



Municipality of Shuniah COMMITTEE OF ADJUSTMENT

NOTICE OF APPLICATION FOR MINOR VARIANCE

Take notice that under the provisions of Section 45 of The Planning Act, 1990, as amended, an application has been made to the Committee of Adjustment.

Application No.:	A24-1
Applicants:	
Agent:	N/A
Roll No:	6-07000
Property Address:	265 West Loon Drive
Legal Description:	PLAN 590 PT LOT 2 & CON 8 PT;SEC 8
Zoning:	Shoreline Residential
Purpose:	10.3 - Increase maximum accessory building lot coverage to 230 sqm
Time and Date of Hearing:	July 17th, 2024 at 5:30 p.m.
Subject to Another Planning Application:	No

Committee of Adjustment hearings are open to the public. You can attend either in person at council chambers, or electronically over Zoom. The Zoom log in information will be available on the agenda, once posted. Agendas can be found by selecting the date of the meeting on the following website <https://shuniah.civicweb.net/Portal/> Agendas will be posted by 4:30 p.m. on the Friday before the meeting.

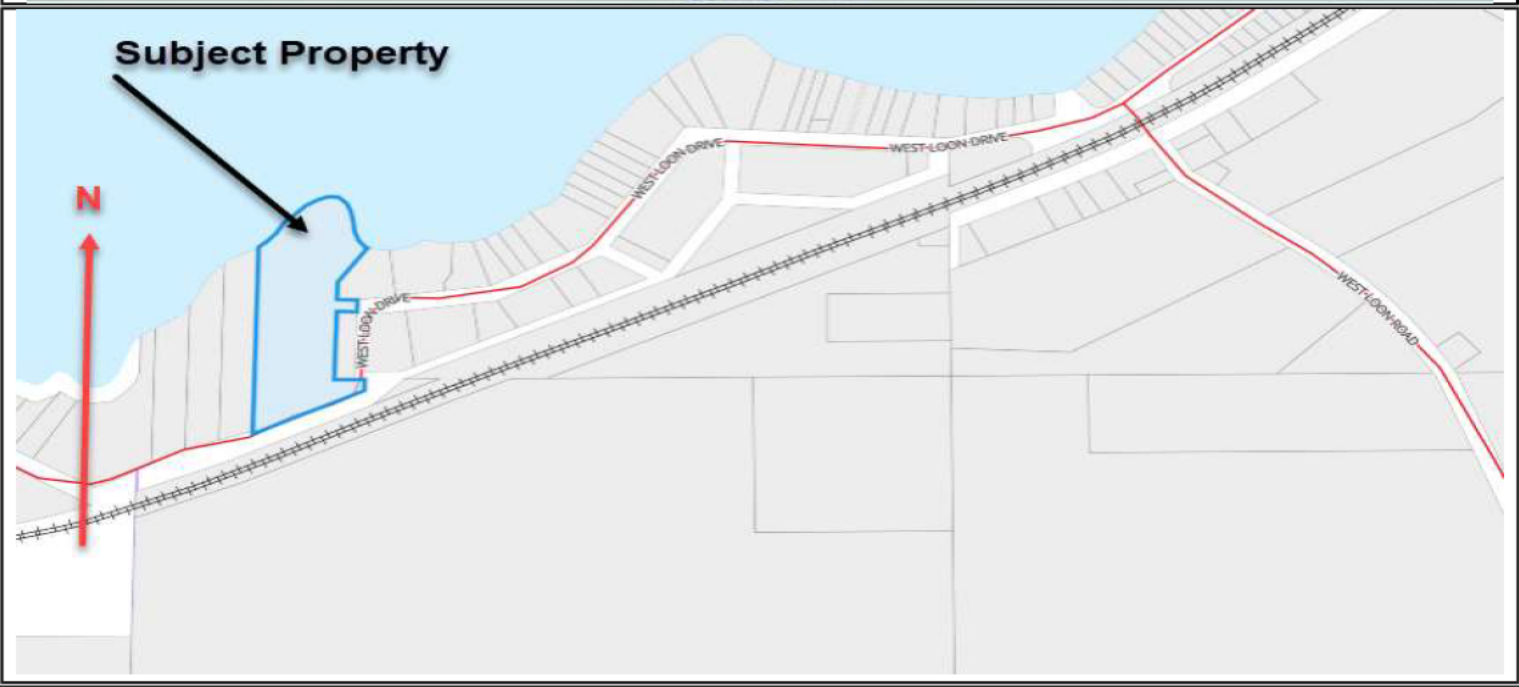
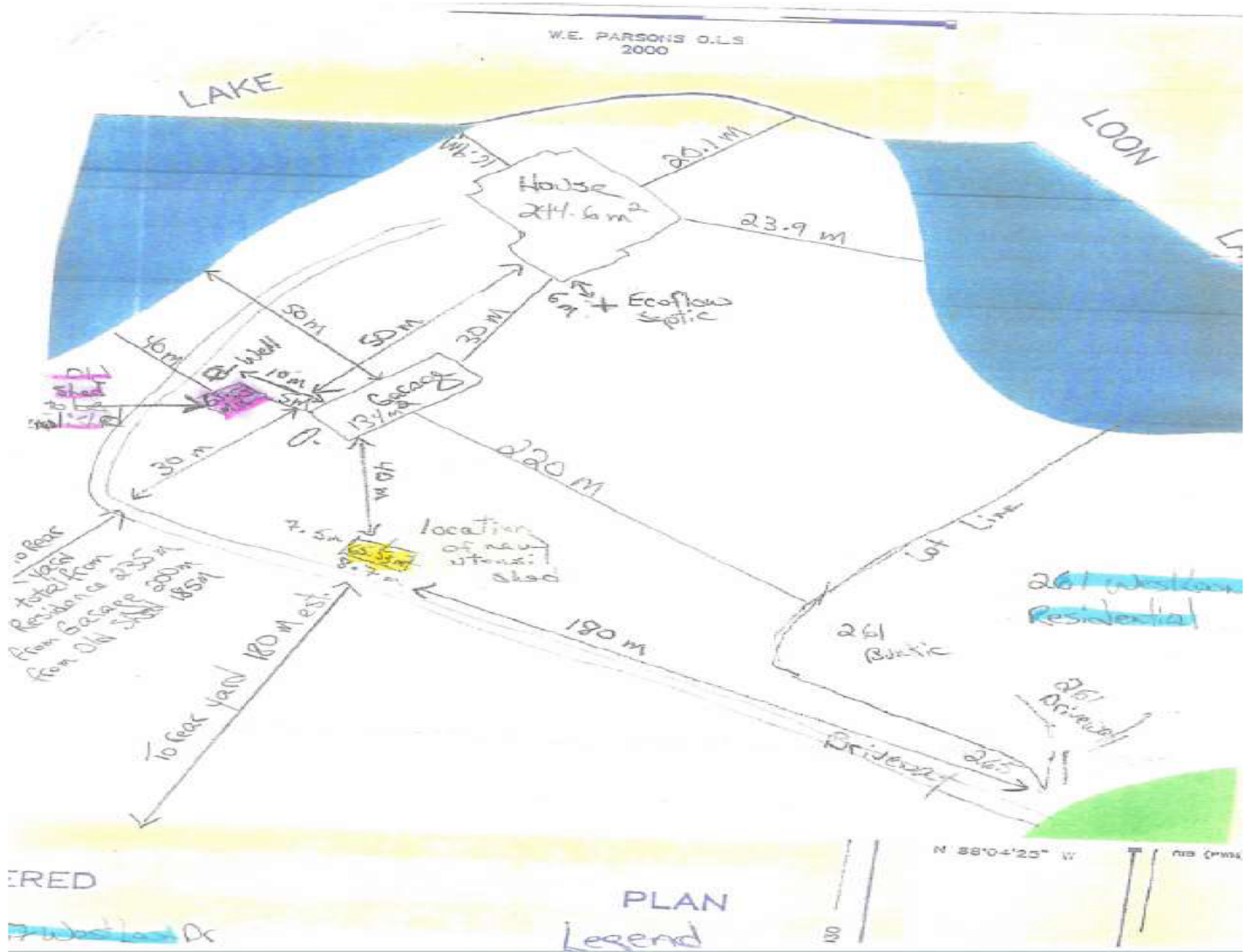
To submit written comments or make a deputation in person, or to make an electronic deputation at the hearing please see Important Information on the next page or contact Jennifer of the Committee of Adjustment at clerkdept@shuniah.org or (807) 683-4548. Please note, comments are made available to the public, and are available on the municipal website.

In order to appear on the agenda, written comments and deputation requests must be received by noon on the Wednesday before the scheduled Committee of Adjustment hearing, which is Wednesday, July 10. Comments received after this time will still be provided to the Committee, but they will not be attached to the agenda. Written submissions on an Application shall only be received until noon two business days prior to the scheduled hearing, which is Monday, July 15, 2024.

To obtain more information:

To obtain more information regarding this application, including plans, sketches and Staff Reports, please contact Committee of Adjustment staff during regular business hours (Monday – Friday, 8:30 a.m. to 4:30 p.m.). Information pertaining to this application is also available at www.shuniah.org (under the Application Notices heading). Once posted, the meeting of agenda can be found by selecting the date of the meeting on the following website <https://shuniah.civicweb.net/Portal/>

W.E. PARSONS O.L.S.
2000



Participation (In Person and Electronic Options)

Any person who supports or opposes this application may appear either in person or electronically over Zoom. A person may either appear personally, by agent, or by solicitor, to present any reasons why this petition should be granted or denied. If someone is unable to attend the hearing, they may make a written submission that includes reasons for support or opposition. Written submissions on an Application shall only be received until noon two business days prior to the scheduled hearing, which is Monday, July 15th, 2024.

Written submissions can be mailed and/or emailed to: Municipality of Shuniah
420 Leslie Ave
Thunder Bay, ON P7A1X8
Email: clerkdept@shuniah.org

Please cite **Application A24-1** when submitting your comment.

Residents can view a live stream of the meeting via Zoom. Log in information will be available on the meeting agenda.

To make a deputation, we ask that residents complete and submit the Public Deputation Form **no later than noon on the Monday prior to the scheduled hearing which is Monday, July 15th** (see above for contact details). The Public Deputation Form is attached. Additional information regarding electronic meeting procedures and public participation is available at www.shuniah.org. The committee shall hear the applicant and every other person who desires to be heard in favour of or against the application. Presentations to the Committee are limited to 5 minutes in length.

Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application. If a party does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

If the applicant does not attend or are not represented at this hearing, the Committee may defer the file or proceed in your absence and make a decision or may consider the application to have been abandoned or withdrawn and close the file.

Public Record:

Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions, and comments collected will become property of the Municipality of Shuniah, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Notice of Decision:

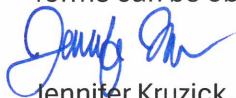
This notice is sent to the applicant, to various agencies, and, in some cases, to surrounding property owners for their information. If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete the attached Request for Decision form and submit to the Secretary Treasurer of the Committee of Adjustment. In the absence of a written request to be notified of the Committee's decision no further notice of this Hearing, a deferred Hearing date, or the decision of this Committee will be sent to anyone other than the applicant.

Ontario Land Tribunal (OLT):

In accordance with section 45(12) of the Planning Act, 1990 and amendments thereto, the decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister of Housing, or any person or public body who has an interest in the matter. Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or a group on its behalf. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submissions to the Committee of Adjustment before making a decision, the Ontario Land Tribunal may dismiss the appeal.

An appeal against the decision must set out the reasons for the appeal, must be filed with the Secretary-Treasurer of the Committee of Adjustment, and must be accompanied by the fee required by the Ontario Land Tribunal. The OLT Appeal Fee may be paid by certified cheque or money order payable to the "Minister of Finance." Notice of appeal forms can be obtained at <https://olt.gov.on.ca> or by visiting our office.



Jennifer Kruzick, Secretary-Treasurer
Committee of Adjustment
Municipality of Shuniah
420 Leslie Avenue
Thunder Bay, Ontario P7A 1X8

mailing date: JUNE 19, 2024
email: clerkdept@shuniah.org
Phone 807-683-4548
Fax 807-683-6982

DEPUTATION FORM / REQUEST FOR DECISION

To make a formal deputation, residents must complete and submit this Deputation Form to the Secretary-Treasurer of the Committee of Adjustments no later than noon on the Monday prior to the meeting, which is July 15th, 2024.

If you do not want to make a deputation, but still wish to be notified of the Committee's decision or a related Ontario Land Tribunal (OLT) hearing you must complete this form and submit it to the Secretary-Treasurer of the Committee of Adjustment.

- I wish to make a deputation with respect to Application A24-1 on July 17th, 2024 and I wish to be notified of the Committee's Decision and Ontario Land Tribunal hearing (if applicable).
My deputation will be (check one) in person electronic
- I wish to make a deputation with respect to Application A24-1 on July 17th, 2024 but I *do not* wish to be notified of the Committee's Decision and Ontario Land Tribunal hearing (if applicable).
My deputation will be (check one) in person electronic
- I do not wish to make a deputation, but I wish to be notified of the Committee's decision with respect to A24-1 and the Ontario Land Tribunal Hearing (if applicable)

*Please print and ensure form is legible

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

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

FOR OFFICE USE ONLY		Application No.: <u>A24-1</u>
Date of Pre-consultation	<u>JUNE 12-7 JUNE 18, 2024</u>	Receipt No.: <u>73407</u>
Pre-Consultation Fee	<u>\$ 500.00</u>	Receipt No.: <u>73433</u>
Date Complete App Received	<u>JUNE 19, 2024 / Amended 06-26</u>	Cheque No.: <u>027</u>
Application Fee (Shuniah)	<u>\$ 500.00</u>	
Fee (LRCA)	<u>\$ 275.00</u>	
Date Notice Given	<u>JUNE 19, 2024</u>	

1. Registered Owner:

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

Owner's Mailing Address:

City/Town/Municipality:

Prov.:

Postal Code:

Phone:

Cell:

Alternate:

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): 265 West Loon Dr, Shuniah, ON P0T 2M0

Property Roll Number - 58-28-0 2 0-00 6 - 07000-0000 (obtained from tax bill or assessment notice)

Concession No. <u>8</u>	Section No. <u>8</u>
Registered Plan No. <u>590</u>	Lot(s) No. Pt. <u>Lot 2, PT NW 1/4 of SW 1/4</u>
Mining Location	Reference Plan No. Pts.

Road access: Fire No. and Common Road Name 265 West Loon Dr.

Road Ownership: Municipality Ministry of Transportation
 Private Other

Water access (if applicable):

(a) If the proposed access is by water, please describe the nearest public boat launching and car parking facility and if secured by registered easement.

(b) How far is it from the property, and what facilities are there? _____

Other access: (Specify) _____

Municipality of Shuniah – Committee of Adjustment – 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.

N/A

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

Minor variance to allow accessory structures to exceed 140 sq.m. to 230 m²
 Current accessory structures are: garage at approx 134 sq.m. and
 utensil shed at approx 63.53 sq.m. New shed will be approx 65.53 sq.m.

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

Existing shed to be demolished. Current m² = ~~211~~ 211 But by
 Our total accessory structures are ~~197.53~~ 211 sq.m. We are demolishing
 a utensil shed (63.53 sq.m) and building a new one (65.53 sq.m) in
 a different location. This will result in the same sq.m. as we currently
 have. The 134 sq.m. garage was approved in 2005 with minor variances for other
 reasons in 2011.

7. Dimensions of the subject property affected:

Frontage Shoreline approx 237.74 m.
 Area 22,420 sq.m (5.54 acres)
 Date Land Acquired: Sept. 26, 1985

Depth 235 m (approx)
 Width of Street 121 m (approx)

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) These distances are to be included on your site plan.				Proposed Building(s) and Use of building: <u>Utensil Shed to replace old shed</u> These distances are to be included on your site plan shown as "proposed".			
Date Constructed: <u>1905-1910</u>							
Structure Type: <u>Residential Dwelling</u>				Proposed Structure Type:			
to Front Yard	<u>21 m</u>	to Rear Yard	<u>235 m</u>	to Front Yard	<u>120 m</u>	to Rear Yard	<u>120 m</u>
to <u>E</u> Side Yard	<u>16.8 m</u>	to <u>W</u> Side Yards	<u>22 m</u>	to <u>E</u> Side Yard	<u>80 m</u>	to <u>W</u> Side Yards	<u>180 m</u>
Area	<u>244.6 m²</u>	Height	<u>6 m</u>	Area	<u>65.53 m²</u>	Height	<u>3 m</u>
Separation distance to <u>Garage</u>	<u>30 m</u>	Separation distance to <u>Utility</u>	<u>50 m</u>	Separation distance to <u>Residence</u>	<u>85 m</u>	Separation distance to <u>Garage</u>	<u>40 m</u>
Date Constructed: <u>Approx 1925-1930</u>							
Structure Type: <u>Utility/Storage Shed</u>				Proposed Structure Type:			
to Front Yard	<u>80 m</u>	to Rear Yard	<u>185 m</u>	to Front Yard	<u> m</u>	to Rear Yard	<u> m</u>
to <u>E</u> Side Yard	<u>40 m</u>	to <u>W</u> Side Yards	<u>160 m</u>	to <u> </u> Side Yard	<u> m</u>	to <u> </u> Side Yards	<u> m</u>
Area	<u>63.53 m²</u>	Height	<u>4 m</u>	Area	<u> m²</u>	Height	<u> m</u>
Separation distance to <u>Residence</u>	<u>50 m</u>	Separation distance to <u>Garage</u>	<u>5 m</u>	Separation distance to <u> </u>	<u> m</u>	Separation distance to <u> </u>	<u> m</u>

Note: It is this utility shed that we plan to demolish.

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) These distances are to be included on your site plan.				Proposed Building(s) and Use of building: These distances are to be included on your site plan shown as "proposed".			
Date Constructed: 2005							
Structure Type: Detached Garage				Proposed Structure Type:			
to Front Yard	50 m	to Rear Yard	200 m	to Front Yard	__ m	to Rear Yard	__ m
to <u>E</u> Side Yard	50 m	to <u>W</u> Side Yard	220 m	to __ Side Yard	__ m	to __ Side Yard	__ m
Area	134 m ²	Height	6.6 m	Area	__ m ²	Height	__ m
Separation distance to <u>Residence</u>	30 m	Separation distance to <u>Utility Shed</u>	5 m	Separation distance to	__ m	Separation distance to	__ m
Date Constructed: Approx 1988							
Structure Type: Sauna (Replaced old sauna)				Proposed Structure Type:			
to Front Yard	21 m	to Rear Yard	240 m	to Front Yard	__ m	to Rear Yard	__ m
to <u>E</u> Side Yard	10 m	to <u>W</u> Side Yard	22 m	to __ Side Yard	__ m	to __ Side Yard	__ m
Area	7 m ²	Height	2.4 m	Area	__ m ²	Height	__ m
Separation distance to <u>Residence</u>	4.5 m	Separation distance to	__ m	Separation distance to	__ m	Separation distance to	__ m
Date Constructed: 6m 2009							
Structure Type: Wood shed				Proposed Structure Type:			
to Front Yard	22 m	to Rear Yard	240 m	to Front Yard	__ m	to Rear Yard	__ m
to <u>E</u> Side Yard	10 m	to <u>W</u> Side Yard	23 m	to __ Side Yard	__ m	to __ Side Yard	__ m
Area	6 m ²	Height	1.6 m	Area	__ m ²	Height	__ m
Separation distance to <u>Sauna</u>	5 m	Separation distance to <u>Residence</u>	10 m	Separation distance to	__ m	Separation distance to	__ m
Date Constructed:							
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:							
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:							
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

P.S. 18W
P.S. 18W

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

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

Subject Property: Shoreline Residential

Length of time of existing use: Since approximately May 2005

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: 1/2 story Residence (244.6 m²) Garage, 2 story (134 m²), Utensil Shed (63.53 m²)

Proposed: Demolish existing Utensil Shed that is 100 years old (63.53 m²)
Build New Utensil Shed (65.53 m²) Sauna (7 m²) Woodshed 6 m² *PS*

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

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

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

All the properties surrounding our property are cottages/camps that have been in their current locations for more than 30 years. There are no other uses for this part of West Loon Lake.

11.2 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.

11.3 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.

12. Uses adjacent to the subject property:

North Loon Lake

South Municipal Road

East Cottage/Camp

West Cottage/Camp

Municipality of Shuniah – Committee of Adjustment – 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):

- [x] Zoning By-law Amendment [] Consent [x] 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:

- Minor Variance to reduce front yard setback from 21.5 m to 16.9 m. App.No. A 1/05. Approved May 2, 2005
Minor variance for exemption from constructing walkway connecting accessory (garage) to residence, 2011
Zoning amendment for conversion from Recreational Dwelling to Year round residential, 2011 (+2005) A1/05
Zoning amendment Appl. No. Z5/11 to allow a second story on an accessory building. September 2011

14. Existing official plan designation:

Shoreline Residential, zoning by-law 2038-00, 10 / R1a-Residential High Density-Loon & Bass lakes
+ PA - Protected Area

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

Current zoning is: SR - Shoreline Residential
Recreational and permanent dwelling, home occupation, park, day nursery, accessory structures, buildings and/
or uses subordinate to, and exclusively devoted to a permitted main use.
This property is in a high-density area.

16. Servicing – Water:

- [x] Private: lake, well , or other (specify) well (drilled)
[x] Is it compliant with Provincial Standards? yes

17. Servicing – Sewage:

- [x] Private: septic (Class) Other (specify) EcoFlow
[x] 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: N/A

- [] Provided: sewer, ditches, swales, other (specify)
[] No

19. Other information:

Is there any other information you think may be useful to the Municipality or agencies in reviewing this application? If so, explain below or attach on a separate page.

We are demolishing an existing 100 year old utility shed rather than repairing it. The new shed will have no power and a gravel floor as per building permit application. It will be in a slightly different location for ease of access. The total sq.m. of our current accessory buildings will remain the same at approximately 211 sq.m. We require the use of the existing shed, if possible, until the new shed is constructed, at which time it will be demolished. Demolition permit has already been approved.

AFFIDAVIT OR SWORN DECLARATION

I/We, _____ of the City/District/Regional Municipality of _____
_____ in the City/District/Regional Municipality of _____ 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 19, day of June 2024

SIGNATURE

Susan Moore
Treasurer, Deputy Clerk
Municipality of Shuniah
"Commissioner for taking Affidavits"
stamp

A Commissioner for taking Affidavits. Susan Moore
signature

CONSENT OF THE OWNER:

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

I _____ am the owner of the property that is subject of this application for a minor variance
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

June 19/24
Date

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

AFFIDAVIT OR SWORN DECLARATION

I/We, _____ of the City/District/Regional Municipality of _____ in the City/District/Regional Municipality of _____ 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 19th day of June 2024

SIGNATURE

A Commissioner for taking Affidavits. Susan Moore
signature

Susan Moore
Treasurer, Deputy Clerk
Municipality of Shuniah
'Commissioner for taking Affidavits'

CONSENT OF THE OWNER:

AND DISCLOSURE OF PERSONAL INFORMATION

I, _____, am the owner of the property that is subject of this application for a minor variance 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 app

June 19/24
Date

Sigr

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 - 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.

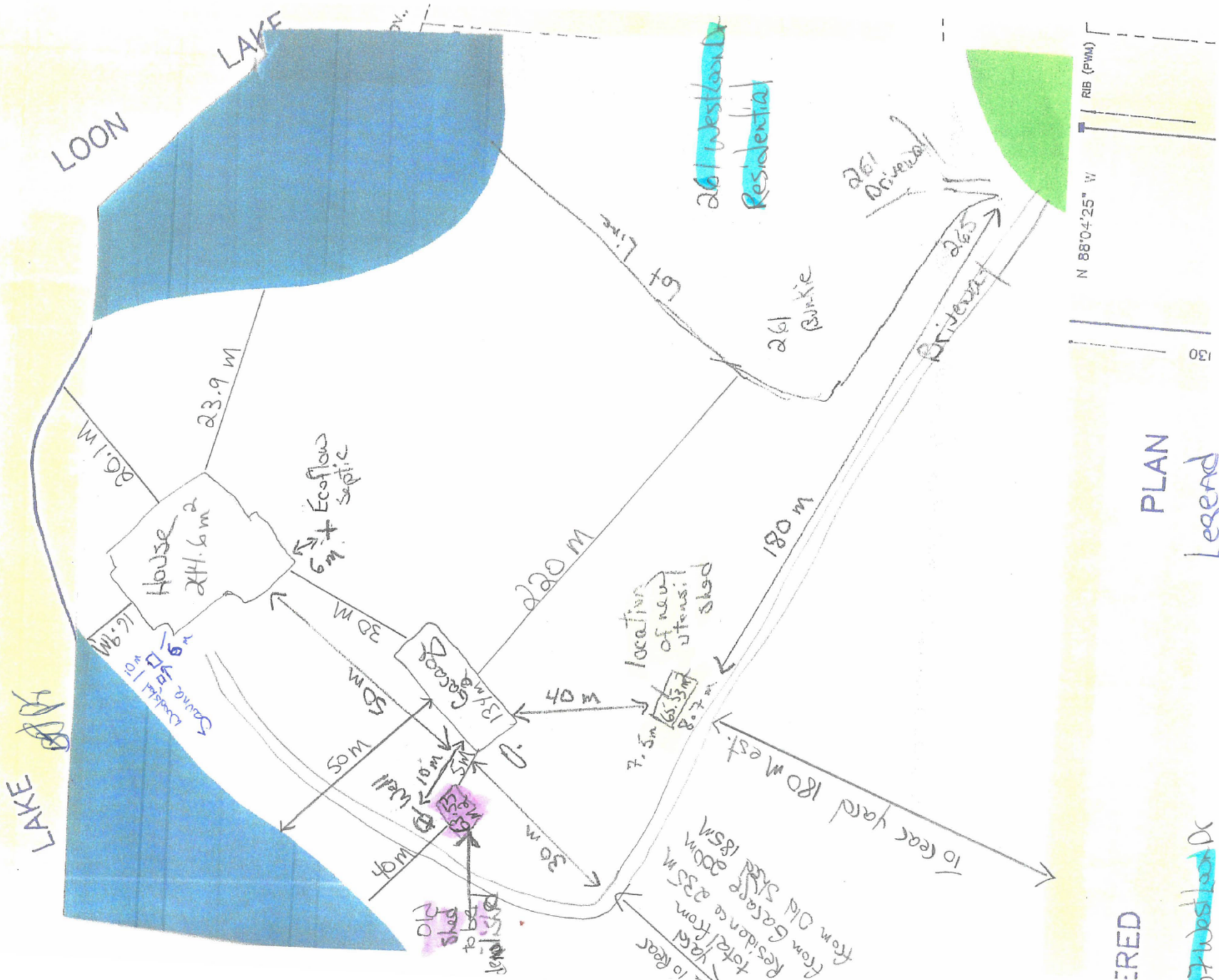
PLEASE ENSURE ALL PERTINENT INFORMATION IS CONTAINED ON A SINGLE SKETCH ONLY. THE MAXIMUM SIZE FOR THE ACCOMPANYING SKETCH SHALL BE 11" X 17".

4. If applicable, property owner's authorization letter attached as Schedule A.

Site Plan

06-26-Ann

W.E. PARSONS O.I.S
2000



ERED

PLAN
Legend

Location of New Utensil Shed 65.53 m²

Location of Old Utensil Shed 63.53 m²
to be demolished

Dimensions of Lot 265: 237.74 x 235.735 x 418.516 x 121.045 m
See Survey Attached

