



Municipality of Shuniah

Application to Amend the Zoning By-Law

Under Section 34 and 36 of the Planning Act

Note to applicants:

This application form is to be used by persons or public bodies wishing to amend the Zoning By-Law for a specific property in Municipality of Shuniah. In this form, the term "subject property" or "the property" means the land that is subject of the proposed amendment.

A site visit is required. Submission of this application constitutes tacit consent for authorized Municipality of Shuniah staff to inspect the subject lands or premises.

A pre-consultation meeting with the Municipality prior to submitting the application is required. The purpose of a pre-consultation meeting is to identify any other information and materials (e.g., specific studies, plans or reports) which are necessary to provide a complete review of the application. This information must be included with the application.

Completeness of the Application:

The information that must be provided by the applicant is indicated in the application form, in accordance with Ontario Regulation 545/06 under the Planning Act. The mandatory information must be provided with the fee (LRCA + Shuniah). If the mandatory information and fees are not provided, the application will be returned, or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Municipality and others in their planning evaluation of the Zoning By-Law amendment application.

To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making decisions. As a result, the application may be refused.

Once the application is determined complete, 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. Confirmation of the current land use and zoning on your property may be obtained from the Planning Department. The amendment and supporting documents will be made available to the public on the Shuniah website, www.shuniah.org, for further information please contact our office.

Submission of the Application:

The complete submission will include:

- ONE paper and ONE electronic PDF version of the full package including Survey Plan of the property
- The applicable fee(s) (LRCA + Shuniah) in accordance with the most recent Municipal Fees and Tariffs By-law.

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.

OFFICE USE ONLY:Application No. 226-2 Receipt No. _____

Date of Pre-consultation Meeting: _____

Date Complete Application Received: 29 Sept 26 Date Notice Given: _____

Fee Enclosed (amount): \$ _____ (LRCA) \$ _____ (Shuniah)

PART 1 GENERAL PROPERTY DESCRIPTION**1. Registered Owner(s):**Owner's Name (indicate home owner along with property owner if different, such is the case with Associations): WILLIAM BEAUCAGE / HALLO BEAUCAGE

Owner's Mailing Address: _____

City: SHUNIAH Prov.: ON Postal Code: M7A-0N7 Phone: _____

Cell: _____ Email Address: _____

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

Applicant's Name: _____

Solicitor/Authorized Agent/Firm: _____

Applicant's Mailing Address: _____

City: _____ Prov.: _____ Postal Code: _____ Phone: _____

Cell: _____ Email Address: _____

Send Correspondence To? Owner [] Applicant [] Agent/Solicitor []

3. Location of subject land:Property Address: 3225 NELSON DRIVE, SHUNIAH, ONTARIOProperty Roll Number - 58-28-0 20-00 8 - 01607-0000 (obtained from tax bill or assessment notice)

Association Name: _____

Concession No. <u>8</u>	Section No. <u>12</u>
Registered Plan No. <u>55M530</u>	Lot(s) No. <u>7</u>
Mining Location	Reference Plan No. _____ Pts. _____
Geographic Township:	[] MacGregor [x] McTavish

4. Lot dimensions (in metric units):Frontage: 30.48 METERS Depth: 155.54 METERS Area: 4741 M²**5. Encumbrances:**

5.1 Please indicate the nature of any restrictive covenants or easements affecting the subject lands and describe each easement or covenant and its effect.

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

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5.3 How long have the subject lands been in the owner's possessions? 7 YEARS

6. Existing use of property:

Zoning: SHORELINE RESIDENTIAL Official Plan Designation: PROTECTED AREA

6.1 How long has this existing use continued? 10 YEARS

6.2 Is the property located in a high-density area? If so, what is the Green Star status (none, partial or full)?

YES

7. Description of all existing use buildings or structures:

(e.g., Recreational, permanent dwelling, commercial shop)

SUMMER SHED - STORAGE

WORK SHED - STORAGE

RESIDENCE - PERMANENT DWELLING

☐ or Vacant Land

8. List of all existing buildings and structures (provide all measurements in METRIC units):

Type of buildings or structures	All yard setbacks (m)				Building dimensions	Ground floor area	Height	When built
	Front	Rear	Side	Side				
1. <u>SUMMER SHED</u>			<u>3M</u>		<u>3.66M x 3.00M</u>	<u>11.163M²</u>	<u>2.10M</u>	<u>2023</u>
2. <u>WORK SHED</u>			<u>3.6M</u>		<u>2.49M x 2.49M</u>	<u>5.9536M²</u>	<u>1.80M</u>	<u>2016</u>
3. <u>RESIDENCE</u>			<u>10.055M</u>	<u>7.029M</u>	<u>9.48M x 12.19M</u>	<u>115.1955M²</u>	<u>2.75M</u>	<u>2016</u>
4.								
5.								

9. Describe the drainage of the site and any on-site or nearby water sources (e.g., creeks, ponds, ditches):

LAKE FRONT - FRONT OF PROPERTY
SHORELINE

CREEK - BETWEEN PROPERTY AND BLOCK 23 - NEIGHBOUR'S PROPERTY

10. 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 subject property or adjacent property 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

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

I HAVE ANSWERED THE ABOVE QUESTIONS TO THE BEST OF MY ABILITIES. HAVING ONLY BEEN AN RESIDENT ON THIS PROPERTY FOR SEVEN YEARS, FORMER USES OF THIS PROPERTY IS UNKNOWN TO ME.

- 10.2 If you answered YES to any of Section 10 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.

- 10.3 If you answered Yes to any of the questions related to Section 10, 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 file? ☐ Yes ☐ No ☐ Unknown
If no, why not? Explain on a separate page, if necessary.

11. Uses adjacent to the subject property:

North VACANT LAND - BUSH
South WATER FRONT - LAKE SUPERIOR
East BLOCK 23 - RESIDENTIAL PROPERTY
West LOT 10 - RESIDENTIAL PROPERTY

PART 2	ZONING BY-LAW AMENDMENT
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12. Indigenous land claims:

- 12.1 Does the proposed zoning by-law Amendment apply to lands subject to any indigenous land claims or provincial/indigenous co-management agreement? ☐ Yes ☒ No

If known, provide any information you may have below or as an attachment to the application.

- 12.2 Have you consulted with Indigenous Peoples on this request for a zoning by-law Amendment? ☐ Yes ☒ No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Attach a separate page, if necessary

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13. Consultation Strategy:

Please describe in detail your proposed strategy for consulting with the public with respect to this requested amendment. Please explain below or attach on a separate page.

PLEASE SEE ADDENDUM

14. What is the proposed zoning by-law amendment?

PLEASE SEE ADDENDUM

15. Describe the purpose of the proposed amendment:

Explain on a separate page, if necessary

THE ACCESSORY BUILDING (GARAGE) WILL BE USED TO STORE VARIOUS RECREATIONAL AND MOTORIZED VEHICLES:

- SKI DOO'S (x2) • YAMAHA WAKEBOARDER (x1)
- ATV'S (x2) • 24' JAYCO TRAILER TRAILER
- 23' G3 YAMAHA BOAT AND TRAILER

16. Do the existing parts of the Zoning By-Law that would be affected by the requested Zoning By-Law Amendment conform with the Municipality of Shuniah Official Plan? ☒ Yes ☐ No

If yes, explain how.

PLEASE SEE ADDENDUM

17. Does the proposed Zoning By-Law amendment conform with the Municipality of Shuniah Official Plan?

If yes, explain how. (Read and cut and paste all relevant policies sections. Use a separate page as needed).

YES - PLEASE SEE ADDENDUM

18. Describe how the proposal will fit in with the existing land uses in the area.

PLEASE SEE PLANNING JUSTIFICATION REPORT

19. Describe in detail how the proposed amendment conforms with the intent of the Zoning By-Law.

PLEASE SEE ADDENDUM

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20. Other planning applications

- 20.1 Has the subject land ever been or is it currently the subject of any other planning application, including applications before the Ontario Land Tribunal (OLT), for approval of either:

☐ Zoning By-law Amendment ☐ Consent ☐ Minor Variance ☐ Site Plan Approval
☐ Official Plan Amendment ☐ Plan of subdivision or 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:

21. If the subject property is within an area where zoning with conditions may apply, how the application conforms to the official plan policies relating to zoning with conditions:

22. Description of proposed buildings or structures
(e.g., Recreational, permanent dwelling, commercial shop)

3-CAR GARAGE WITH AN ATTACHED 3-SEASON
ROOM

23. List of proposed buildings or structures on the property

Type of buildings or structures	All yard setbacks (m)				Building dimensions	Ground floor area	Height	When built
	Front	Rear	Side	Side				
1. GARAGE			25.408M	6.096M	9.144M X 15.24M	139.35M ²	3.048M	
2.								
3.								
4.								
5.								

24. Describe the general topography and any special characteristics that may affect development (ravines, rocks, marshlands)

NONE

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PART 3	SERVICING
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25. Description of Street/Road:

☐ Opened	☒ Paved	☐ Gravelled	☒ Public	☐ Private
Width of Street or Road				
Is the road maintained by the Municipality?		☒ Yes	☐ No	☐ Unknown
Has the road been dedicated/transferred to the Municipality?		☐ Yes	☒ No	☐ Unknown
Is the Road privately owned and/or privately maintained?		☐ Yes	☒ No	☐ Unknown

26. Road access and/or frontage:

Name of Road: NELSON DRIVE

Type of Road (i.e. Provincial Highway, Regional Road, Local Public Road, Private Road, Other)
LOCAL PUBLIC ROAD

If Other, specify details, including water and right of ways, if access to the subject land will be by water only, the parking and docking facilities used or to be used, and the approximate distance of these facilities from the subject land and the nearest public road.

27. Describe what type of sewage disposal system is or will be provided to the subject land; and if it meets Provincial standards:

NIA

If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent would be produced per day and/or results in the development of more than 5 lots/units, a *serving options report* and a *hydrogeological report* is required.

28. Describe how water will be provided to the subject property:

NIA

If the proposed amendment would provide water through a privately owned and operated individual or communal well, the development of more than 5 lots/units may need a hydrological report. If lake or other water body water is proposed to be used, a permit To Take Water may be required (taking more than 50,000 litres of water per day requires a permit from the Ministry of Environment and Climate Change).

29. Describe how storm drainage will be managed (i.e. ditches, swales, others):

PLEASE SEE ADDENDUM

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PART 4	PROVINCIAL POLICY
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30. Provincial Policy Statement (PPS):

30.1 Is the proposed amendment consistent with the PPS under subsection 3(1) of the *Planning Act*?☒ Yes ☐ No

30.2 Explain how the requested amendment is consistent or not consistent with the PPS. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable. (Read and cut and paste the relevant sections).

PLEASE SEE ADDENDUM31. Is the subject land within an area of land designated under any provincial plan or plans? ☐ Yes ☐ No

If yes, does the proposed amendment conform to or does not conflict with the provincial plan or plans:

CURRENTLY, THIS DOES NOT APPLY.

32. Significant Features:

32.1 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject property? ☐ Yes ☒ No32.2 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands? ☐ Yes ☒ No

32.3 Are any of the following uses or features on the subject lands of the proposed amendment or within 500 metres of the subject property of the proposed amendment, unless otherwise specified.

Significant Features checklist (Please check all appropriate boxes, if any apply.)

NONE APPLY TO THE BEST OF MY KNOWLEDGE

Use or Feature	On the Subject Property	Within 500m of Subject Land (indicate approx. distance)	Potential information needed
Class 1 Industry*			If sensitive land uses proposed within 70m from the boundary lines, a noise/odour/particulate study may be needed
Class 2 Industry**			If sensitive land uses proposed within 300m from the boundary lines, a noise/odour/particulate study may be needed
Class 3 Industry***			If sensitive land uses proposed within 1000m from the boundary lines, a noise/odour/particulate study may be needed
A landfill site (closed or active)			If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, address possible leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.
A sewage treatment plant or waste stabilization pond			Assess the need for feasibility study for residential and other sensitive land uses.

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Provincial Highway			Consult Ministry of Transportation if access to provincial highway is proposed. If located in proximity to provincial highway, a traffic impact and a stormwater management report may be needed.
An active railway line and major highways			Evaluate impacts of noise within 100m
Electricity generating station, hydro transformer, railway yard, etc.			If sensitive land use is proposed, and if within 1000m, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line			Consult the appropriate electric power service.
Transportation, infrastructure and utility corridors			Will there be a negative impact on a planned corridor?
Cultural heritage and archaeology			Adverse impact on significant built heritage resources and significant cultural heritage to be mitigated. Development is only allowed on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved.
An agricultural operation, including livestock facility or stockyard			Development to comply with Minimum Distance Separation Formulae (MDS)
An active mine site or an aggregate site operation site within 1000m of the subject land			Will development hinder or be incompatible with continued operation or extraction?
Mineral aggregate resources areas			Will development hinder access to the resource or the establishment of new resources operations?
A non-operating mine site within 1000m of the subject property			Demonstrate that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
A rehabilitated mine site, abandoned mine site or mine hazard			If proposal is on, adjacent to, or within 1000m, consult with the Ministry of Northern Development, Natural Resources & Forestry
A significant coastal wetland A significant habitat of endangered species and threatened species A provincially significant wetland within 120 metres of the subject property species			Development and site alteration are not permitted in the features. Are any significant coastal wetlands or unevaluated wetlands present on the subject property or within 120 m? Are any known significant habitats present on the subject property or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
A significant wildlife habitat A significant Areas of Natural and Scientific Interest (ANSI)			Development not permitted, unless demonstrate no negative impacts. Indicate if there are any significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m.
Fish habitat			Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject property or within 30 m? Is any lake trout lake on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required.
Adjacent lands to natural heritage features and areas			Not permitted unless demonstrated that ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts.
Floodplain			Identify if located in floodplain and address accordingly, as per policies and Lakehead Region Conservation Authority.
A contaminated site			Assess an inventory or previous uses in areas of possible soil contaminations.
Hazardous sites****			Demonstrate that hazards can be address.
Erosion hazards			Determine feasibility within the 1:100 year erosion limits of river valleys and streams.
Sensitive surface water features and sensitive groundwater features			Restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
A municipal or federal airport			Evaluate impacts of noise.
Crown land (identified by the Ministry of Natural Resources & Forestry as being of special interests, such as a lake access point)			Consult Municipality for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands. Contact the Ministry of Natural Resources and Forestry (MNRFF) District Office regarding the actual acquisition or use of Crown land.

*Class 1 industry: Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

**Class 2 industry: Medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

***Class 3 industry: Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

****Hazardous sites: property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils or unstable bedrock.

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33. Archaeological features:

33.1 Does the subject property contain any know archaeological resources or area of archaeological potential?

If yes, is the proposal consistent with the official plan Cultural Heritage Resources and Archaeology Policies?

☐ Yes ☒ No If yes, please explain. Attach a separate page, if necessary. Submit a copy of the technical report(s), if applicable.

ANSWERED TO THE BEST OF MY KNOWLEDGE

34. Is there any other information that you think may be useful to the Municipality in reviewing this request for amendment? If so, explain below or attach a separate page with this information. If applicable, include the original or certified copy of the supporting information and material.

35. SITE PLAN REQUIREMENTS SEE ATTACHED SITE PLAN

- ☐ North arrow, scale and legend;
- ☐ Boundaries of the subject property to the application including lot area and dimensions;
- ☐ Locations and dimensions of all existing buildings (*show locations of buildings/structures on adjoining properties*);
- ☐ The setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area (*show locations of buildings/structures on adjoining properties*);
- ☐ Location of well and neighbouring wells (indicate if the wells are dug or drilled, and indicate distance from property lines);
- ☐ location of subsurface sewage disposal system, including septic tank, weeping beds and any other components (*show neighbouring properties systems if known*);
- ☐ Location of all natural and artificial features (e.g., easements, railways, pipelines, high voltage transmission lines, highways, watercourses, drainage ditches, banks, slopes (contour lines), wetlands, wooded areas, wells, and septic fields) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application See also Official Plan Schedule B1 Constraints Map. (NOTE: the LRCA Regulates 30m around all wetlands);
- ☐ The nature of the existing use of the adjacent properties (*e.g., residential, agriculture, automotive*);
- ☐ The proposed development, including the area and dimensions the size and location of buildings, parking areas (*including the dimensions of all parking spaces and aisles*), landscaping, amenity areas, etc.;
- ☐ The location, width and name of any roads within or abutting the subject property, indicating whether it is an unopened road allowances, a public travelled road, a private road or right of way;
- ☐ If access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- ☐ The location and nature of any easement affecting the subject property; and,
- ☐ Any additional supporting information the applicant may wish to submit.

PLEASE ENSURE ALL PERTINENT INFORMATION IS CONTAINED ON A SINGLE SKETCH ONLY. THE MAXIMUM SIZE FOR THE ACCOMPANYING SKETCH SHALL BE 11" X 17". It is up to the applicant to ensure that the information provided is accurate.

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AFFIDAVIT OR SWORN DECLARATION

I/We, William Beaucage of the City/District/Regional Municipality of Shuniah in the City/District/Regional Municipality of Thunder Bay 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 29 day of September 2026

K Bellamy
SIGNATURE

A Commissioner for taking Affidavits.

W. Beaucage
signature

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

CONSENT OF THE OWNER:

**AUTHORIZATION OF OWNER TO THE USE
AND DISCLOSURE OF PERSONAL INFORMATION**

Complete the consent of the owner concerning personal information set out below.

I, WILLIAM BEAUCAGE, am the owner of the land that is subject of this application for a consent 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.

AUGUST 13, 2026
Date

W. Beaucage
Signature of Owner

Note: The information in this application and all other information, studies, reports and comments received relative to the processing of this application is collected for the purpose of creating a record that is available to the general public.

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Schedule A

Owner Name(s): WILLIAM / MARLO BEAUCAGE
Address: 3225 NELSON DRIVE, SHUNIAH, ONTARIO, P7A-0W7
Phone Number: 807-687-7772

Attention: Clerk

Subject: Letter of Authorization

RE: Subject Lands at Lot: 7 Plan: 55M530
Address: 3225 NELSON DRIVE Municipality of Shuniah

Dear Approval Authority:

I, WILLIAM BEAUCAGE, am the owner of the land that is the subject of this application for a minor variance 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.

Please do not hesitate to contact me if there are any further questions. Yours truly,

W. Beaucage

Owner Signature

Municipality of Shuniah – Application for Zoning By-Law Amendment**Schedule B**

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 Zoning Amendment, the Planning Justification Report is a brief (because most of the information has already been stated in the application form above) statement which summarizes the information required by the Planning Act; and 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 if the zone is being changed and/or if the permitted uses are changing, and if it is specific to the subject property only.

It must conclude by addressing potential adverse effects and compatible development (see *below).

Sample Planning Justification Report for a Zoning By-Law Amendment

Title: Planning Justification for a Zoning By-Law Amendment application to allow:....., located at:.....

In summary, the reason for the request is to

The proposed development is beneficial to the community because.....

The potential adverse effects are.....; but will have little to no impact because the following (mitigation) measures will be implemented.....(reference technical studies).

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 and Shuniah staff.

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).

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:

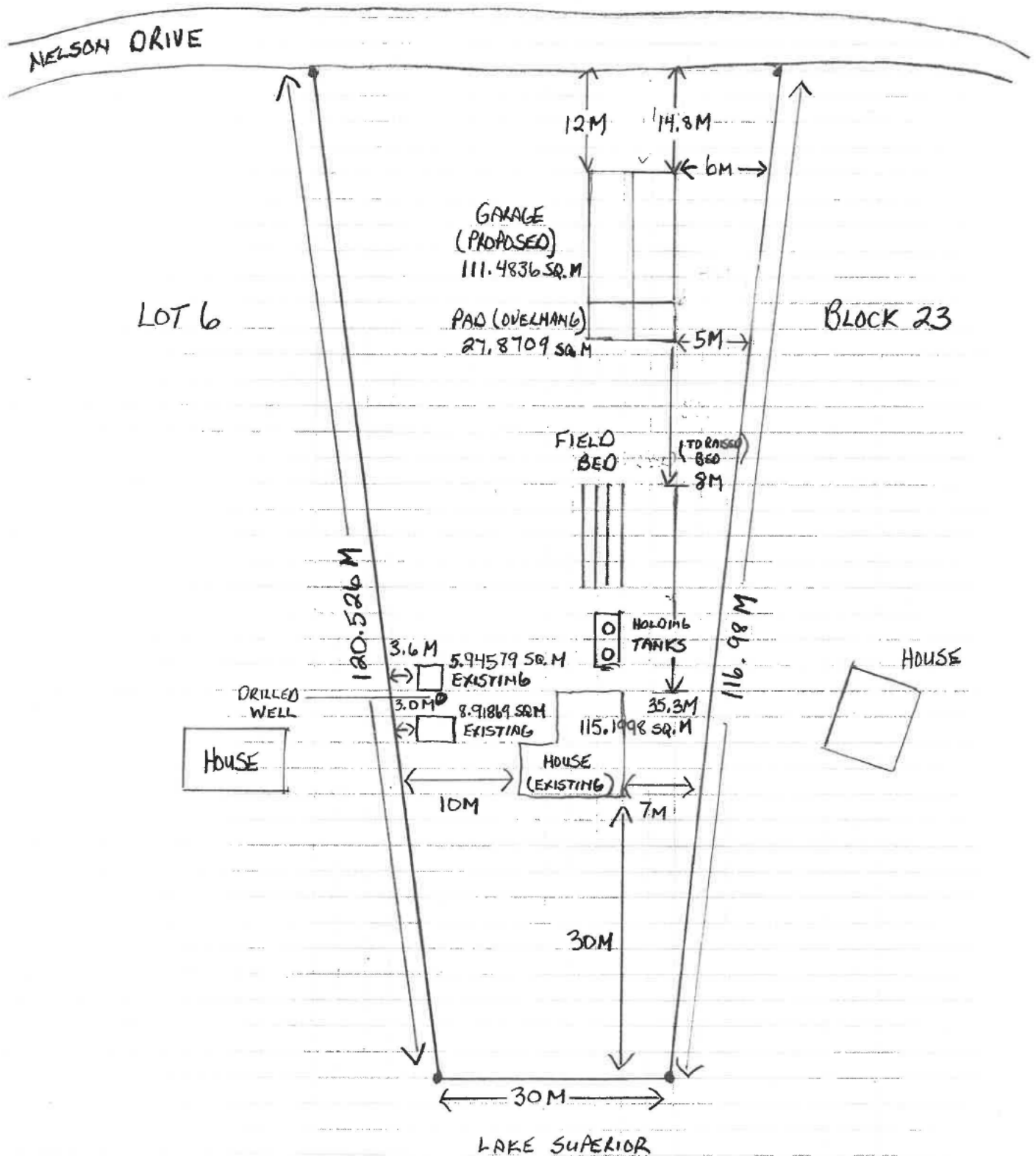
- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;

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- 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.

WILLIAM BEAUCAGE LOT 7, CONCESSION #8 FIRE # 3225 NELSON DRIVE
NEW CONSTRUCTION 30' W x 40' L GARAGE

SITE PLAN - LOT 7



Municipality of Shuniah

Application to Amend the Zoning By-Law –

Addendum – Bill/Marlo Beaucage

Part 1: General Property Description

Part 2: Zoning By-Law Amendment

13. Consultation Strategy:

Please describe in detail your proposed strategy for consulting with the public with respect to this requested amendment. Please explain below or attach on a separate page.

Since our property falls within the “Official Plan Designation” as a “Protected Area” we have contacted the Lakehead Region Conservation Authority” and have consulted with them with respect to our proposal to construct a garage within the Regulated Allowance of a Unevaluated Wetland and a Tributary to Lake Superior on our property. They are aware that we are proposing to build garage that will be approximately 139.3 square metres (15.1 metres long x 9.1 metres wide x 4.9 metres high) that will have a poured concrete foundation with footings that will extend 0.4 metres deep into the ground. They are aware that the garage will be located approximately 20 metres away from the adjacent unnamed Tributary to Lake Superior and will be approximately 2.5 metres away from a stable top of a slope and that no removal or placement of fill material is required for the garage.

On July 10, 2026, a site visit was conducted by a staff member of the Lakehead Region Conservation Authority. On July 29, 2026, a permit application was submitted. On August 4, 2026, the association fee was submitted. On August 5, 2026, a Notice of Complete Application was issued.

It is the staff’s opinion from the Lakehead Region Conservation Authority that the proposed project to construct a garage should not have any adverse impacts on the upstream or downstream flooding or erosional characteristics of the Unnamed Tributary to Lake Superior. As such, the staff at the Lakehead Region Conservation Authority recommended approval of our application and issued a permit (Permit No. 47/26) on August 6, 2026 for the purpose of building a three-car garage.

14. What is the proposed zoning by-law amendment?

A: We would like to build an accessory building on the property that has a floor area larger than main building.

Presently Section 4.6.2 of the Zoning by-law states:

“Accessory uses, buildings or structures to a permitted residential use shall be permitted, provided

(d) except as otherwise specifically provided, no accessory building shall have a floor area larger than that of the main building on the lot.”

As well, with the building of this garage on our property, it will bring our total accessory lot coverage to 156 sq. metres.

Presently, Section 12.3 of the Zoning By-Law states, under Other Standard Regulations and Requirements for Shoreline Residential– Moonlight Bay, the maximum lot coverage for accessory buildings is 140 sq. metres.

15. Describe the purpose of the proposed amendment.

On our property, we presently have a permanent summer shed and work equipment shed that has a lot coverage of just over 17 sq. metres. However, both of these smaller accessory buildings are inadequate to warehouse any recreational or motorized vehicle. The purpose of building this three-car garage which has a ground floor area of just over 139 sq. metres is to warehouse and store the various recreational and motorized vehicles we have acquired over the past few years which includes two skidoos, two ATV's, a Yamaha Waverunner, a 23' Yamaha G3 boat, and a 24' Jayco travel trailer along with a cargo trailer and Amerlite skidoo trailer. We are also going to build a three-season room as part of the garage structure. This three-season room is a property improvement project that will allow our family to bridge the gap between indoor living space and the natural environment. This addition will provide a sheltered, sun-filled area that will support us in maximizing the use of our property during comfortable weather as well as when the weather may not be as cooperative or as comfortable as we would want.

16. Do the existing parts of the Zoning By-Law that would be affected by the requested Zoning By-Law Amendment conform with the Municipality of Shuniah Official Plan?

Yes. We are proposing an amendment only to subsection (d) of Zoning By-Law 4.6.2. Subsections (a), (b), (c) and (e) will remain as written. As well, for Zoning By-Law 12.3, we are asking that only an exception be made to the maximum lot coverage of accessory buildings from 140 sq. metres to the 156 sq. metres to allow for this three-car garage to be built. As such, the existing parts of the Zoning By-Laws remain as written and do conform with the Municipality of Shuniah Official Plan with respect to land use compatibility and the implementation of mitigation measures to avoid potential adverse effects to land uses within its land use designations.

17. Does the proposed Zoning By-Law amendment conform with the Municipality of Shuniah Official Plan? If yes, explain how.

Yes, the proposed Zoning By-Law amendment does conform with the Municipality of Shuniah's Official Plan. In particular, it conforms to the following sections:

Section 2.2.2: Goal

"To continue residential use and enjoyment of rural and waterfront living with safe, private, individual septic and water servicing;"

(This is our goal, with no added septic or water servicing required for the garage construction)

"Retirement and other permanent residential activities in particular have been an important element driving residential activity, based upon the abundant shoreline of Lake Superior and inland lakes."

(This is our goal as well, to continue as residents of Shuniah at our present residential location and to eventually retire at this location)

Section 2.2.4: Implementation

"The R designation shall be implemented by zoning. Legally existing land use shall be recognized in such zones; and all proposed new development shall be compatible (see section 3.20) and may involve rezoning and site plan control (see section 4)."

(We are presently in the process of requesting a Zoning By-Law Amendment)

"Approval shall be required from the Lakehead Region Conservation Authority (LRCA) for all regulated areas described in the Protected Areas designation on Schedule A1 and A2 and shown on Schedule B1 and B2 as a development constraint."

(We have already received approval from the Lakehead Region Conservation Authority and have received Permit No.47/26 for the purpose of our garage construction)

Section 2.2.5: Residential – High-Density (R1)

"To further protect health and safety within high-density areas:

- installation of any wood burning appliance must be W.E.T.T. certified;**

(We are not intending to install a wood burning appliance in our garage or the three seasonal room)

- where a minimum separation distance of 9.0 metres is not provided between main buildings, a smoke detector with fire and carbon monoxide alarms and with a monitored system is provided and maintained;**

(We have maintained a distance greater than 9.0 metres between the main building, our home, and the proposed, new garage)

- where a minimum separation distance between main buildings is less than 6.0 metres, fire retardant features as approved by the municipal building official have been applied to the relevant walls of the building being converted;"**

(We have maintained a distance greater than 6.0 metres between the main building, our home, and the proposed, new garage)

Section 2.2.7: Home Occupations - High-Density

“Home occupations (see section 3.2.2) shall be small scale, result in no increase in production of sewage or additional parking requirements, be completely contained within the home to the extent that it is unrecognizable from the exterior and without adverse effects (see section 3.20 Compatible Development). Home occupations must be carried on by the occupant(s) only.”

(There is no intention on our part to increase our home occupancy rate of two adults and two dependents or increase the production of sewage or require additional parking with the construction of this garage. As well, there will be no additional tenants living at our residence because of this garage construction)

Section 2.4.1: Intent of the Designation

“The intent of the Protected Lands designation is:

- to protect wetlands, coastal wetlands, areas of natural and scientific interest, significant wildlife habitat, known habitat of endangered and threatened species, and fish habitat from incompatible land use;
- to preserve and enhance the amenities and natural resources offered by waterways, wetlands, and natural areas;
- to direct development away from, parks/nature reserves and significant cultural heritage and archaeological resources; and
- to direct development away from inherent physical environmental hazards such as flood susceptible areas, shoreline erosion areas, poor drainage areas, steep or unstable slopes, dynamic beach hazards or other physical conditions which act as a constraint to development in order to prevent loss of life and minimize property damage and social disruption.”

(We have contacted the Lakehead Region Conservation Authority. A site visit of our property was conducted on July 10, 2026 to ensure that construction of our garage maintains the intent of the land designation as being protected lands, to protect and preserve the natural resources we live on. We have already received approval from the Lakehead Region Conservation Authority and have received Permit No.47/26 for the purpose of our garage construction)

Section 2.4.2: Permitted Uses

“Proposals for new development within the Protected Area designation, including construction of buildings or structures, or additions thereto, will be considered on an individual basis, provided that such proposals are supported by a planning justification report featuring technical studies which demonstrate compatibility (section 3.20 and section 4), particularly that the site is safe for development and/or that protected features are not adversely affected.”

(It is our intent through this process to demonstrate that the building of this garage on our property demonstrates compatibility, particularly that protected features are not adversely affected, that adverse effects upon abutting or nearby main uses is minimized, and that the main use of the property as a residential property continues to be dominant practice)

Section 3.2 Accessory Uses in All Land Use Designations

"In all land use designations, accessory uses that are compatible with, incidental to, and secondary in nature to main uses may be permitted provided that adverse effects upon abutting or nearby main uses is minimized, and that the main use of the property continues to be dominant and to be provided with space for traffic parking and mobility, amenity area and landscaping and necessary servicing."

(Please see the Planning Justification Report that is attached to this application for rationale that supports compatibility as well as mitigation measures to minimize adverse effects upon abutting or nearby main uses)

Section 4.4 Pre-Consultation and Complete Application Requirements

"The Planning Act requires that a planning application include certain prescribed information as set out in Planning Act regulation, including information on the application and supporting studies and/or reports, and any related fee."

"Having all relevant information and material (i.e., planning justification) pertaining to a particular planning application available early in the planning process is essential to making good land use decisions within the timeframe provided by the Planning Act by providing opportunities to resolve potential differences prior to Council's consideration of the matter."

(All relevant information and materials, including a Planning Justification Report, has been included with this application)

Section 4.4.1 Pre-Consultation

"Prior to the submission of an application for an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision or Condominium, Consent, Minor Variance or Site Plan approval, applicants are required to pre-consult with Municipal staff and complete the application checklist (as available) to determine as accurately as possible which, if any, supporting technical studies or information is required as part of the application and planning justification report, and what level of detail is required. It is likely that a site visit will also be necessary to understand the physical landscape and what the applicant is proposing. Review of a draft application by staff is required prior to submission of a formal application."

"The complexity of the supporting studies (see section 4.4.3) and planning justification shall be appropriate to the level of complexity of the proposed development and gravity of the potential adverse effects, as determined by the Municipality."

(Pre-consultation with municipality staff is/has taken place)

Section 4.4.2": Complete Application

"Upon receipt of a formal planning application including the studies identified through pre-consultation and a mandatory Planning Justification Report, the Municipality shall determine if the required information has been provided, and whether or not the application is complete. Where the application is considered to be complete the applicant shall be advised in accordance with the Planning Act. Where an application is not considered to be complete, the applicant shall be advised, including the information lacking in the application."

"All Planning Act applications must contain:

- The full legal description of the subject lands, municipal address, land use designation, zoning, existing land uses, survey sketch and a key plan.
- The surrounding land uses, land use designations and zoning.
- Development proposal, including desired land use designation or zoning/zoning amendment/minor variance, etc."

(Through this process, a complete Formal Planning Application along with a Planning Justification Report is being submitted to the Municipality for its consideration)

Section 4.4.3: Studies and Other Documentation

"In addition to the prescribed information under the Planning Act (sections 45, 51 and 53 with respective Schedules and any applicable Regulations), there may be supporting studies and other documentation required by the Municipality, government bodies or agencies to constitute a complete application."

(The Lakehead Region Conservation Authority has been contacted due to our property having an official plan designation as a "Protected Area." A site visit of our property was conducted on July 10, 2026 to ensure that construction of our garage maintains the intent of the land designation as being protected lands, to protect and preserve the natural resources we live on. We have already received approval from the Lakehead Region Conservation Authority and have received Permit No.47/26 for the purpose of our garage construction)

4.7 Zoning By-law

"Amendments to the Comprehensive Zoning By-Law may be considered for changes that are in conformity with this official plan and changes that are determined by Council to be desirable and good planning."

(Through this Formal Planning Application process along with submitting a Planning Justification Report to the Municipality for its consideration, it is our intent to demonstrate that our request for the zoning amendment/minor variance is in conformity with the official plan and is good planning)

Section 4.11: Site Plan Control

“Site plan control will apply to the entire geographical area of the municipality, also known as Universal Site Plan Control.”

“Section 41 of the Planning Act allows for site plan control agreements to be entered into in order to achieve the following:

- to obtain drawings of buildings and property layouts, including elevations, plot plans, parking, layout and the layout of driveways and aisleways, landscaping, lighting, retainer walls, signs, and to ensure that such features are properly designed and constructed. In addition, agreements may be required to outline details of the property with respect to drainage and the management of snow and snow removal;**
 - to ensure that matters such as storm drainage, snow storage and removal, lighting, landscaping are addressed, and that ongoing maintenance is in place;**
 - to ensure that proper traffic provisions and flow are provided including bicycle parking facilities;**
 - to obtain easements;**
 - to identify, protect, and secure lands needed for road widening;**
 - to identify details of specific on-site features and to set out requirements relating to them;**
- or,**
- to identify and implement the findings of technical studies needed to support a development.”**

(A site plan as well as garage drawings from MJV Drafting and Design have been submitted as part of this application process)

Section 4.15: Minor Variance

“The Municipality may approve minor variances for relief from regulations to the Zoning By-law, in accordance with Section 45 of the Planning Act, the rules of procedure and regulations issued by the Minister under the Planning Act and the policies of this Plan.”

(Through this Formal Planning Application process along with submitting a Planning Justification Report to the Municipality for its consideration, it is our intent to demonstrate that our request for the zoning amendment/minor variance is in conformity with the official plan and is good planning)

19. Describe in detail how the proposed amendment conforms with the intent of the Zoning By-Law

The intent of Section 4.6.2 of the Zoning By-Law is to guide balanced community development and shape neighbourhood character. Specifically, this section of the Zoning By-Law regulates building standards by controlling structure dimensions of accessory buildings including height and square footage maximums as well as their locations. The proposed amendment maintains this intent of the Zoning By-Law, where the Municipality of Shuniah legally continues to

maintain control and manage how land and buildings are used within the municipality, specifically, at 3225 Nelson Drive, but is also able to amend a by-law under special and unique circumstances.

Part 3: Servicing

29. Describe how storm drainage will be managed (i.e. ditches, swales, others):

When constructing the garage, we will ensure proper set back and distance from the roadway and ditch will be maintained to not interfere with local traffic, sightlines, road maintenance and stormwater drainage. To ensure the garage build does not negatively affect stormwater drainage, we will grade the area surrounding the garage cement pad to slope at least 2% away from the foundation and install proper gutters and downspouts that will appropriately discharge the storm water away from the structure.

Part 4: Provincial Policy

30.2. Explain how the requested amendment is consistent or not consistent with the PPS. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable. (Read and cut and past the relevant sections).

Chapter 1: Introduction

Vision

"In addition, resources, including natural areas, water, aggregates and agricultural lands will be protected."

(The Lakehead Region Conservation Authority has been contacted due to our property having an official plan designation as a "Protected Area." A site visit of our property was conducted on July 10, 2026 to ensure that construction of our garage maintains the intent of the land designation as being protected lands, to protect and preserve the natural resources we live on. We have already received approval from the Lakehead Region Conservation Authority and have received Permit No.47/26 for the purpose of our garage construction)

Section 2.1.6 Planning for People and Homes

**"Planning authorities should support the achievement of *complete communities* by:
c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups."**

(Through this proposed amendment, it is our intent to improve the overall quality of life for ourselves and our two boys. Building a three-car garage paired with a three-season room will improve our quality of life and for our two boys by expanding our functional living space, reducing household clutter, and provide a versatile area for hobbies, wellness, and relaxation)

Section 2.2.1: Housing

"Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents"

(Building a three-car garage with an attached three-season room provides a unique blend of utility and leisure that will directly enhance our social life, health, economic standing, and overall wellbeing)

Section 3.5.1: Land Use Compatibility

"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects..."

(Since our property falls within the "Official Plan Designation" as a "Protected Area" we have contacted the Lakehead Region Conservation Authority" and have consulted with them with respect to our proposal to construct a garage)

Section 3.6.8: Sewage, Water and Stormwater

"Planning for stormwater management shall:

b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;

d) mitigate risks to human health, safety, property and the environment;"

(When building a large three-car garage, we understand that with the increase in impermeable roof and driveway surface area, this will require careful stormwater management during the planning and permit phase, site preparation and excavation stage, foundation and concrete phase, framing and exterior phase, as well as the utilities, interior and exterior phase to ensure appropriate considerations for site grading and elevation, roof gutters and downspouts, the use of interior floor drains, runoff and to prevent flooding, foundation erosion, and code violations)

Planning Justification Report for a Zoning By-Law Amendment application to allow an accessory building on the property that has a floor area larger than the main residential building, located at 3225 Nelson Drive, Shuniah, Ontario.

The reason for this request to build a three-car garage on our property is to store various recreational, all-terrain and motorized water vehicles as well as snowmobiles that we own. Getting out into nature is a wonderful family activity. It incorporates physical activity, family bonding, and learning — not to mention, it's really fun! As a family of four who enjoy the outdoors and playing outdoors, we presently own a 24' Jayco Travel Trailer which sits on our property along with one (1) twenty-three-foot G3 Yamaha Boat, two (2) ATV's, two (2) skidoos, and one (1) Yamaha WaveRunner.

Building this garage fits well with the existing land uses in our area. Through this application process to amend the zoning by-law as well as approve a minor variance for relief from regulations to the Zoning By-law, we are ensuring that we meet zoning compliance, preserve neighborhood character, and maximize property value. This process demonstrates our respect for local municipal rules regarding setbacks, maximum lot coverage, and height limits so our garage does not disrupt neighboring properties or local land-use designations. Our garage will match the primary dwelling's roof pitch, siding materials, and color scheme to maintain a cohesive visual standard common to our area. Based on our site plan, we have positioned the detached garage structure to preserve the natural functional outdoor living space that presently exists on our property as well as maintains natural drainage patterns without overcrowding our property. As well, where we have positioned the detached garage structure also reflects the typical rear-yard placement conventions of surrounding properties, preventing the new build from standing out awkwardly or blocking sightlines. As well, we believe the new build will enhance overall curb appeal and utility by making the addition look intentional rather than makeshift, which safeguards both personal enjoyment and future resale value.

The proposed development is beneficial to the community. Building a three-car garage on our property will benefit our neighbours and the immediate community by providing off-road parking, creating storage space for motorized and recreational vehicles, as well as tools and other equipment. It will also improve neighbourhood security through added lighting, and boosting local property values by maintaining an organized, clean rural landscape.

Property Benefits Include:

- Keeping extra vehicles off Nelson Road.
- Clearing junk and clutter from our yard/property.
- Leaving yard green space visible to neighbours and visitors to the area.

Community and Neighbourhood Safety Benefits Include:

- Adding bright outdoor lights for dark rural nights.
- Providing a safe location to store and protect vehicles, equipment and gear.
- Lowering the risk of vehicle theft or property damage.

Economic and Social Value Include:

- Raising the overall property value in our area.
- Offering a large, sheltered space for local neighbourhood gatherings.
- Creating a workshop space for shared neighborhood projects.

Potential Adverse Affects

Potential adverse affects of this proposed project are minimal. To minimize the visual impact of this three-car garage that we are planning on building on our property, the following mitigation measures will be implemented:

- Ensure that the exterior of the garage building is completed and finished in a timely manner with the following materials:
 - Siding: Vinyl, wood, metal, or fiber-cement panels will cover the exterior walls.
 - Installing Three (3) Overhead Garage Doors: The three large entry doors will be steel, wood, or glass.
 - Installing Two (2) Man Doors: Two (2) smaller side door will be installed for easy human entry.
 - Roofing: Shingles matching the main home roof.
 - Gable and Eaves: Overhanging roof edges, soffits, and fascia boards.
 - Gutters and Downspouts: Channels that direct rain water away from the foundation and the building.
 - Trim and Flashing: Metal or wood pieces around doors and windows to make the building aesthetically pleasing.
 - Lighting: Outdoor lamps placed near doors and other strategic exterior locations on the building for safety and style.

To minimize the lighting and visual impacts on surrounding land uses including privacy of adjacent residential uses, the following mitigation measures will be implemented:

- Build the garage on our property as far away as possible from neighbour sightlines.
- Align the building footprint to block direct views into neighbor windows.
- Use shielded light fixtures and recessed light fixtures that direct all light downward.
- Use low-wattage LED bulbs to prevent harsh glare.

- Pick warm colour temperatures (under 3000K) to reduce harsh brightness.
- Leave a buffer zone of natural trees and vegetation between our property and the neighbours as well as the adjacent roadway to soften the building edges.
- Plant additional trees, saplings, bushes and shrubs like spruce or cedar for a more natural and ecological appearance.
- Match the siding, shingle color, and trim of the garage to our house.
- Keep the roof pitch and height similar to nearby residential styles.

As a result, the resulting development will be compatible with existing uses in our neighbourhood.

Handwritten signatures of William and Marlo Beaucage in blue ink.

William/Marlo Beaucage
Property Owners
3225 Nelson Drive