clerk@shuniah.org

Key Map Attached

The Clerk of the Municipality of Shuniah gives notice that the application containing the prescribed information required under subsections (10.1) and (10.2) of the Planning Act has been received and deemed to be complete.

PURPOSE AND EFFECT OF THE PROPOSED BY-LAW

1. The land affected by the proposed amendment is designated as Protected Area and Residential High Density land use in the current Official Plan and is located within the Shoreline Residential Moonlight Bay Zone under By-law No. 2038-00, the Zoning By-law.
2. The purpose of the proposed amendment to the Zoning By-law is to allow an accessory structure to be larger than the main dwelling and to increase the total lot coverage of accessory structures from 140 square metres to 156 square meters.
3. The effect of the proposed zoning amendment would be to allow for the construction of a large storage garage.
4. The proposed zoning amendment by-law would apply only to the property being Plan 55M530 Lot 7 in the Township of McTavish, Municipality of Shuniah, known as 3225 Nelson Drive. The proposed zoning amendment applies only to the subject property and does not affect any other property.

KEY MAP OF SUBJECT PROPERTY



DEPUTATION FORM / REQUEST FOR DECISION

To make a formal deputation, residents must complete and submit this Deputation Form to the Clerk of the Municipality of Shuniah. All persons who submit a formal request to speak at the public meeting will receive a copy of the Notice of Decision.

If you do not want to make a formal deputation, but still wish to be notified of the Council's decision or a related Ontario Land Tribunal (OLT) hearing you must complete this form and submit it to the Municipal Clerk.

☐ I wish to make a deputation with respect to Application Z26-2 on November 10, 2026, and I wish to be notified of Council's Decision and Ontario Land Tribunal hearing (if applicable).

My deputation will be ☐ in person ☐ electronic (check one)

☐ I do not wish to make a deputation, but I wish to be notified of the decision with respect to Z26-2 and the Ontario Land Tribunal Hearing (if applicable)

*Please print and ensure form is legible

Name: _____

Address: _____

Phone
Number: _____

Email Address: _____