

DECISION

With respect to the Municipality of Shuniah Official Plan Subsection 17(34) of the Planning Act

I hereby approve the repeal of the Official Plan for the Municipality of Shuniah and all subsequent amendments thereto, pursuant to the Municipality of Shuniah By-law 3134-20, insofar as this Official Plan is in effect;

I hereby approve the Municipality of Shuniah Official Plan as adopted by the Municipality of Shuniah By-law 3134-20, subject to the following modifications:

1. **PAGE 18, SECTION 2.2.17 Residential Use Designation (R), Implementation**, is hereby modified by removing the fifth paragraph.
2. **PAGE 18, SECTION 2.3 Rural Designation (RU)**, is hereby modified by removing the second paragraph in subsection 2.3.1, removing the word “regional,” between the words “facilities;” and “highway,” removing the word “and” between the words “related” and “on-farm”, adding the words “**and normal farm practices**” after the word “diversified”, removing the words “in areas of high potential” after the words “extraction operation” and removing the words “in areas of potential” after the words “mining operation” in the first paragraph of subsection 2.3.3.
3. **PAGE 20, SECTION 2.4.1 Intent of the Designation**, is hereby modified by adding the words “**coastal wetlands,**” between the word “wetlands,” and “areas” in the first bullet point.
4. **PAGE 23, SECTION 2.5.3 Implementation**, is hereby modified by removing the word “and,” at the end of the second bullet point, and adding a bullet point between the 2nd and 3rd bullet points stating: “**in accordance with MECP D-series Guidelines, where development is proposed beyond 500 metres of an active or closed waste disposal facility, engineering studies may be required where known hydrogeological conditions (as identified by MECP), or where engineering studies within 500 metres of active or closed waste disposal facility, identify the need for further study; and,**”
5. **PAGE 25, SECTION 3.1 Lot Creation**, is hereby modified by adding the words “**subject to a site-specific Official Plan Amendment**” at the end of the final sentence in the section, ending with the words “in accordance with the policies of this plan”.
6. **PAGE 27, SECTION 3.3 Affordable Housing**, is hereby modified by adding the sentence “**This plan may be amended as required to provide a minimum target for the provision of housing which is affordable to low and moderate income households to align with future updates to the District of Thunder Bay Social Services Administration Board (TBDSSAB) Housing and Homelessness Plan.**” After the fourth paragraph ending in the words “residential facility policies”.

7. **PAGE 40, SECTION 3.9 Asphalt and Concrete Plants**, is hereby modified by adding the words “**Wayside pits and quarries,**” at the beginning of the first paragraph.
8. **PAGE 50, SECTION 3.17.1 Highway Commercial Development**, is hereby modified by removing the words “or a large parcel of land not available in the City of Thunder Bay” from the first paragraph, removing the words “warehousing, processing, wholesaling” from the second paragraph and adding the sentence “**Larger-format commercial development may be permitted subject to a site-specific Official Plan Amendment.**” at the end of the section.
9. **PAGE 51, SECTION 3.19 Industrial Development**, is hereby modified by adding the word “**only**” between the words “uses may” and “be permitted”, removing the words “typically requires a large amount of land;”, adding the words “**is an agricultural related use; or**” between the words “resource-based” and “involves transportation activities”, replaces the words “;is” with the words “. **Such uses may include**” after the words “transportation activities”, includes the words “**warehousing, wholesaling**” between the words “processing” and “or servicing” and adds the sentence “**Other industrial uses may be permitted subject to a site-specific Official Plan Amendment.**” to the second paragraph.
10. **PAGE 57, SECTION 4.2 Subdivision of Land**, is hereby modified by removing the words “have a 45 m frontage and” and “or 0.8 ha in the R, R1, R1a and R1b High-Density areas if fronting on water” from bullet point “e.”, removing the words “properties not fronting on a lake; or waterfront properties less than 0.8 ha” and “or the TBDHU” from bullet point “f.”, removing the words “generally have 45 m frontage and” from bullet point “g” and adding the words “**and be able to accommodate individual on-site sewage systems**” after the words “the subdivision” in bullet point “q.”

Dated at Toronto this 26 day of March, 2021



Hannah Evans
Assistant Deputy Minister
Ministry of Municipal Affairs and Housing