

Justification Report

Township Georgian Bluffs Minor Variance

Purpose

Storage buildings are common structures on rural properties. We require the lot coverage by-law to be amended as we cannot meet the 1% allowed coverage for outbuildings.

The by-law seems to read that there is no height restriction so we should not need an amendment for height of proposed structure.

Property Description and Background

The property is located at 107 Gordon Owen Drive. Part lot 4, plan number 16R2183, in the Geographic Township of Sarawak.

The property is a large corner grassed lot including a residential home, attached garage, sundeck, small storage shed and a storage shed with fenced area for dogs. The present owners purchased the property in 2020 because of the location and lot size as they require storage for their two boats, ATV's, lawn tractor, snow blower and extra general storage.

Compliance with Policy

The official plan designation is Rural and allows for detached accessory buildings. The lot size is over 0.8 hectares by 175.33m². The zoning by-law states lots over 0.8 hectares are permitted 5% land coverage and 1% lot coverage for accessory structures.

A minor variance is required as we will have a total lot coverage of 5.33% including existing and proposed new structure.

The 2 existing sheds and new proposed storage structure will be a total of 2.98% accessory building lot coverage. The proposed structures can be built well within the building envelope meeting all set back requirements. Please see included plot plan.

Storm Water Drainage Plan

Considering the size of the parcel of land, the new storage building and new laneway will not impact any of the neighbouring properties.

Please see included lot grading plan and drainage plan.

Servicing

The proposed storage building requires electrical and will have its own sub service as per regulations by E.S.A. The existing house service will be upgraded to a 200 amp service to handle electrical feed.

Plumbing rough ins may be installed in concrete floor for a future bathroom however no plumbing will extend past the new foundation. Any connection of bathroom will be dealt with along with future house renovations that may include a new septic system or at minimum a septic review. This will be mandatory and necessary for receiving the future renovation permit as future plans include adding another washroom in the house.

Summary

We feel the size of this lot is notable and would have preferred it smaller by 175.33m². This would make the lot 0.8 hectares that allows for 10% lot coverage and 5% accessory building coverage.

The county storm sewer, light standard and hydro pole are located on the owner's property. If this area was deducted from the owner's property the lot would be under 0.8 hectares, that would allow the 10% lot coverage and 5% accessory building coverage.

In summary we feel the proposal will be similar in nature to other detached buildings in the area. The building designed will have residential siding and asphalt shingles. The building will be well within the building envelope and not impact any sideline requirements.

The proposed building will not have a negative impact on neighbouring properties and won't impede any surrounding views.