

RESIDENTIAL BUILDING CHECKLIST INFILL AND NEW CONSTRUCTION

Municipality of Shuniah
Planning
and Building
Department
420 Leslie Ave.
Thunder Bay, ON P7A 1X8
Tel: 807-683-4545
Fax: 807-683-6982

Application No. _____
(Office Use Only)



Name: _____ Address: _____

Application to Build/Demolish a _____

Proof of ownership please attach copy

- Deed
- Tax bill
- Municipal Confirmation

Roll Number: _____

Legal Description _____

Zoning Checklist

Building Division, Planning and Building Department

Please refer to the Municipality of Shuniah Zoning by-law 2038-00 online for further details:

<http://www.shuniah.org/municipal-departments/building-planning/>

Site Plan and Zoning Check List

Please indicate which of the following items are provided on your site plan and elevation drawings by checking off the box to the left. Please be advised that the following information does not represent an exhaustive list of the zoning by-law requirements, and is used for preliminary purposes. This will be reviewed by the Planning and Building Department.

Site Plan – Include all structures (proposed and existing), buildings, encroachments, decks, patios, saunas etc. on your site plan. Include distances between proposed and existing structures, and distances to all property lines. See example diagram.

Setbacks

- Front yard setback-front yard property line is the lake side in Shoreline Zones at the high water mark¹
- Setback to front yard encroachments (porch, risers, etc.)
- Rear yard setback (from property line and from edge of travelled road)
- Setback to rear yard encroachments (decks, balconies, below grade entrance, etc.)
- Interior/Exterior side yard setback
- Setback to interior/exterior side yard encroachments (stairs, risers, window wells, fireplace, etc.)
- Setback to railway right of way
- Distance between structures
- Infill construction Y N - if yes please show location of each immediately abutting neighbours' main dwelling, decks and other structures.

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B2405

Site Statistics

- Lot area
- Lot frontage
- Lot coverage (m2 and %)
- Description or breakdown of what is included in coverage
- Garage area (m2)

Other

- A/C location and setback
- Easements
- Shoreline reserve (shoreline road allowance) please indicate ownership
- Abutting road allowances
- Water supply (well location)
- Septic location
- Driveway location

Floor Plans

- Full dimensions
- Rooms labeled
- Accessory structure dimensions
- Interior garage dimensions
- Location of garage doors
- Distance of garage doors to road

Grading

- Average grade calculation
- Point used for average grade shown on the site plan
- Established grade calculation
- Points used for established grade shown on the site plan

Elevations

- Height to the highest ridge from average grade
- Height to the eaves from average grade
- Height to the midpoint of the roof from average grade
- Height Accessory Structures (shed, gazebos, detached garages)
- Height to the highest ridge from established grade
- Height to the eaves from established grade
- Dimension of eave overhang

Other Approvals

- Conservation authority MTO (Ministry of Transportation), MOE (Ministry of Environment), TBDHU (Thunder Bay District Health Unit –Septic-Grey Water Pit)
- Camper's Associations (letter from building committee)**

- (circle one) -To your knowledge, are any minor variances or zoning amendments required Y N
- Are you replacing an existing structure. Y N
- Is it in the exact same location, the same size and same shape (no additions or expansions of any kind this includes a second story/deck etc) Y N
- If you are replacing a structure is it at least 1.5 m to all property lines Y N

¹ **High water mark:** Is the mark made by the action of water under natural conditions on the shore or bank of a body of water, so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on the other side of the mark.