

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.

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".			
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

Municipality of Shuniah – Committee of Adjustment – Application for Minor Variance

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 13.2 m	to Side Yard 4.5 m	to Side Yard 12.0 m	to Front Yard 4.8 m	to Rear Yard 1.5 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 3.0 m	to Side Yard 8 m	to Side Yard 2.5 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

Municipality of Shuniah – Application for Minor Variance

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