



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.:	A26-1
Applicant:	David House
Owners:	Jason Jones & Melissa Jones
Roll No:	5 4200
Property Address:	2225 Amethyst Ave, Shuniah, ON
Legal Description:	PLAN 765 LOTS 27 AND 28 PT;RD ALLOW AND RP 55R13988;PART 1
Zoning:	Shoreline Residential
Purpose:	4.6.2 (d) Increase accessory building from 165 sq. m. to 175.41 sq. m. 10.3 Increase maximum accessory lot coverage from 208.92 sq. m. to 219.33 sq. m.. Minor Variance A9-22 approved the original increases to accessory building size and total accessory lot coverage.
Time and Date of Hearing:	April 15th, 2026 at 5:30 p.m.
Subject to Another Planning Application:	No

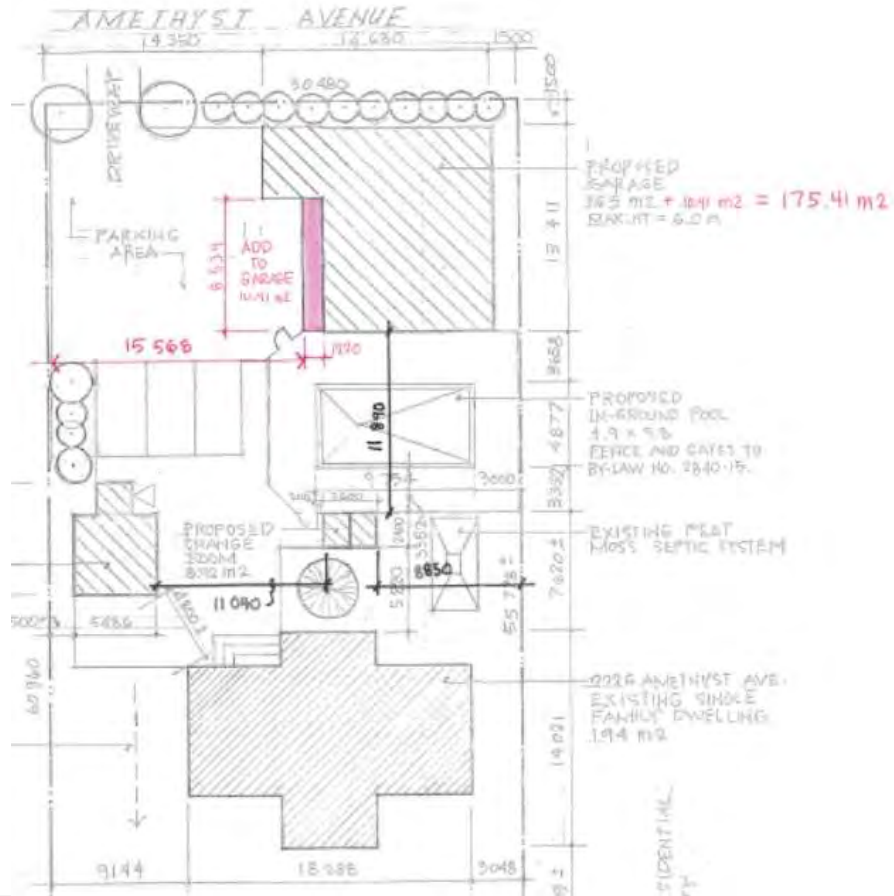
Committee of Adjustment hearings are open to the public. You can attend either in person at council chambers, or electronically over Zoom. The Zoom log in information will be available on the agenda, once posted. Agendas can be found by selecting the date of the meeting on the following website <https://shuniah.civicweb.net/Portal/> 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 8th. 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 13th.

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/>



Participation (In Person and Electronic Options)

Any person who supports or opposes this application may appear either in person or electronically 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 13th.

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 A26-1** 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 13th** (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: MARCH 19, 2026
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 13th

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 A26-1 on April 15th, 2026 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 A26-1 on April 15th, 2026 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 A26-1 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.:	A86-1
Date of Pre-consultation	MARCH 17, 2016	Receipt No.:	77339
Pre-Consultation Fee	\$ 500.00	Receipt No.:	77351
Date Complete App Received	MARCH 19, 2016	Cheque No.:	161
Application Fee	\$ 300.00		
LRCA Fee	\$ 275.00		
Date Notice Given	MARCH 19, 2016		

1. Registered Owner:

Owner's Name (List Association Name if applicable): MELISSA AND JASON JONES

Owner's Mailing Address: [REDACTED]

City/Town/Municipality: [REDACTED] Prov: [REDACTED] Postal Code: [REDACTED]

Phone: [REDACTED] Cell: [REDACTED] Alternate: [REDACTED]

Email Address: [REDACTED] Alternate Email Address: [REDACTED]

2. Applicant/Agent Information: (if different from Registered Owner, an Owner's authorization is required, see Schedule A)

Applicant's Name: David House

Solicitor/Authorized Agent/Firm: DRD CONSTRUCTION SERVICES

Applicant's Mailing Address: 517 N. HARDISTY ST

City/Town/Municipality: THUNDER BAY Prov.: ON Postal Code: P7C 5S6

Phone: 807 623 4540 Cell: 807 251 5903 Alternate: [REDACTED]

Email Address: drdhouse@shaw.ca Alternate Email Address: [REDACTED]

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): 2225 AMETHYST AVE

Property Roll Number - 58-28-0 10-00 5 - 42 000 (obtained from tax bill or assessment notice)

Concession No.	Section No.
Registered Plan No. <u>765</u>	Lot(s) No. <u>27 AND 28 PT; RD ALLOW AND</u>
Mining Location	Reference Plan No. <u>55R13988</u> Pts. <u>1</u>

Road access: Fire No. and Common Road Name 2225 AMETHYST AVE

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.

NA

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

Other access: (Specify) [REDACTED]

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 # ~~2038-00~~ Section: 4.6.2 (d)) and 10.3.

INCREASE GARAGE (ACCESSORY BUILDING) 10.41 m² TO 175.41 m².

INCREASE MAX. ACCESSORY LOT COVERAGE FROM 208.92 m²

TO 219.33 m² REFER TO RESOLUTION NO. 49-22 (AUG 10, 2012)

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

ADDITIONAL GARAGE DEPTH REQUIRED TO MOVE VEHICLES
AROUND.

7. Dimensions of the subject property affected:

Frontage 30.48 m Depth 78.334 m ±
Area 2267 m² Width of Street 20.11 m
Date Land Acquired: AUG. 2014

* 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

SEE ATTACHED

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 These distances are to be included on your site plan shown as "proposed".			
Date Constructed: 2008				EXAMPLE			
Structure Type: Main Dwelling				Proposed Structure Type: Garage			
to Front Yard	21.5 m	to Rear Yard	60 m	to Front Yard	40 m	to Rear Yard	41 m
to East Side Yard	9 m	to West Side Yard	43 m	to East Side Yard	5 m	to West Side Yard	19 m
Area	381 m ²	Height	10 m	Area	100 m ²	Height	6 m
Separation distance to Proposed Garage	19 m	Separation distance to _____	_____ m	Separation distance to Main Dwelling	19 m	Separation distance to _____	_____ m
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:							
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

Proposed Building(s) and Use of building:			
These distances are to be included on your site plan shown as "proposed"			
Structure: <u>CHANGE ROOM</u>			
to Front Yard	<u>26.6 m</u>	to Rear Yard	<u>25.3 m</u>
Separation distance to EX. RESIDENCE	<u>5.22 m</u>	Separation distance to PROPOSED GARAGE	<u>11.89 m</u>
to E Side Yards	<u>8.85 m</u>	to W Side Yards	<u>18.03 m</u>
Square footage	<u>8.92 m²</u>	Height	<u>3.6 m</u>
Structure: <u>CHANGE ROOM (continued)</u>			
to Front Yard	___ m	to Rear Yard	___ m
Separation distance to	___ m	Separation distance to PROPOSED BUNKIE	<u>11.04 m</u>
to Side Yards	___ m	to Side Yards	___ m
Square footage	___ m ²	Height	___ m

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) – use separate page, if necessary

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"			
Structure: <u>Single Family Res.</u>				Structure: <u>Garage</u>			
Date Constructed:							
to Front Yard	<u>30 m</u>	to Rear Yard	<u>34 m</u>	to Front Yard	<u>58 m ±</u>	to Rear Yard	<u>1.5 m</u>
Separation distance to <u>bunkie</u>	<u>4.8 m</u>	Separation distance to <u>garage</u>	<u>19.5 m</u>	Separation distance to <u>change rm</u>	<u>11.9 m</u>	Separation distance to <u>bunkie</u>	<u>15.2 m</u>
to W Side Yards	<u>9.14 m</u>	to E Side Yards	<u>3.05 m</u>	to W Side Yards	<u>14.25 m</u>	to E Side Yards	<u>1.5 m</u>
Square footage	<u>194 m²</u>	Height <u>less than</u>	<u>10 m</u>	Square footage	<u>175.4 m²</u>	Height <u>less than</u>	<u>6 m</u>
Structure:				Structure: <u>Bunkie</u>			
Date Constructed:							
to Front Yard	___ m	to Rear Yard	___ m	to Front Yard	<u>47 m ±</u>	to Rear Yard	<u>24.7 m</u>
Separation distance to	___ m	Separation distance to	___ m	Separation distance to <u>change rm</u>	<u>10.67 m</u>	Separation distance to <u>EX. RES.</u>	<u>4.8 m</u>
to Side Yards	___ m	to Side Yards	___ m	to W Side Yards	<u>1.5 m</u>	to E Side Yards	<u>23.5 m</u>
Square footage	___ m ²	Height	___ m	Square footage	<u>35 m²</u>	Height <u>less than</u>	<u>6 m</u>

Municipality of Shuniah – Application for Minor Variance

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

Subject Property: RESIDENTIAL
 Length of time of existing use: ALWAYS BEEN RESIDENTIAL

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: SINGLE FAMILY DWELLING 194 m² GFA 2 STOREYS 18.3 x 14
 Proposed: GARAGE 175.41 m² 1 STOREY 14.63 x 13.41 6 m HIGH
BUNKIE 35.00 m² 1 STOREY 7.5 x 5.5 6 m HIGH

11. Former Use of Property Table (check as applicable): CHANGE ROOM 8.92 m² 1 STOREY 2.4 x 3.7 4m H.

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 type="checkbox"/> No	<input checked="" 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?

THIS PROPERTY AND ADJACENT PROPERTIES HAVE ALWAYS BEEN RESIDENTIAL AND WE ASSUME NOT USED FOR COMMERCIAL OR FUEL ST.

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.

NA

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.

WE DIDN'T ANSWER YES TO ANYTHING IN SECTION 11 THEREFORE NOT APPLICABLE.

12. Uses adjacent to the subject property:

North VACANT
 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:
- COA RESOLUTION NO. 49-22
INCREASE ACCESSORY BUILDING SIZE FROM 140 m² TO 165 m²
AND INCREASE MAX ACCESSORY LOT COVERAGE FROM 140 m²
TO 208.92 m².
14. **Existing official plan designation:**
RESIDENTIAL
15. **Existing zoning, permitted uses, if it's located in a high-density area:**
SHORELINE RESIDENTIAL (SR) LOCATED IN HIGH-DENSITY
AREA, FULLY COMPLIANT WITH GREEN STAR PROGRAM.
16. **Servicing – Water:**
 Private: lake, well, or other (specify) WELL
 Is it compliant with Provincial Standards? YES
17. **Servicing – Sewage:**
 Private: septic (Class IV) 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.
- THE ADDED AREA PROPOSED FOR THE GARAGE WILL INCREASE
THE LOT COVERAGE FROM 18% TO 18.2%. MAX. LOT
COVERAGE IS 35% SO WE ARE WELL BELOW THAT.

Municipality of Shuniah – Application for Minor Variance

AFFIDAVIT OR SWORN DECLARATION	
I/We, <u>MELISSA + JASON JONES</u> of the City/District/Regional Municipality of <u>[REDACTED]</u> in the City/District/Regional Municipality of <u>[REDACTED]</u> 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 <u>CITY OF THUNDER BAY</u> In the Province) Of Ontario this <u>19TH</u> , day of <u>MARCH</u> 20 <u>26</u>)	<u>[Signature]</u> SIGNATURE
A Commissioner for taking Affidavits: <u>[Signature]</u> signature	<u>[Stamp]</u> stamp KERRY BELLAMY, Clerk MUNICIPALITY OF SHUNIAH "Commissioner for taking Affidavits"
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, <u>MELISSA + JASON JONES</u> , am the applicant for this planning application, and for the purposes of the <i>Freedom of Information and Protection of Privacy Act</i> 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 <i>Planning Act</i> for the purposes of processing this application.	
<u>MARCH 19, 2026</u> Date	<u>[Signature]</u> 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 Shunlah – 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: Mar. 17/26
 Owner Name: Jason William Jones / Melissa Jones
 Address: 
 Phone Number: 
 Email: 
 Attention: Committee of Adjustment, Secretary-Treasurer
 Subject: Owners Letter of Authorization

RE: Subject Lands at
 Lot: 27 & 28 PT RD Allow + RPSS #13988 PART 1
 Plan: 765
 Address: 2225 Amethyst Ave

Dear Approval Authority:

I, Jason Jones / Melissa Jones am the owner of the land that is the subject of this planning application and I authorize David House 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 David House 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

Schedule B

Application for Minor Variances

Melissa and Jason Jones

2225 Amethyst Avenue

Shuniah, ON

The existing subject property is a double wide lot located 33 km east of the junction of HWY 11/17 and Hodder Avenue. The property is mostly flat from Amethyst Avenue to the front of the existing single family home and then gently slopes down to a sand beach on Lake Superior. There are many mature trees along the east, north, and west property lines. There are residential properties on the east and west sides with treated wood privacy fences running along the property lines. Amethyst Avenue is lined on the south side with cottages and homes. The road links up with Crystal Beach Avenue and Mackenzie Beach Avenue to the west and Amethyst Harbour Road, Scott Drive, Birch Beach Road, Eldorado Beach Road, and Nelson Drive to the east. These are tight knit communities where people enjoy both seasonal and year round living on Lake Superior.

The project started with development of an in ground pool with change room to help extend enjoyment of the property for longer than July and August. From there, a Bunk house was proposed to add extra sleeping quarters for guests. With life at the lake comes an abundance of water toys, boats, pontoon boat, bicycles, quads, and dirt bikes. It became apparent that a large garage would be required to store them for winter along with a large RV trailer. Being mindful of the zoning requirements for site development and the size of singular accessory buildings and multiple accessory buildings, the existing site is large and able to support the proposed buildings without overcrowding. For this reason we are of the opinion that the proposal is minor variance.

The proposed development is desirable and appropriate for the neighborhood. You will find that most properties include garages and bunk houses to compliment the lifestyle of lake living. The bylaws for Shoreline Residential include recreational dwelling and permanent dwelling (10.1 Permitted Uses) with allowances for accessory buildings (10.3 and 10.4). Garages, bunk houses, changes rooms, and swimming pools are all allowable in this zone. Of the requirements for accessory buildings outlined in 4.6.2, the only requirement we didn't comply with is the maximum size of an accessory building (4.6.2(d) and in 10.3 the maximum lot coverage for accessory buildings at 140 m².

- ✓ In 2022, we applied for a minor variance that was approved by Committee of Adjustment, Resolution no. 49-22. This allowed us to increase the accessory building size from 140 m² to 165 m² and increase the maximum accessory lot coverage from 140m² to 208.92 m². With this latest request, we are asking to increase the garage from 165m² to 175.41m² and increase the maximum accessory lot coverage from 208.92 m² to 219.33 m². The reason for the increase in size is for better maneuverability of vehicles within the garage.

We are still well below the maximum lot coverage of 35%, that being 18.23 % lot coverage.

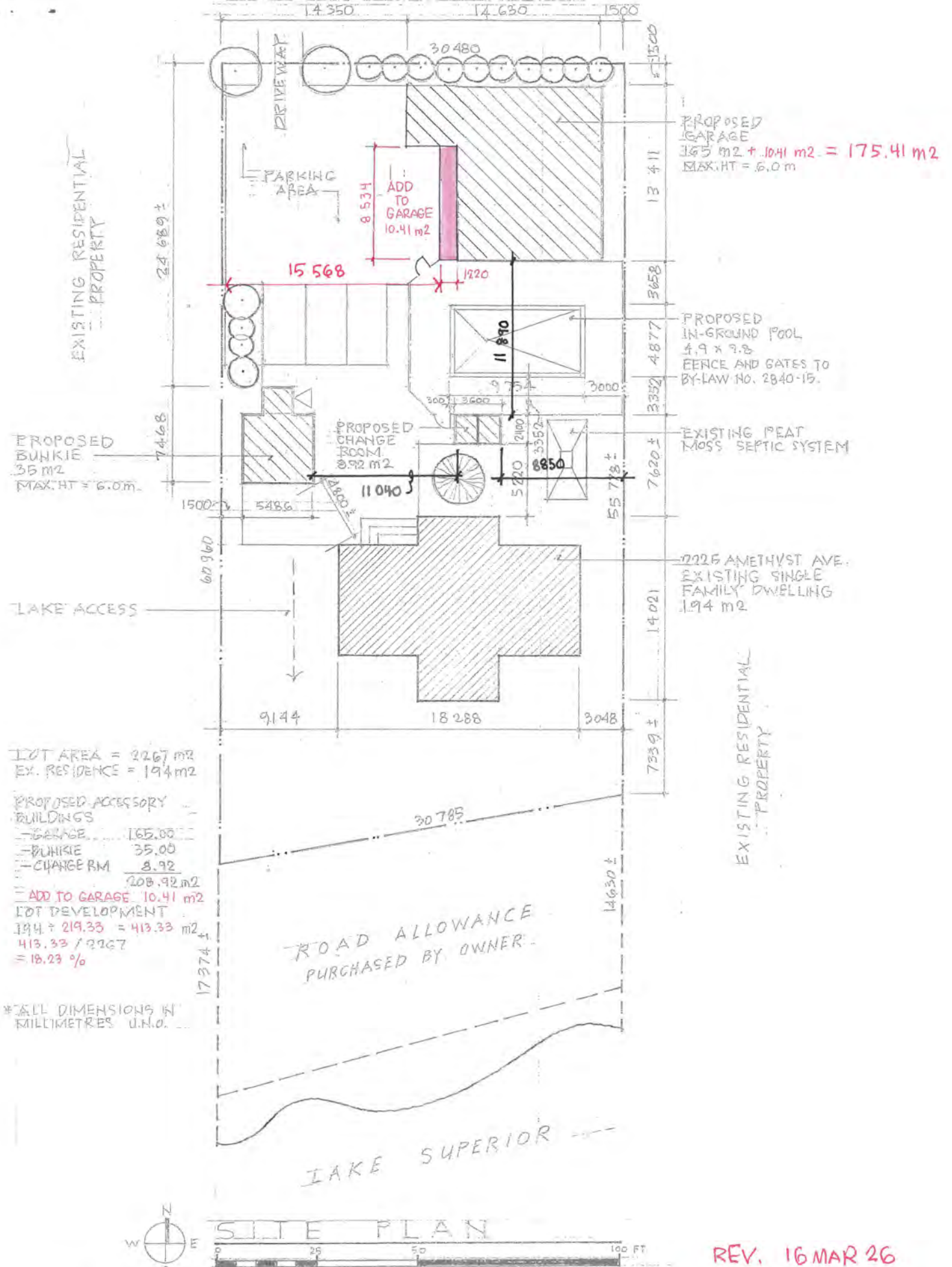
The proposed accessory buildings will not add to or adversely affect water and wastewater or sewage. This complies with the intent of the 2020 Shuniah Official Plan (refer to 1.2 Development Challenge).

The bunk house and change room are small in size and will have very little impact on the site. The garage is much larger, but the plan would be to place it in the northeast corner of the lot. This keeps it

far away from the main buildings on each adjacent lot. It is bounded on two sides by mature trees that visually hide the building from Amethyst Avenue and the neighbours. The overall height of the building will be within the maximum height of 6.0 metres, therefore complying with the zoning bylaw. The exterior of the new accessory buildings will be clad with fibre cement horizontal siding mixed with culture stone. This will complement the design of the existing residence. The garage is sized that there will be no visual impact relating to outdoor storage as everything can be neatly stored...out of sight out of mind. There should be little or no issues with lighting affecting the privacy of the adjacent residential uses. The bunk house will not have windows facing the property line. The garage will be located at the back of the lot and lights from vehicles entering the garage at night will be shining toward the back of the property and not directly at the adjacent buildings. With lot coverage being just over 18%, there will be adequate space onsite to park vehicles without it appearing to be congested.

For the aforementioned reasons, we feel comfortable that the proposed development is compatible with the existing uses in the vicinity and the minor variances should be met with acceptance from the municipality. We appreciate your consideration of our application.

AMETHYST AVENUE



PROPOSED GARAGE
 165 m² + 10.41 m² = 175.41 m²
 MAX. HT = 6.0 m

PROPOSED IN-GROUND POOL
 4.9 x 9.8
 FENCE AND GATES TO BY-LAW NO. 2840-15.

EXISTING PEAT MOSS SEPTIC SYSTEM

2225 AMETHYST AVE.
 EXISTING SINGLE FAMILY DWELLING
 194 m²

EXISTING RESIDENTIAL PROPERTY

PROPOSED BUNKIE
 35 m²
 MAX. HT = 6.0 m.

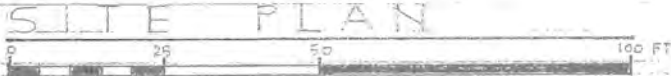
LDT AREA = 2267 m²
 EX. RESIDENCE = 194 m²

PROPOSED ACCESSORY BUILDINGS
 - GARAGE 165.00
 - BUNKIE 35.00
 - CHANGE RM 8.92
 208.92 m²
 - ADD TO GARAGE 10.41 m²
 LDT DEVELOPMENT
 194 + 219.33 = 413.33 m²
 413.33 / 2267
 = 18.23 %

*ALL DIMENSIONS IN MILLIMETRES U.N.O.

ROAD ALLOWANCE PURCHASED BY OWNER

LAKE SUPERIOR



REV. 16 MAR 26

SITE DEVELOPMENT PLAN - FOR MELISSA AND JASON JONES