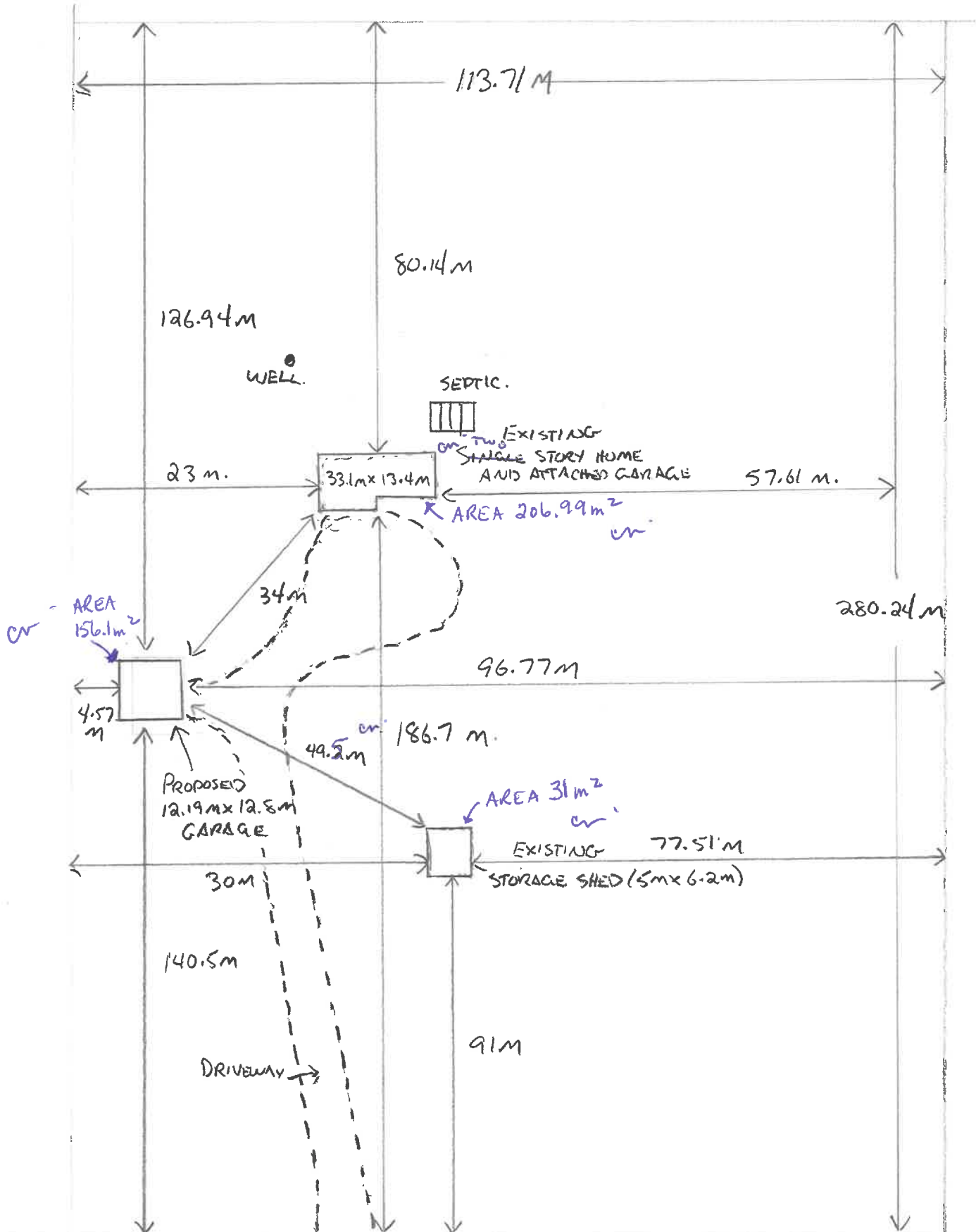


1841 LAKESHORE DR. MINING LOCATION 10 HERRICKS PT. LOT 2



LAKESHORE DR.

SCHEDULE B – PLANNING JUSTIFICATION REPORT

Minor Variance Application – Proposed Detached Garage

Property Location:

1841 Lakeshore Drive
Mining Location 10, Herricks Survey, Lot 2 (PART)
Shuniah
P7A 0K9

Lot Size:

Approximately 7.3 acres (2.95 hectares)

Applicant:

William and Constance Neilipovitz

Date:

June 24, 2026

1. Purpose of Application

This Planning Justification Report is submitted in support of an application for a minor variance to permit the construction of a detached garage at the subject property.

The requested variance is to permit an accessory structure with a floor area of **156.1 square metres (40 ft x 42 ft)**, whereas the Zoning By-law permits a maximum accessory building size of **140 square metres**.

This represents an increase of approximately **16.1 square metres** over the permitted maximum.

The previous detached garage on the property was destroyed by fire. That structure included a second storey. In planning the replacement structure, we have chosen to eliminate the second storey to improve safety, accessibility, and long-term usability as we age. As a result of converting to a single-storey design, the footprint of the garage has been modestly increased, resulting in the requested floor area variance.

2. Property Description and Existing Conditions

The subject property is a large rural residential parcel located within the Municipality of Shuniah. The lot area is approximately 7.3 acres, providing ample space for residential use and

accessory structures. It is a well treed property. There is no visibility from the road or from the neighbors of any buildings on the property.

The surrounding area is characterized by rural residential development, with low-density housing, large lots, and a mix of residential and historical uses typical of rural settings.

The property is currently used as a single detached residential dwelling and is functionally part of the rural residential fabric of the area. Although it remains zoned Highway Commercial, this zoning reflects its historical use as a bed and breakfast. For the past 33 years, the property has been used primarily as a private residence consistent with rural residential use.

The size of the lot and the established residential use provide sufficient capacity for the proposed accessory structure without adverse impacts on neighbouring properties or the rural landscape.

3. Proposed Development

The proposal is to construct a detached garage measuring:

- **40 ft x 42 ft (156.1 m² total floor area)**

The garage will be used for residential accessory purposes, including vehicle storage, equipment storage, and general storage. The addition of a golf simulator is being considered for recreational purposes during our long winters.

4. Planning Analysis – Minor Variance Criteria

4.1 Official Plan Intent

The proposed development is consistent with the rural residential character of the area. It supports continued residential use of the property and does not introduce any commercial or industrial activity.

4.2 Zoning By-law Intent

The underlying intent of Section 4.6.2 d) is to ensure that accessory buildings remain subordinate and secondary to the primary dwelling. The modest increase in floor area is directly related to replacing a previously existing garage that was lost to fire and redesigning it as a safer, single-storey structure. The proposed garage strictly respects this intent: its footprint (156.08 m²) is substantially smaller than both the ground floor footprint of the main house (206.99 m²) and the total living area (270.35 m²). This mathematical subordination guarantees that the garage remains a clearly secondary structure that will not visually overwhelm the

primary residence or the lot. The requested increase of 16.1 m² is modest and does not compromise the intent of the zoning by-law.

4.3 Desirability of the Use

The proposal is desirable and appropriate for a rural residential property of this size. The rebuild restores a previously existing accessory building that was lost due to fire, while improving functionality and accessibility for aging occupants. The inclusion of a single-storey layout enhances safety and long-term usability. The variance facilitates a highly practical development layout tailored to our rural property. Given the seasonal climate, large lot sizes, and property maintenance requirements inherent to rural properties in the Municipality of Shuniah, a 40' x 42' garage is an appropriate and highly desirable size to securely shelter vehicles, machinery, tractors, and seasonal equipment completely indoors. This layout maintains a clean, organized, and professional exterior aesthetic across the property. We are also considering a golf simulator in the garage for recreational purposes throughout our long winters.

4.4 Minor Nature of the Variance

The variance is minor in nature due to the small proportional increase and the absence of any anticipated impacts on neighbouring properties. The requested overage of 16.1 m² beyond the standard cap is minor. The garage fully complies with all other standard zoning mechanics for the Rural zone, including side/rear yard setbacks and maximum height limits. The structure will not result in any adverse privacy, drainage, shadow, or sightline impacts on neighboring properties. The 7.3-acre lot provides ample buffering and ensures compatibility with surrounding rural residential uses.

5. Conclusion

The proposed minor variance to permit a 156.1 m² detached garage on a 7.3-acre rural residential property meets the intent of the Planning Act's four tests. The proposal is consistent with the rural residential character of the area within the Municipality of Shuniah, remains accessory in nature, and represents appropriate development of the property.

We respectfully request approval of this minor variance application.

Prepared by:

Connie Neillpovitz