

Planning Justification Report - Amendment to Zoning By-Law Section 4.6.2

Peter & Julie McKenna - 115 Mickelson Drive , Shuniah

This Planning Justification Report is for a request for an Amendment to Zoning By Law 4.6.2 b). This section states an accessory building shall not be located between the main building and shoreline reserve.

The request is to allow for placement of an 8' x 8' sauna between the shoreline and the main building at a residential property at 115 Mickelson Drive . The sauna is to be placed 26 metres from the shoreline. There will be minimal impacts caused by this structure. The light ground cover will be removed and the structure will be placed on a bedrock surface. No trees will be required to be removed. The sauna will be located behind a stand of trees located between the sauna and the shoreline. The sauna will not be easily visible from the water. It will not be visible to the owners of the adjacent properties.

The proposed By-Law Amendment is not in conflict with the Provincial Policy (PPS) issued under section 3(1). The proposed building is not within the protected area designation. The request is only in conflict with the Shuniah Zoning Bylaw Section 4.6.2

Under the Shuniah Official Plan this property is designated R1 Residential High Density and PA - Protected Areas. Under the Residential R-1 High Density Section 2.2.5 of the Official Plan the building will be in compliances with this section of the Official Plan. The Protected Area is cover under Section 2.4 of the Official Plan. The Protected Areas portion of the property is the 15 metres set back from the shoreline high water mark which is under the LRCA jurisdiction. The building location will be 26 metres from the shoreline and therefore outside of the protected zone and therefore not relevant to this request.

It is under Shuniah's Zoning By-Law Section 10 Shoreline Residential (SR) and Section 4.6.2 Accessory uses (buildings) that apply for this submission. The property is Zone as Shoreline Residential. Consequently, the request is to amend Section 4.6.2 b) to allow an accessory building to be placed in front of main building and the shoreline. As detailed on the Site Plan the accessory building will be located 8 metres from the west property boundary location which is owned by the applicant and 33 metres form the east property boundary. It will be 26 meters from the Lake Superior shoreline.

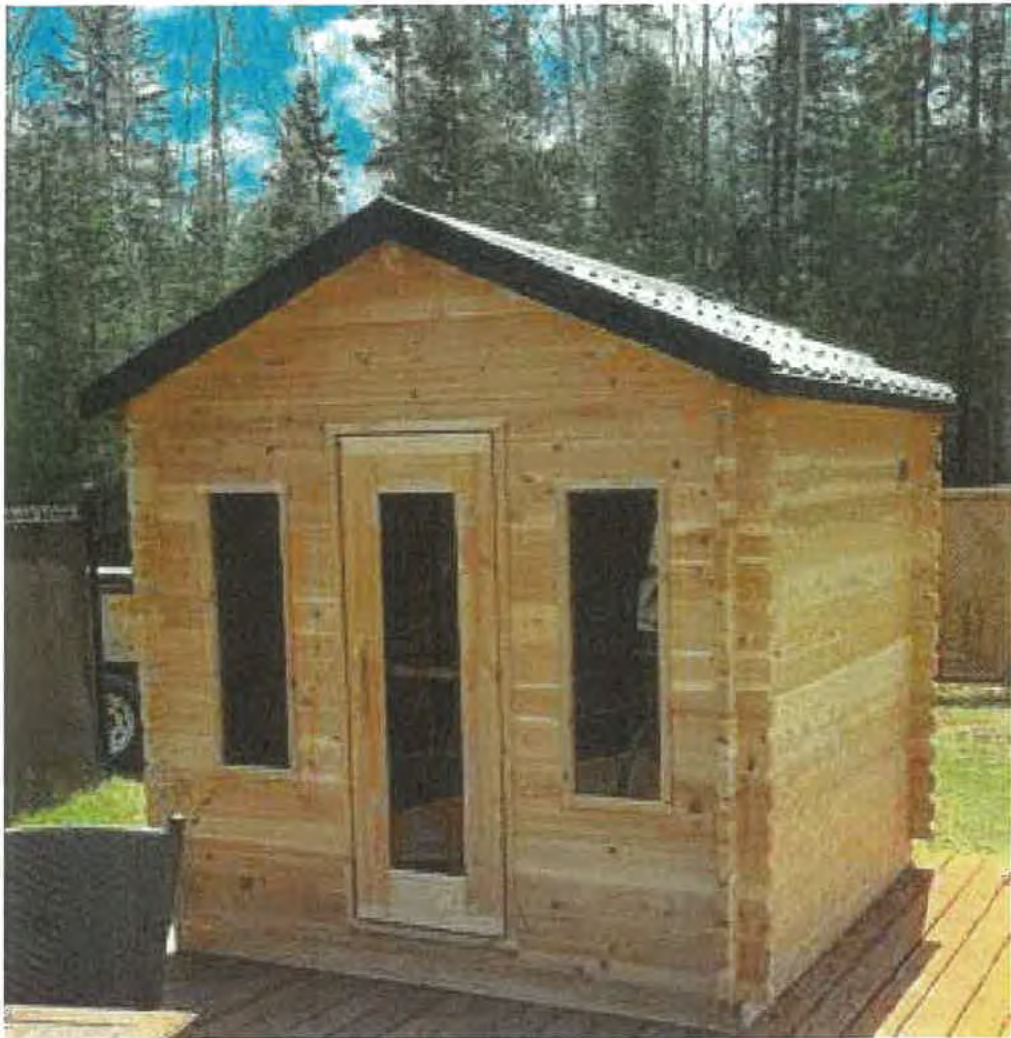
This property is located within Silver Harbour Estates (Thunder Bay vacant Land Condominium Plan # 39) which has its own set of bylaws governing development. The details of the sauna plans have been submitted to the Condominium Board. The accessory building is in compliance with the condominium's bylaws and declarations. The Board has reviewed the proposed development and approved those plans.

There are no potential adverse effects because of the accessory building. The characteristics of the property are not being changed. The sauna will not be visible to the adjacent land owners. It will be screened from the water by trees and vegetation in front of the building. The sauna will enhanced enjoyment of the property and benefit the well-being of the property owners and their guests.

The proposed building does not affect the landscaping and current nature of the property. No tree cutting or excavation work is required for installing the building. It will sit on the existing bedrock. The characteristics of the property are not changing.

The benefits to the community are this structural add to the property value and in turn provide additional tax revenues for the Municipality of Shuniah.







VIEW FROM LAKE