

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

14. Existing official plan designation:

RESIDENTIAL - RPZ-2 INTAKE PROTECTION ZONE

PA-PROTECT
AREA

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

SHORELINE RESIDENTIAL

16. Servicing – Water:

☒ Private: lake, well, or other (specify) LAKE
☐ Is it compliant with Provincial Standards?

17. Servicing – Sewage:

☐ Private: septic (Class 4) 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

LEACHING PIT FOR GROUND
WATER + DOWNSPOUTS

19. Other information:

SWALE ON 161 SIDE OF
HOUSE

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.

EXTRA STORAGE - REC VEHICLES, NEIGHBOURS HAVE
 NO CONCERNS REGARDING NEW GARAGE KEEPS
 YARD CLEAN OF CLUTTER + INCREASES TAX BASE

Municipality of Shuniah – Application for Minor Variance

AFFIDAVIT OR SWORN DECLARATION I/We, <u>ROBERT W. SQUITT</u> of the City/District/Regional Municipality of <u>[REDACTED]</u> 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</u>) <u>THUNDER BAY</u> In the Province) Of Ontario this <u>14</u> day of <u>SEPTEMBER</u> 20 <u>26</u>	 SIGNATURE KERRY BELLAMY, Clerk MUNICIPALITY OF SHUNIAH "Commissioner for taking Affidavits"
A Commissioner for taking Affidavits. <u>K Bellamy</u> signature	 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, <u>ROBERT W. SQUITT</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>SEPT 14, 2026</u>  Date Signature of Applicant	
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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 – 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 *Addition storage for recreational vehicles*
2. The proposed development is minor because
3. The proposed development is desirable and appropriate because *to keep yard tidy/lean*
4. The proposed development conforms to the general intent of the zoning because
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 *Nil* 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.

