



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

Form 100-1 (Rev. 01, 2013)

FOR OFFICE USE ONLY		Application No.:	A26-4
Date of Pre-consultation	August 19-7	Receipt No.:	78434
Pre-Consultation Fee	\$ 500.00	Receipt No.:	
Date Complete App Received		Cheque No.:	
Application Fee	\$		
LRCA Fee	\$		
Date Notice Given			

1. Registered Owner:

Owner's Name (List Association Name if applicable):

ROBERT W. SQUITTI

Owner's Mailing Address:

City/Town/Municipality:

Prov.:

Postal Code:

Phone:

Cell:

ite:

Email Address:

Alternate Email Address:

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

Applicant's Name:

Solicitor/Authorized Agent/Firm:

Applicant's Mailing Address:

City/Town/Municipality:

Prov.:

Postal Code:

Phone:

Cell:

Alternate:

Email Address:

Alternate Email Address:

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 - 58-28-010-002 - 09022-0000 (obtained from tax bill or assessment notice)

Concession No.	Section No.
Registered Plan No. M394	Lot(s) No. 2
Mining Location PARCEL 2-1	Reference Plan No. Pts.

Road access: Fire No. and Common Road Name

163 ALDER RD

Road Ownership:

☒ Municipality
☐ Private☐ Ministry of Transportation
☐ 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?

Other access: (Specify)

N/A

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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.

NONE

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

NONE

5. Nature and extend of relief applied for: (By-law # 2038-00 Section: 10.3)

EXTRA STORAGE - Increase lot coverage from 140 Sqm to 195sq meters

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

NEED MORE STORAGE

7. Dimensions of the subject property affected:

Frontage 125' or 38.1M Depth 330' = 100.584 METERS
 Area 3832.25 Sq MTRS Width of Street 20.12
 Date Land Acquired: July 2007

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			
Date Constructed: 2006				These distances are to be included on your site plan shown as "proposed".			
EXAMPLE				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	13 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	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

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8. Additional Structure Page

Show 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)

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".			
Date Constructed: 2013				Proposed Structure Type: Garage			
Structure Type: House				Proposed Structure Type: Garage			
to Front Yard 25.3 m	to Rear Yard 13.28 m	to Side Yard 4.57 m	to Side Yard 12.01 m	to Front Yard 4.8 m	to Rear Yard 1.52 m	to Side Yard 1.5 m	to Side Yard 2.3 m
Area 176 m ²	Height 6.7 m	Separation distance to _____ m	Separation distance to _____ m	Area 113.806 m ²	Height _____ m	Separation distance to EXISTING 10 m	Separation distance to _____ m
Date Constructed: Existing 87				Proposed Structure Type: GARAGE			
Structure Type: Garage				Proposed Structure Type: _____			
to Front Yard 4.2 m	to Rear Yard 30 m	to Side Yard 8 m	to Side Yard 25 m	to Front Yard _____ m	to Rear Yard _____ m	to Side Yard _____ m	to Side Yard _____ m
Area 75.089 m ²	Height _____ m	Separation distance to _____ m	Separation distance to _____ m	Area _____ m ²	Height _____ 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 Side Yard _____ m	to Side Yard _____ m	to Front Yard _____ m	to Rear Yard _____ m	to Side Yard _____ m	to Side Yard _____ m
Area _____ m ²	Height _____ m	Separation distance to _____ m	Separation distance to _____ m	Area _____ m ²	Height _____ 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 Side Yard _____ m	to Side Yard _____ m	to Front Yard _____ m	to Rear Yard _____ m	to Side Yard _____ m	to Side Yard _____ m
Area _____ m ²	Height _____ m	Separation distance to _____ m	Separation distance to _____ m	Area _____ m ²	Height _____ 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 Side Yard _____ m	to Side Yard _____ m	to Front Yard _____ m	to Rear Yard _____ m	to Side Yard _____ m	to Side Yard _____ m
Area _____ m ²	Height _____ m	Separation distance to _____ m	Separation distance to _____ m	Area _____ m ²	Height _____ 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 Side Yard _____ m	to Side Yard _____ m	to Front Yard _____ m	to Rear Yard _____ m	to Side Yard _____ m	to Side Yard _____ m
Area _____ m ²	Height _____ m	Separation distance to _____ m	Separation distance to _____ m	Area _____ m ²	Height _____ m	Separation distance to _____ m	Separation distance to _____ m

Plan to construct

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

Subject Property: RESIDENTIALLength of time of existing use: 2007

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: GARAGE = DETACHED-1STOREY HOUSE = 2 STOREY - Area of lot =Proposed: NEW DETACHED GARAGE ~~113.806~~ meters squared

113.806

3832.25
Sq. meters

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?

NONE LIVED AT THIS ADDRESS FOR 19 YEARS11.2 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 RESIDENTIAL -South LAKE SUPERIOREast RESIDENTIALWest RESIDENTIAL