



Municipality of Shuniah COMMITTEE OF ADJUSTMENT

NOTICE OF HEARING FOR MINOR VARIANCE

Take notice that under the provisions of Section 45 of The Planning Act, 1990, as amended, an application has been made to the Committee of Adjustment.

Application No.:	A25-2
Applicant:	David Barnett
Agent:	N/A
Roll No:	5-16500
Property Address:	2711 Knobel Point
Legal Description:	Lot 40 Plan 694
Zoning:	Shoreline Residential
Purpose:	10.3 – Reduce East side yard from 3 m to 2.4 m
Time and Date of Hearing:	April 23rd, 2025 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 virtually 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.

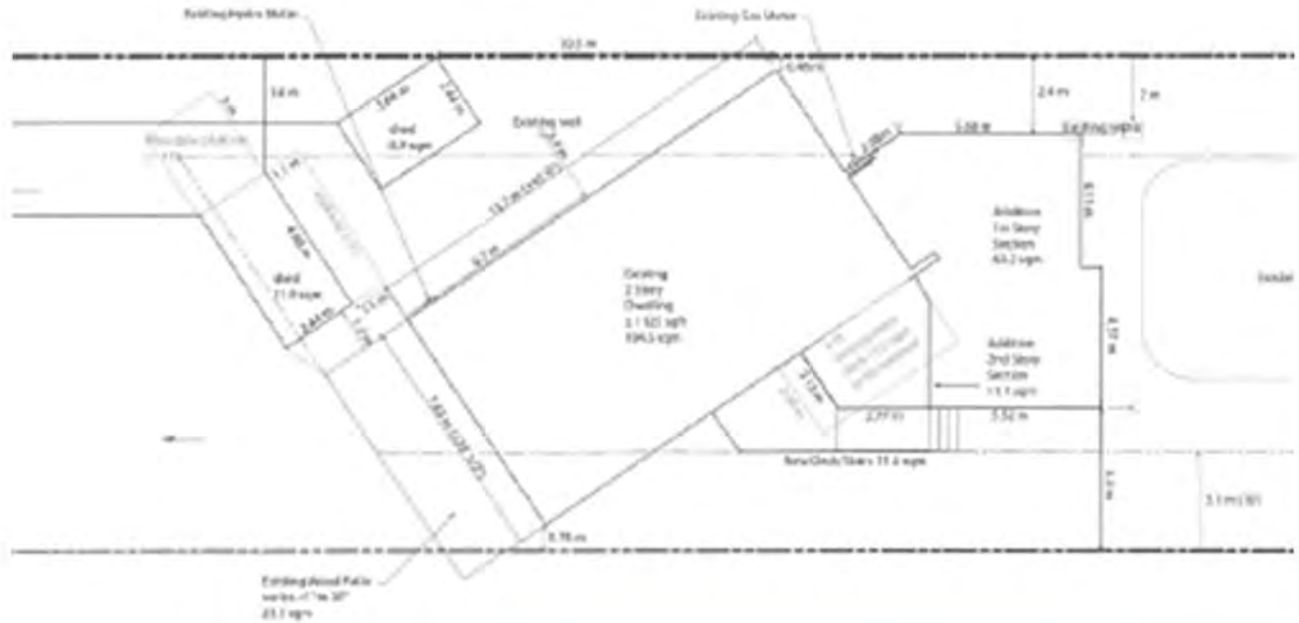
To submit written comments or make a deputation in person, or to make an electronic deputation at the hearing please see Important Information on the next page or contact Jennifer of the Committee of Adjustment at clerkdept@shuniah.org or (807) 683-4548. Please note, comments are made available to the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

In order to appear on the agenda, written comments and deputation requests must be received by noon on the Wednesday before the scheduled Committee of Adjustment hearing, which is Wednesday, April 16th. 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, April 20th.

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/>

**Applicant: David Barnett
Application No.: A25-2**



Participation (In Person and Electronic Options)

Any person who supports or opposes this application may appear either in person or virtually 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, April 20th.

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 A25-2** 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 on the Monday prior to the scheduled hearing which is Monday, April 20th** (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 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 this 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 a related 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 45(12) of the Planning Act, 1990 and amendments thereto, the decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister of Housing, or any person or public body who has an interest in the matter. Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or a group on its behalf. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submissions to the Committee of Adjustment before making a decision, the Ontario Land Tribunal 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 Ontario Land Tribunal. The OLT Appeal Fee may be paid by certified cheque or money order payable to the "Minister of Finance." Notice of appeal forms can be obtained at <https://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: APRIL 1, 2025
email: clerkdept@shuniah.org
Phone 807-683-4548
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 April 20th.

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 A25-2 on April 23rd, 2025 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 A25-2 on April 23rd, 2025 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 A25-2 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 Minor Variance

FOR OFFICE USE ONLY		Application No.:	A25-2
Date of Pre-consultation	MARCH 17-27	Receipt No.:	75038
Pre-Consultation Fee	\$500.00	Receipt No.:	75074
Date Complete App Received	MARCH 27, 2015	Cheque No.:	426
Application Fee	\$500.00		
LRCA Fee	\$275.00		
Date Notice Given			

1. Registered Owner:

Owner's Name (List Association Name if applicable): David Barnett
 Owner's Mailing Address: [REDACTED]
 City/Town/Municipality: [REDACTED] Prov.: [REDACTED] Postal Code: [REDACTED]
 Phone: [REDACTED] Cell: [REDACTED] Alternate: _____
 Email Address: [REDACTED] Alternate Email Address: _____

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: None
 Applicant's Mailing Address: _____
 City/Town/Municipality: _____ Prov.: _____ Postal Code: _____
 Phone: _____ Cell: _____ Alternate: _____
 Email Address: _____ Alternate Email Address: _____
 Send Correspondence To? (Check all that apply) Owner Applicant Agent/Solicitor

3. Location of Subject Property:

Property Address (and site description if in an Association): 2711 Knobel Pt.
 Property Roll Number - 58-28-01 0-005: 16500-0000 (obtained from tax bill or assessment notice)

Concession No.	Section No.
Registered Plan No. <u>694</u>	Lot(s) No. <u>40</u>
Mining Location	Reference Plan No. _____ Pts. _____

Road access: Fire No. and Common Road Name: 2711 Knobel Pt.
 Road Ownership: Municipality Ministry of Transportation
 Private Other

Water access (if applicable):

(a) If the proposed access is by water, please describe the nearest public boat launching and car parking facility and if secured by registered easement.

N/A

(b) How far is it from the property, and what facilities are there?

N/A

Other access: (Specify) _____

Municipality of Shuniah – Application for Minor Variance

4. Encumbrances:

4.1 Please indicate the nature of any restrictive covenants or easements affecting the subject property and describe each easement or covenant and its effect.

NA

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

NA

5. Nature and extend of relief applied for: (By-law # 2038 Section: 10.3)

Proposed addition will encroach on East sideyard setback. Request is for 2.4 m rather than 3.0 m

6. Why is it not possible to comply with the provisions of the zoning by-law?

Existing house is angled ~34° off line of sight to the lake. The variance allows for improved integration with existing structure while providing a more natural view at lake.

7. Dimensions of the subject property affected:

Frontage 15.24 m (50ft) Depth 106.7 m E, 93.6 m W, 18.4 m back
 Area 1526 sqm Width of Street 4 m
 Date Land Acquired: 2012

8. Location and use of buildings and structures as shown on sketch – must include height, distance to front and rear of lot line, side lot lines, floor area, distance to all other buildings, including distances to abutting property buildings (in meters) – Additional Structure Page Included? (see application page 10) Yes [] No

List All Existing Buildings (i.e., Residential Dwelling, Garage, Storage Shed, Bunkhouse, Commercial Shop, Office Building) Include these distances on your site plan.				Proposed Building(s) and Use of building			
Date Constructed: <u>2006</u>				These distances are to be included on your site plan shown as "proposed".			
EXAMPLE Structure Type: <u>Main Dwelling</u>				EXAMPLE Proposed Structure Type: <u>Garage</u>			
to Front Yard	<u>21.5</u> m	to Rear Yard	<u>60</u> m	to Front Yard	<u>40</u> m	to Rear Yard	<u>11</u> m
to East Side Yard	<u>9</u> m	to West Side Yard	<u>13</u> m	to East Side Yard	<u>5</u> m	to West Side Yard	<u>19</u> m
Area	<u>381</u> m ²	Height	<u>10</u> m	Area	<u>100</u> m ²	Height	<u>6</u> m
Separation distance to Proposed Garage	<u>14</u> m	Separation distance to	_____ m	Separation distance to Main Dwelling	<u>1/4</u> m	Separation distance to	_____ m
Date Constructed:				Proposed Structure Type:			
to Front Yard	_____ m	to Rear Yard	_____ m	to Front Yard	_____ m	to Rear Yard	_____ m
to _____ Side Yard	_____ m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m
Area	_____ m ²	Height	_____ m	Area	_____ m ²	Height	_____ m
Separation distance to	_____ m	Separation distance to	_____ m	Separation distance to	_____ m	Separation distance to	_____ m
Date Constructed:				Proposed Structure Type:			
to Front Yard	_____ m	to Rear Yard	_____ m	to Front Yard	_____ m	to Rear Yard	_____ m
to _____ Side Yard	_____ m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m
Area	_____ m ²	Height	_____ m	Area	_____ m ²	Height	_____ m
Separation distance to	_____ m	Separation distance to	_____ m	Separation distance to	_____ m	Separation distance to	_____ m

Municipality of Shuniah – Application for Minor Variance

9. Existing use of property (residential, commercial etc.):

Subject Property: Shoreline Residential
 Length of time of existing use: Existing structure ~ 89 years

10. Additional information – particulars of all buildings and structures on or proposed for the subject property (specify ground floor area, gross floor area, number of storeys, width, length, height, etc.):

Existing: Sawn 7.2 sqm (2.1 x 3.4)
Dwelling 2 story 104.5 sqm (13.7 x 7.6), shed 11.9 sqm (4.6 x 2.4), shed 8.9 sqm
 Proposed: Same plus 63.2 sqm 1st floor, irregular shape (3.6 x 2.4)
11.1 sqm 2nd floor

11. Former Use of Property Table (check as applicable):

Does the Owner own Adjoining Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Is there any reason to believe that the site or adjacent site may be environmentally contaminated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has an industrial or commercial use, or an orchard, been on or adjacent to the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has lot grading been changed by adding or removing earth or other material?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has a gas station been located on the subject property or adjacent land at any time?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has there been petroleum or other fuel stored on the subject property or adjacent land?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

11.1 What information did you use to determine the answers to the above questions on former uses?

I have no knowledge of any of those items and no history of them based on neighbors

11.2 If you answered YES to any of Section 11 Former Use of Property Table, a previous use inventory showing all former uses of the subject property, or if appropriate, the land adjacent to the subject property is needed. Is the previous use inventory attached? Yes No

If the inventory is not attached, please explain.

N/A

11.3 If you answered Yes to any of the questions related to Section 11 Former Use of Property Table, 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

12. Uses adjacent to the subject property:

North: Creek
 South: Lake Superior
 East: Residential
 West: Residential

Municipality of Shuniah – Application for Minor Variance

13. Current Development Applications:

Not including this application, has the subject property or any abutting land ever been, or currently in the process of any other planning application, including applications before Ontario Land Tribunal (OLT), for approval of (check all that apply):

- 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:

No

14. Existing official plan designation:

Residential High Density & Protected Area

15. Existing zoning, permitted uses, if it's located in a high-density area:

Shoreline Residential & High Density

16. Servicing – Water:

- Private: lake, well, or other (specify) well
- Is it compliant with Provincial Standards? yes

17. Servicing – Sewage:

- Private: septic (Class IU) Other (specify) _____
- Is it compliant with Provincial Standards? yes

A certificate of approval from the Thunder Bay District Health Unit or Ministry of the Environment, Conservation and Parks submitted with this application will facilitate the review.

18. Servicing – Storm Drain:

- Provided: sewer, ditches, swales, other (specify)
- None

19. Other information:

Is there any other information you think may be useful to the Municipality or agencies in reviewing this application? If so, explain below or attach on a separate page.


East side neighbor has no objection to the proposed addition and variance

Municipality of Shuniah – Application for Minor Variance

AFFIDAVIT OR SWORN DECLARATION

I/We, David Barnett of the City/District/Regional Municipality of _____ in the City/District/Regional Municipality of _____ 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 27, day of March 2025)


 SIGNATURE
Susan Moore
 Treasurer, Deputy Clerk
 Municipality of Shuniah
 Commissioner for taking Affidavits

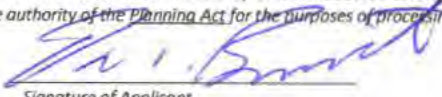
A Commissioner for taking Affidavits: Susan Moore
 signature

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, DAVID BARNETT, 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.

March 27 2025 
 Date Signature of Applicant

NOTE:

1. Each application must be accompanied with a fee according to the most recent Fees and Tariffs By-law.
2. ALL questions MUST be answered fully 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 the subject property;
 - b) The location, size and type of all existing and proposed buildings and structures on the subject property, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
 - c) 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);
 - d) The existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - e) The locations, width and name of any roads within or abutting the subject property, indicating whether it is an unopen road allowance, a public travelled road, a private road or a right of way;
 - f) If access to the subject property is by water only, the location of the parking and boat docking facilities to be used;
 - g) 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".
4. If applicable, property owner's authorization letter attached as Schedule A.

Municipality of Shuniah – Application for Minor Variance

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 – Committee of Adjustment – Application for Minor Variance

Schedule B

PLANNING JUSTIFICATION REPORT

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.

In the case of a Minor Variance, the Planning Justification Report is a statement which summarizes the information required by the Planning Act that also gives the applicant an opportunity to explain in their own words what they are seeking to achieve and why.

The Planning Justification Report must describe how the four tests of a minor variance are met; specifically:

- 1) Is the application *minor*?
- 2) Is the application desirable for the appropriate development of the lands in question?
- 3) Does the application conform to the general intent of the zoning by-law?
- 4) Is the application consistent with the general intent of the official plan?

And conclude by addressing potential adverse effects and compatible development (see *below).

Sample Planning Justification Report Format for a Minor Variance

Title: Planning Justification for a Minor Variance application to allow....., located at.....

1. In summary, the reason for the request is to
 2. The proposed development is minor because
 3. The proposed development is desirable and appropriate because
 4. The proposed development conforms to the general intent of the zoning because
(must review what is permitted in the zoning by-law and list or cut and paste the applicable section(s))
 5. The proposed development is consistent with the general intent of the applicable official plan policies (must review the Official Plan to find applicable sections) as supported by section(s) (either list or cut and paste).
 6. 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.

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) as determined by Shuniah.

Potential Adverse Effects

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

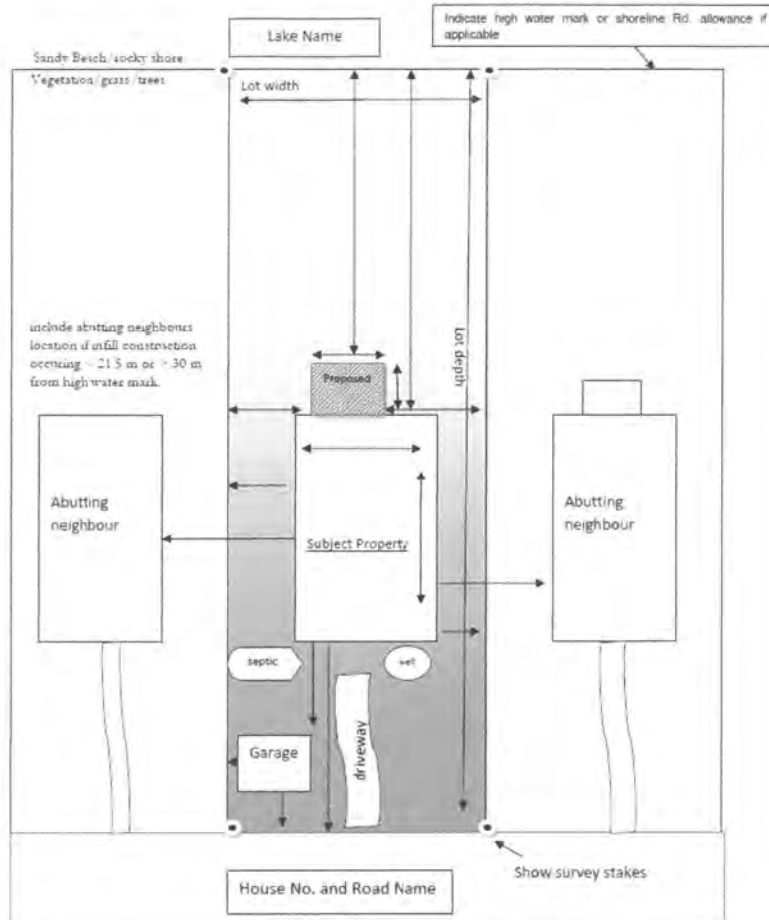
- pattern, scale, massing, design of development, servicing levels of existing and future development;
- visual impacts relating to outdoor storage;
- shadowing and/or lighting and/or visual impacts on surrounding land uses including privacy of adjacent residential uses;
- traffic volume and safety;
- 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.

Municipality of Shuniah – Committee of Adjustment – Application for Minor Variance

Example Site Plan



Site Plan:

1. Indicate lot dimensions and address or legal description.
2. Indicate location and area of all structures on the property and label as "existing".
3. Indicate location and area of the proposed construction and label as "proposed".
4. Indicate the distance from each structure (existing and proposed) to each property line and each other structure.
5. Indicate septic and well location and type.
6. Measurements must be legible, please use metric (bracket imperial measurements if desired).
7. If waterfront property the water is the front yard and the road is the rear yard.
8. If not waterfront, road is the front yard.

For Infill, please include:

9. Abutting neighbours location if infill construction occurring

Municipality of Shuniah – Committee of Adjustment – Application for Minor Variance

8. Additional Structure Page

Show Location and use of buildings and structures as shown on sketch must include height, distance to front and rear of lot line, side lot lines, floor area, distance to all other buildings, including distances to abutting property buildings (in meters)

List All Existing Buildings (i.e., Residential Dwelling, Garage, Storage Shed, Bunkhouse, Commercial Shop, Office Building)				Proposed Building(s) and Use of building:			
These distances are to be included on your site plan.				These distances are to be included on your site plan shown as "proposed".			
Date Constructed: 1991				Proposed Structure Type: Addition to Dwelling			
Structure Type: Dwelling				Proposed Structure Type: Addition to Dwelling			
to Front Yard	62 m	to Rear Yard	22 m	to Front Yard	86.0 m	to Rear Yard	33.5 m
to E Side Yard	2.5 m	to W Side Yard	2.8 m	to E Side Yard	2.4 m	to W Side Yard	4.4 m
Area	104.5 m ²	Height	7.6 m	Area	69.2 m ²	Height	8.6 m
Separation distance to shed	1.7 m	Separation distance to shed	3.8 m	Separation distance to shed	13.9 m	Separation distance to shed	11.5 m
Date Constructed: unk				Separation distance to shed			
Structure Type: shed				Separation distance to shed			
to Front Yard	7.9 m	to Rear Yard	1.8 m	to Front Yard	_____ m	to Rear Yard	_____ m
to E Side Yard	3.8 m	to W Side Yard	6.2 m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m
Area	11.9 m ²	Height	3.6 m	Area	_____ m ²	Height	_____ m
Separation distance to dwelling	1.7 m	Separation distance to shed	2.7 m	Separation distance to _____	_____ m	Separation distance to _____	_____ m
Date Constructed: _____				Date Constructed: _____			
Structure Type: _____				Proposed Structure Type: _____			
to Front Yard	_____ m	to Rear Yard	_____ m	to Front Yard	_____ m	to Rear Yard	_____ m
to _____ Side Yard	_____ m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m
Area	_____ m ²	Height	_____ m	Area	_____ m ²	Height	_____ m
Separation distance to _____	_____ m	Separation distance to _____	_____ m	Separation distance to _____	_____ m	Separation distance to _____	_____ m
Date Constructed: unk				Date Constructed: _____			
Structure Type: shed				Proposed Structure Type: _____			
to Front Yard	7.5 m	to Rear Yard	2.4 m	to Front Yard	_____ m	to Rear Yard	_____ m
to E Side Yard	2.1 m	to W Side Yard	11.1 m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m
Area	8.9 m ²	Height	2.1 m	Area	_____ m ²	Height	_____ m
Separation distance to dwelling	3.8 m	Separation distance to shed	2.7 m	Separation distance to _____	_____ m	Separation distance to _____	_____ m
Date Constructed: unk				Date Constructed: _____			
Structure Type: Janna				Proposed Structure Type: _____			
to Front Yard	7.3 m	to Rear Yard	9.5 m	to Front Yard	_____ m	to Rear Yard	_____ m
to E Side Yard	1.5 m	to W Side Yard	11.6 m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m
Area	7.2 m ²	Height	2.4 m	Area	_____ m ²	Height	_____ m
Separation distance to dwelling	5.2 m	Separation distance to _____	_____ m	Separation distance to _____	_____ m	Separation distance to _____	_____ m
Date Constructed: _____				Date Constructed: _____			
Structure Type: _____				Proposed Structure Type: _____			
to Front Yard	_____ m	to Rear Yard	_____ m	to Front Yard	_____ m	to Rear Yard	_____ m
to _____ Side Yard	_____ m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m	to _____ Side Yard	_____ m
Area	_____ m ²	Height	_____ m	Area	_____ m ²	Height	_____ m
Separation distance to _____	_____ m	Separation distance to _____	_____ m	Separation distance to _____	_____ m	Separation distance to _____	_____ m

Schedule B – David Barnett

Planning Justification for a Minor Variance Application to allow for a reduced setback on the east side of the Property located at 2711 Knobel Pt.

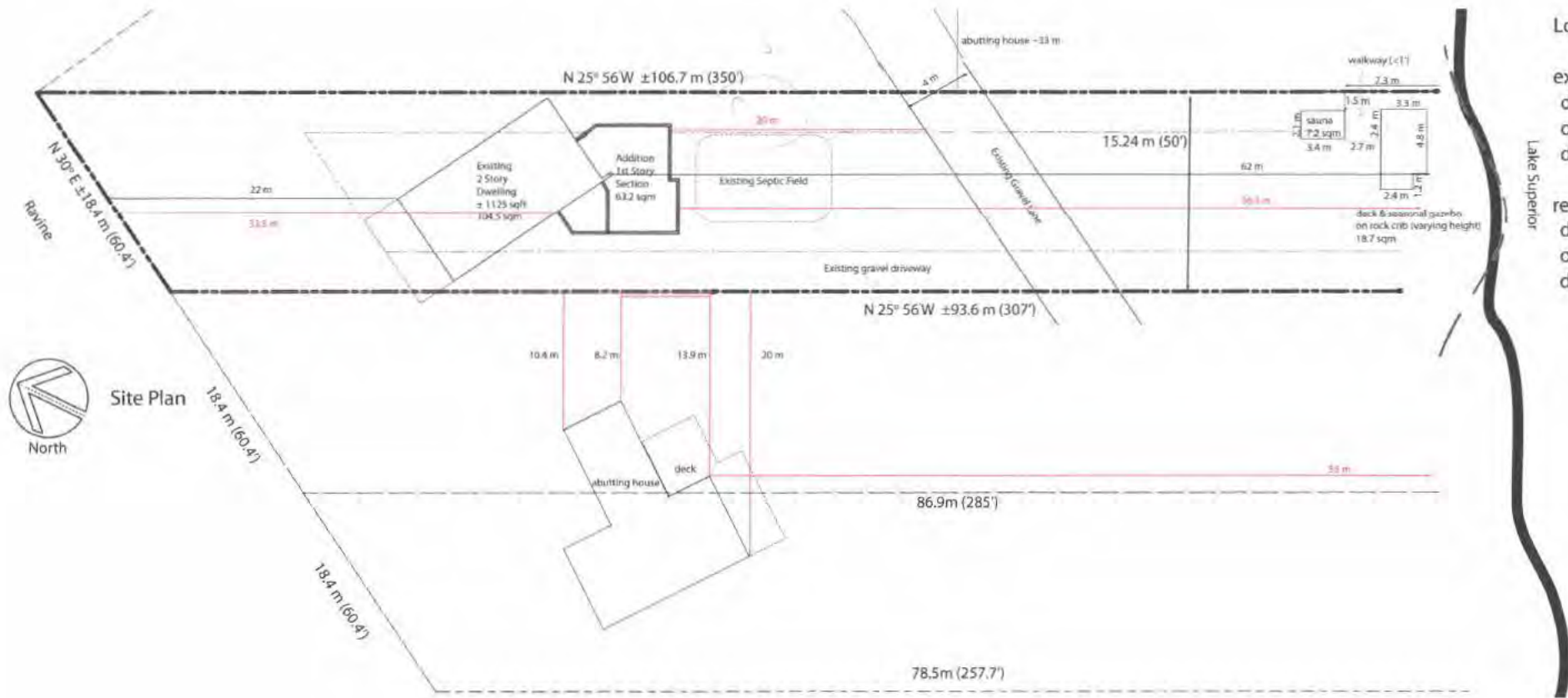
1. In summary, this request is related to a proposed addition to an existing dwelling. The current dwelling is angled ~34 degrees off the lot orientation and line-of-sight to Lake Superior. The current dwelling also lacks living space towards the water with limited access to the natural view. To design an addition that brings living space to the front of the house, there is a significant architectural challenge with integrating the addition into the angle of existing structure. The proposed design accomplishes that objective but does encroach on the east side setback.
2. The proposed variance is minor, specifically to reduce the setback from 3 m to 2.4 m on the East side of the Property. Specifically, this Minor Variance Application seeks relief of Bylaw 2038 Section 10.3, wherein the side yard setback is stated as 3m exterior to a main building. It is also minor given that the house sits far back from the Lake and will still be 56.5 m back from the shoreline even with the addition.
3. The proposed development is desirable and appropriate as it increases both the personal livability value of the house as well as the asset value which ultimately supports the tax base. This is accomplished while not detracting from the experience of neighbors.
4. The proposed development conforms with the general intent of the zoning parameters called out in Section 10.3 as illustrated by the Table below.

<p>Front Yard for a Main Building Abutting Shoreline Allowance 1.5 m Abutting Water 21.5 m</p>	<p>Rear Yard For a Main Building 10.0 m</p>	<p>Side Yards Exterior Interior For Main Building 3.0 m</p>	<p>Minimum Separation Distance Main N/A Accessory 3 m</p>
<p>This proposal is 56.5 m from the water.</p>	<p>This proposed addition is 33.5 m from the rear lot line</p>	<p>This proposed addition is 4.4 m from the west lot line and still 3 m from the west lot line including entry deck. <i>The relief is sought for the east sideline at 2.4 m rather than 3 m</i></p>	<p>This proposed addition is to the Main so not applicable. The distance from the addition to existing accessory building is 11 m to the closest structure and greater than 3 m in all cases.</p>

Maximum Height for a Main Building 10 m	Maximum Lot Coverage Total 35% Accessory 140 sqm	Maximum Number of Main Uses - One	Maximum Number of Main Buildings - One
This proposed addition is 6.6 m maximum.	This proposed addition will increase coverage to 16%, still within limit.	This proposed addition results in no change – not applicable	This proposed addition still yields One Main building.

Furthermore, with respect to road setback (10.4.13), the proposed addition will be 20 meters from the nearest edge of the road which is essentially a small access lane of some 4 m in size.

5. The proposed development conforms to the general intent of the zoning as defined in Section 10.4.5 that the Committee shall "...have regard for the protection of view of the water body for the property that is the subject of the application and for abutting and nearby lots". The property dwelling to the East side is much closer to the shoreline and 33 m perpendicular to this property. Hence, there is no foreseen impact on their property view or general experience.
6. There are no anticipated adverse effects of this request. Potential adverse effects might include concerns about access to utilities, overall size, and view lines. The utilities will remain essentially in place with the electric supplied from the rear of the property and the gas supply remaining toward the front of the house – no rerouting is anticipated but will need to remove and replace the meter on the addition at the same location. The proposed dwelling size and design will still be comparable with properties in the area. As noted earlier, the views from neighboring properties are not anticipated to be an issue since this proposal will still have the dwelling behind other neighboring buildings.



Lot Area ~1526 sqm

existing
 dwelling 104.5 sqm
 outbuildings 28 sqm
 decks 54.2 sqm

revised
 dwelling 167.7 sqm
 outbuildings 28 sqm
 decks 53.6 sqm

Lake Superior

