



Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo ON N2L 0A4

August 21, 2025

Project/File: 161414486

Kerry Bellamy
420 Leslie Ave
Thunder Bay, ON P7A 1X8

Dear Kerry Bellamy,

Reference: Planning Justification Brief for a Temporary Use Zoning By-Law Application to allow a garage to remain without a main use at 711 #5 Road, Lot 1, Municipality of Shuniah

On behalf of our client, Ancliffe Timber Limited c/o Glenn Grann, we are submitting a Temporary Use By-Law application, under Section 34 of the *Planning Act*, for the 'Subject Site', which is municipally known as 711 #5 Road, Lot 1, located in the Municipality of Shuniah.

In summary, the reason for the request is to permit the existing storage garage to maintain on the Subject Site without a main use dwelling for a period of three (3) years. The Subject Site is a lot created through a recent consent to sever. The proposal is beneficial to the community because it addresses the existing non-conforming use.

The Subject Site is zoned 'Rural' in the Municipality of Shuniah Zoning By-Law 2038-00 and designated 'Rural' in the Official Plan. The Subject Site contains a garage in which vehicles may have been painted. The Subject Site was previously zoned Commercial (C-3). Since the garage is now used for storage, it does not represent the continuation of a previous use and is a non-conforming use under the current Rural zone. The Rural zone requires a main use dwelling for an accessory building, like the garage, to exist.

To rectify the non-conformance that was identified during the consent to sever process, a Temporary Use Zoning By-Law application is being made to amend the zoning regulations for the Subject Site for a period of three (3) years, and in this time permitting the garage to exist without a main use dwelling.

The Temporary Use By-Law application is being submitted as per the conditions laid out by the Municipality for the previous consent to sever (Application No. B23-5) sought at the Subject Site. The condition is as follows:

"That the owner rectifies the non-conforming situation of the storage garage by one of three options:

- a. Applies for and receives a Temporary Use By-Law to allow for the storage garage to remain on the severed lot without a main use dwelling for a period of three years; or

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- b. Establish a main use; or
- c. Remove the accessory structure.”

As such, we are seeking an amendment to Zoning By-Law 2038-00 to permit the storage garage to remain on severed Lot 1 without a main use dwelling for a period of three (3) years.

The potential adverse effects of the proposal are minimal to none as the storage garage has remained on the Subject Site since its construction in 1988 and no changes are to occur to the structure. In the past, the storage garage was used by the owner to paint cars, which would have had more potential for adverse effects than the current use of storage. Therefore, proposal will be compatible with the surrounding area as there are no changes occurring.

A site plan, survey plan, and Phase I/II ESA are included as supporting documents as identified during the pre-consultation meeting with this submission package.

A completed application form and associated applications fees are also being submitted to the Municipality.

Thank you for your continued support and attention to this matter. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

Stantec Consulting Ltd.



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Urban Planner
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