



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.:	A26-3
Applicant:	Tyler Maunula, Kylee Maunula
Owner:	2759085 Ontario Ltd
Roll No:	2-09008
Property Address:	155 Spruce River Road
Legal Description:	MACGREGOR PT MINING LOCATION;3E WHITES SURVEY RP 55R14738;PART 1
Zoning:	Light Industrial
Purpose:	27.1- To vary permitted uses under Light Industrial such as equipment rental, commercial garages, and service or repair shops, to include self storage as a permitted use.
Time and Date of Hearing:	September 2, 2026 at 5:30 p.m.
Subject to Another Planning Application:	No

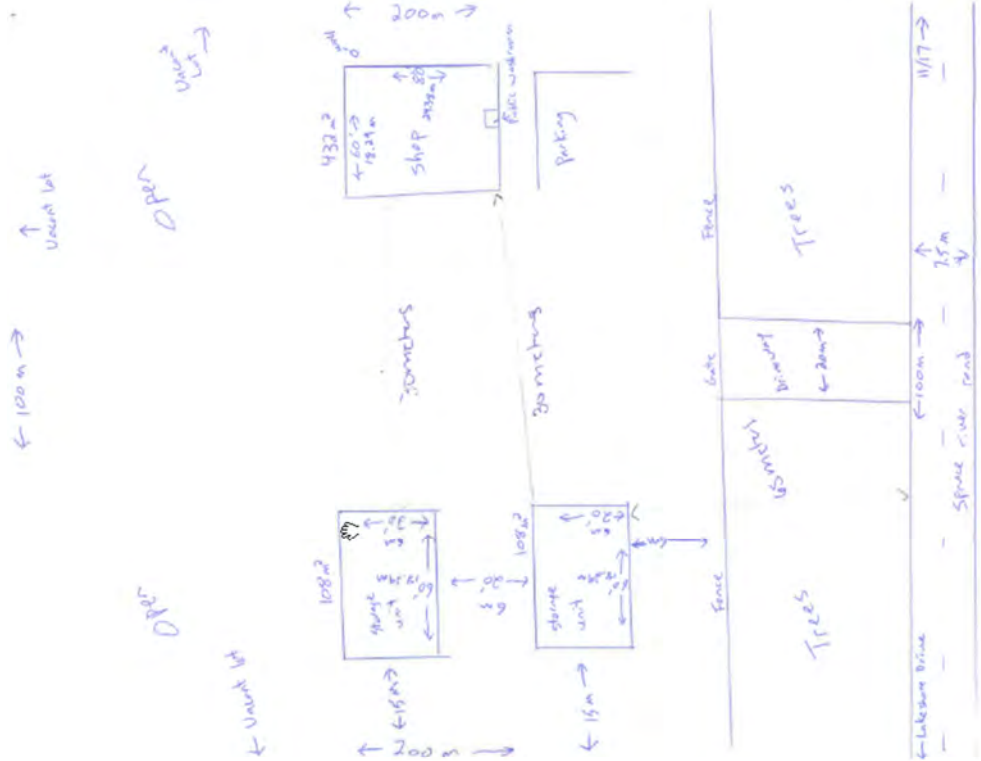
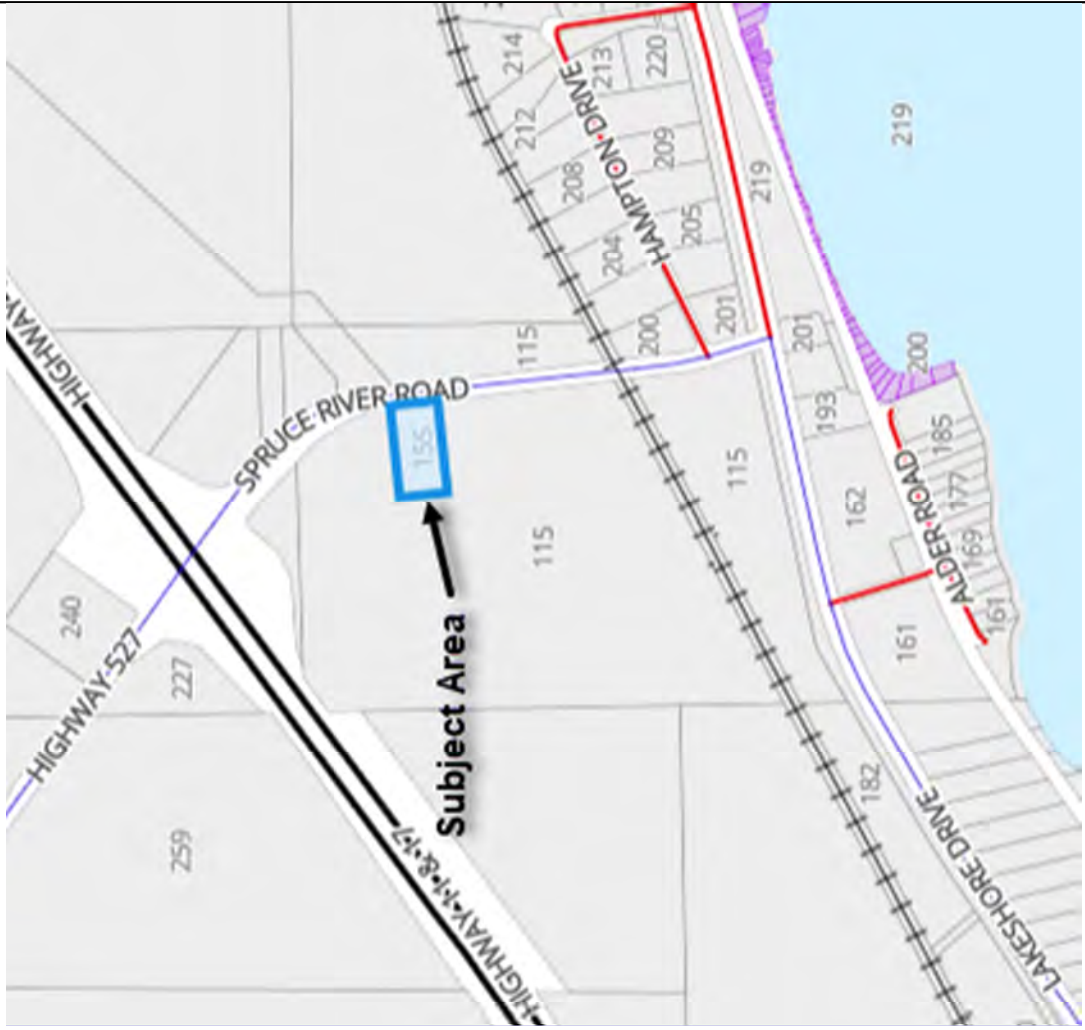
Committee of Adjustment hearings are open to the public. You can attend either in person at council chambers, or electronically over Zoom. The Zoom log in information will be available on the agenda, once posted. Agendas can be found by selecting the date of the meeting on the following website <https://shuniah.civicweb.net/Portal/> 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, **August 26th. 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, **August 31st**.**

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, **August 31st**.

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 A26-3** 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, August 31st** (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: August 11, 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 **August 31st**.

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 A26-3 on September 2, 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 A26-3 on September 2, 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 A26-3 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

Under Section 44 & 45 of the Planning Act
Committee of Adjustment of the Municipality of Shuniah

Note to Applicants:

The pre-consultation fee is non-refundable whether the application moves forward to a hearing or not. The application fee is non-refundable whether the application is approved or denied at the hearing. An application to the Committee of Adjustment may not be considered without the following:

1. approval of the Thunder Bay District Health Unit. Contact the TBDHU Septic and Land Division Section for guidelines and fee structure at 807-625-7990.
2. finalization of the pre-consultation and submission of a complete application with the required fees.

In this form the term "subject property" or "the property" means the land to be severed and the land to be retained. A site visit is required. Submission of this application constitutes tacit consent for authorized Municipality of Shuniah staff to inspect the subject property or premises. The Hearing agenda and supporting documents will be made available to the public on our website, www.shuniah.org, for further information please contact our office.

Application:

The information required by the applicant is prescribed by the Schedule to Ontario Regulation 200/96 made under the Planning Act. A Site Plan/Sketch (see Notes 3) and a Planning Justification Report (see Schedule B) are also required. The application form also sets out other information that will assist the Municipality and others in their planning evaluation of the minor variance application. To ensure the quickest and most complete review, all information should be submitted at the start of the pre-consultation. In the absence of this information, it may not be possible to complete the pre-consultation process and the application may be refused. Applications to the Committee of Adjustment are processed in accordance with Provincial Legislation and information provided by the applicant. It is the responsibility of the applicant to ensure the information accuracy prior to submission to this office. Once the pre-consultation has been finished and the application is complete, the completed application can be submitted along with the applicable fees. Once the application is determined complete and submitted any revisions and/or changes to the application, including dimensions, will not be allowed. Please ensure the accuracy of your application. Errors or omissions may require a further application and additional expense.

Submission Process

Pre-Consultation:

A Pre-Consultation process with the Municipality must be finished before the application is deemed complete. During the pre-consultation your application will be reviewed and (if necessary) returned to you for further revisions until it has been deemed complete. The following documents are to be included in the package submitted for pre-consultation:

- ☐ pre-consultation fee (non-refundable)
- ☐ the application (unsigned) in paper or electronic PDF format
- ☐ owners authorization letter (Schedule A)
- ☐ sketch/site plan (Notes 3)
- ☐ planning justification report (Schedule B)

Submission of the Application:

Once the pre-consultation process has finished and the application has been deemed complete, the appropriate fees can be paid and the completed application can be signed and submitted. The application must be signed by the owner(s) or authorized agent in the presence of a Commissioner, Notary Public, etc. A Committee of Adjustment Hearing will then be scheduled. The application and supporting documents will be made available to the public on the Shuniah website, www.shuniah.org. The applicant or authorized agent is requested to attend the hearing to respond to questions or concerns the committee or members of the public may have. In the absence of authorized representation, the committee may defer an application or render a decision.

Disclosure of Information:

All information submitted in support of this application will be considered public information, including any reports, studies, drawings or other documentation submitted by applicant(s), agent(s), consultant(s) or solicitor(s). The Municipality of Shuniah is permitted to make the application and any associated supporting information available to the general public, including posting electronic versions of the application form and associated studies and reports online. The Municipality of Shuniah is also permitted to provide copies of the application and any supporting information to any member of the public or other third party which requests the information.

Municipality of Shuniah – Application for Minor Variance

FOR OFFICE USE ONLY		Application No.:	<u>A26-3</u>
Date of Pre-consultation	<u>JULY 17, 2026 - 7 AUG 5</u>	Receipt No.:	<u>78074</u>
Pre-Consultation Fee	<u>\$ 500.00</u>	Receipt No.:	<u>78248</u>
Date Complete App Received	<u>AUG 5, 2026</u>	Cheque No.:	<u>00012</u>
Application Fee	<u>\$1200.00 - \$400.00</u>		
LRCA Fee	<u>\$ 275.00</u>		
Date Notice Given			

1. Registered Owner:

Owner's Name (List Association Name if applicable): 2759085 Ontario LTD

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: Tyler Mannula / Kytce Mannula

Solicitor/Authorized Agent/Firm: [REDACTED]

Applicant'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]

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): _____

Property Roll Number - 58-28-010-00 - 0209008 (obtained from tax bill or assessment notice)

Concession No.	Section No.
Registered Plan No.	Lot(s) No.
Mining Location <u>3E WHITES SURVEY</u>	Reference Plan No. <u>SSR14738</u> Pts. <u>1</u>
<u>PART 1 PLAN SSR14738;</u>	
Road access: Fire No. and Common Road Name <u>155 Spruce River Road</u>	
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) N/A

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.

N/A

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

N/A

5. Nature and extend of relief applied for: (By-law #208-03 Section: 27.1)

To build (2) 20' x 60' self storage units (each unit having 12 10' x 10' storage with rollup doors)

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

Self storage facility is not on current Permitted use list

7. Dimensions of the subject property affected:

Frontage 100m

Depth 200m

Area 20,000^{sq m}

Width of Street 7.5m

Date Land Acquired: Jan 12 2026

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			
				These distances are to be included on your site plan shown as "proposed"			
Date Constructed: 2006				Proposed Structure Type: Garage			
Structure Type: Main Dwelling				Proposed Structure Type: Main Dwelling			
to Front Yard	21.5 m	to Rear Yard	60 m	to Front Yard	40 m	to Rear Yard	11 m
to East Side Yard	9 m	to West Side Yard	13 m	to East Side Yard	5 m	to West Side Yard	19 m
Area	384 m ²	Height	10 m	Area	100 m ²	Height	6 m
Separation distance to Proposed Garage	14 m	Separation distance to	m	Separation distance to Main Dwelling	14 m	Separation distance to	m
Date Constructed:				Proposed Structure Type:			
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:				Proposed Structure Type:			
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

Municipality of Shuniah – Application for Minor Variance

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

Subject Property: Light industrialLength of time of existing use: unknown

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: N/AProposed: Building & 60' x 80' shop

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

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

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

Seller - lot is treed & has never been developed11.2 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/A11.3 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 Forest light industrialSouth Forest light industrialEast Spruce river roadWest Forest light industrial

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:

N/A Application B1-20

14. Existing official plan designation:

N/A Rural and Protected area

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

N/A Light industrial not located in a high density area

16. Servicing – Water:

- ☐ Private: lake, well, or other (specify) N/A
☐ Is it compliant with Provincial Standards? N/A

17. Servicing – Sewage:

- ☐ Private: septic (Class) Other (specify) N/A
☐ Is it compliant with Provincial Standards?

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) N/A
☐ 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.

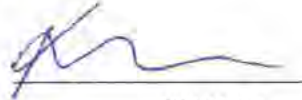
The proposed development is intended to provide a valuable service that is currently unavailable within the municipality of Shuniah. which requires residents, seasonal property owners etc. to travel to neighbouring ~~GA~~ municipalities to access these services.

Municipality of Shuniah – Application for Minor Variance

AFFIDAVIT OR SWORN DECLARATION

I/We, KYIE MAWULA of the City/District/Regional Municipality of [REDACTED] in the City/District/Regional Municipality of [REDACTED] 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 5 day of AUGUST 2026)


 SIGNATURE

A Commissioner for taking Affidavits,

K Bellamy
 signature

KERRY BELLAMY, Clerk
 MUNICIPALITY OF SHUNIAH
 "Commissioner for taking Affidavits"
 stamp

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, Kyie Mawula 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.

July 16 / 26
 Date

[Signature]
 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

The diagram illustrates a site plan for a property. At the top, a box labeled 'Lake Name' is connected to a line indicating the 'high water mark or shoreline Rd. allowance if applicable'. Below this, the 'Lot width' and 'Lot depth' are marked with arrows. The 'Subject Property' is a central rectangle, with a 'Proposed' structure shown as a smaller rectangle within it. To the left and right of the subject property are 'Abutting neighbour' properties. Below the subject property, a 'Garage' and a 'driveway' are shown, along with a 'septic' tank and a 'well'. At the bottom, a box contains the 'House No. and Road Name'. An arrow points to the bottom right corner of the property line, labeled 'Show survey stakes'. On the left side, text indicates 'Sandy Beach / rocky shore' and 'Vegetation: grass / trees'. A note on the left side states: 'include abutting neighbours location if infill construction occurring < 21.5 m or > 30 m from high water mark.' Below the diagram, a section titled 'Site Plan:' lists eight requirements, and a section titled 'For Infill, please include:' lists one requirement.

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.

← 100 m →

↑
Vacant lot

Open

Open

Vacant Lot
→

← Vacant lot



PLANNING JUSTIFICATION REPORT

Zoning By-law Minor Variance Application

155 Spruce River Road

Municipality of Shuniah, Ontario

1. Introduction

This Planning Justification Report has been prepared in support of an application of a minor variance with the Municipality of Shuniah Zoning By-law for the property municipally known as 155 Spruce River Road.

The purpose of the application is to permit the development of an enclosed self-service storage facility in conjunction with a heavy equipment repair and maintenance shop on the subject lands.

The property is currently zoned Light Industrial (LI). While the existing zoning permits numerous industrial and commercial uses, including equipment rental, construction yards, commercial garages, transportation operations and service or repair shops, it does not specifically permit self-service storage.

The proposed seeks to add self-service storage as an additional permitted use while maintaining all other existing Light Industrial permissions.

2. Subject Property

The subject property is located at 155 Spruce River Road within the Municipality of Shuniah.

The property consists of approximately 5 acres (2.02 hectares) with approximately 100 metres of frontage along Spruce River Road.

The property is currently vacant and represents an excellent opportunity for new industrial development on lands already intended for employment and industrial uses.

Surrounding Land Uses:

North

Vacant lands zoned Light Industrial.

South

Vacant lands zoned Light Industrial.

East

A privately operated campground zoned Recreation Commercial.

West

Vacant Light Industrial lands.

The surrounding area has been planned primarily for industrial development and provides sufficient separation from sensitive residential uses.

3. Purpose of the Proposed Development

The proposed development consists of two complementary land uses:

- Heavy equipment repair and maintenance shop
- Enclosed self-service storage buildings

The heavy equipment shop will provide servicing, maintenance and repair of heavy construction equipment and related machinery.

The self-storage facility will consist entirely of enclosed storage buildings designed to provide secure rental units for residents, contractors, seasonal property owners and businesses.

The proposed development will maximize the efficient use of the property while maintaining the intended industrial character of the area.

4. Need for the Proposed Development

The proposed self-service storage facility addresses a demonstrated service gap within the Municipality of Shuniah.

At present, there are no self-service storage facilities located within the municipality. Residents, businesses, contractors and seasonal property owners must travel to neighbouring municipalities, primarily Thunder Bay, to access these services.

The proposed development will provide:

- Convenient storage options for local residents;
- Secure storage for contractors and small businesses;
- Storage for seasonal recreational equipment;
- Increased commercial investment within Shuniah.

The self-storage facility also complements the proposed heavy equipment repair business by providing secure storage opportunities for commercial customers.

Providing this service within Shuniah will help retain economic activity within the municipality while improving convenience for residents and businesses.

5. Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 encourages municipalities to support economic development, make efficient use of land and infrastructure and promote development that is compatible with surrounding land uses.

The proposed development is consistent with these objectives because it:

- Promotes investment on vacant employment lands;
- Contributes to local economic growth;
- Supports employment opportunities;
- Utilizes existing road infrastructure;
- Provides an additional commercial service currently unavailable within Shuniah;
- Represents an efficient use of designated industrial land; and
- Maintains compatibility with surrounding industrial uses.

The proposal is therefore consistent with the Provincial Planning Statement, 2024.

6. Municipality of Shuniah Official Plan

The Municipality of Shuniah Official Plan encourages industrial development that supports economic growth while ensuring compatibility with surrounding land uses.

The proposal conforms with the overall intent of the Official Plan because it:

- supports employment-generating land uses;
- encourages industrial investment;
- makes efficient use of industrially designated lands;
- promotes business growth within the municipality;
- provides a needed commercial service for residents; and
- represents compatible development within an established industrial area.

The proposal also satisfies the Official Plan's compatibility policies by minimizing potential adverse effects through appropriate site planning, building design, landscaping and operational practices.

7. Existing Zoning

The property is currently zoned Light Industrial (LI).

The Light Industrial Zone currently permits uses including:

- construction yards;
- equipment rental;
- industrial centres;
- service and repair shops;
- commercial garages;
- truck transportation operations;
- body repair shops;
- building supply outlets;
- lumber yards;
- public service facilities; and
- accessory buildings and structures.

The requested minor variance is limited to permitting self-service storage as an additional use.

Self-storage facilities are commonly located within industrial areas because they generate relatively little traffic, minimal noise, limited servicing demands and few environmental impacts.

8. Compatibility Analysis

The proposed development is compatible with surrounding land uses.

The neighbouring properties are all zoned Light Industrial and remain undeveloped.

The proposed development is therefore consistent with the planned function of the surrounding employment area.

Although a municipal campground exists across Spruce River Road, the proposed enclosed storage buildings are low-impact in nature and do not involve manufacturing, processing or significant outdoor activity.

The development will maintain an attractive appearance through quality building construction, landscaping and proper site maintenance.

The proposal will not negatively affect the campground's continued operation or enjoyment.

9. Potential Adverse Effects

Traffic

Self-storage facilities generally generate very low traffic volumes compared to many industrial uses already permitted within the Light Industrial Zone.

Customer visits are short in duration and occur throughout the day rather than during concentrated peak periods.

Overall traffic impacts are expected to be minor.

Noise

The enclosed storage facility will generate very little operational noise.

Lighting

Exterior lighting will be designed to provide safe access while minimizing light spillover onto neighbouring properties through the use of downward-directed fixtures.

Visual Impact

The buildings will be professionally designed and maintained.

Appropriate landscaping will soften views from Spruce River Road while maintaining the industrial character of the area.

Drainage

Stormwater management will be addressed during the detailed design process.

Site grading will ensure runoff is managed appropriately and will not adversely impact adjacent properties.

Environmental Effects

The enclosed storage facility will not generate odours, dust, emissions or vibration.

No significant environmental impacts are anticipated.

10. Mitigation Measures

Potential impacts will be minimized through:

- Enclosed storage buildings;
- Professionally designed site grading;
- Stormwater management;
- Downward-directed exterior lighting;
- Landscaped buffers where appropriate;
- Orderly site maintenance;
- Compliance with municipal and provincial regulations; and

- Maintaining all activities within the approved industrial development.

These measures will ensure the proposed development remains compatible with neighbouring properties.

11. Planning Opinion

From a land use planning perspective, the proposed minor variance represents good planning.

The development:

- Supports economic development;
- Creates employment opportunities;
- Makes efficient use of vacant industrial land;
- Provides a commercial service currently unavailable within the Municipality of Shuniah;
- Complements the existing Light Industrial Zone;
- Generates relatively low traffic volumes;
- Minimizes environmental impacts;
- Is compatible with neighbouring industrial properties;
- Will not adversely impact the municipal campground located across Spruce River Road; and
- Contributes to a more diverse industrial and commercial tax base.

The proposed self-storage use is less intensive than many uses already permitted within the Light Industrial Zone and is therefore an appropriate addition to the list of permitted uses.

12. Conclusion

This Planning Justification Report supports the proposed Zoning By-law minor variance for 155 Spruce River Road.

The proposal will permit the development of an enclosed self-service storage facility together with a heavy equipment repair and maintenance shop on approximately five acres of vacant Light Industrial land.

The development is consistent with the Provincial Planning Statement (2024), conforms to the intent of the Municipality of Shuniah Official Plan, and represents compatible development within an established industrial area.

The proposal will address a recognized gap in local services by providing the first self-service storage facility within the Municipality of Shuniah, reducing the need for residents and businesses to travel outside the municipality while supporting continued economic growth.

Potential adverse effects related to traffic, noise, lighting, drainage and visual appearance are expected to be minimal and can be effectively mitigated through appropriate site design and operational practices.

For these reasons, it is our opinion that the requested Zoning By-law minor variance represents sound land use planning and is respectfully recommended for approval.