



Township of Georgian Bluffs

Minor Variance Application

TWSP \$1100
GSCA \$270

TOWNSHIP OF GEORGIAN BLUFFS
DEC 16 2020
Received [Signature]

- Pre-consultation is required prior to the submission of applications for a Minor Variance.
• The Minor Variance process will not commence until a complete application is received.
• Incomplete applications will be returned to the Applicant.
• The Application will be filed with the Planning Office of the Township of Georgian Bluffs.
• An accurate sketch or map is required. All measurements must be shown in metric units.
• Please type or print the information clearly on this legal document.
• A complete application must include a Justification Report, the complexity of the report will depend upon the proposal.
• Planning application fees are required when the application is submitted.
• Grey Sauble Conservation Authority review fees are required when the application is submitted.

I/We hereby submit this application for a Minor Variance to the Township of Georgian Bluffs Zoning By-law, in respect of the lands hereinafter described.

Declaration:

I/We Sophie King and Jeremy King of the Township of Georgian Bluffs,

In the town of Shallow Lake do solemnly declare:

- a) that I/we am/are the registered owner(s)/the authorized agent of the registered owner(s) of the lands hereinafter described;
b) that, to the best of my/our knowledge and belief, all the information and statements given in this application are true and accurate;
c) it is understood and agreed that it will be my/our responsibility to reimburse the Township of Georgian Bluffs for any further costs, above any applicable fees already paid;
d) I/We hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information.

Declared before me at the Township of Georgian Bluffs in the County of Grey this 16th day of December, 2020.

[Signature]
A Commissioner of Oaths
BRITTANY DAURY, a Commissioner, etc.,
County of Grey, Clerk of the
Corporation of the Township of Georgian Bluffs

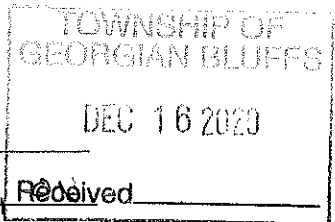
Signature of Owner(s)
[Signature]
Signature of Owner(s) or Agent

Authorization:

I/We, Jeremy King (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize Sophie King to make this application on my/our behalf.

Date: Dec 15 2020 Signed: [Signature]

Witness to signature: [Signature]
Updated: March 2020



- 1. Name of Approval Authority: Township of Georgian Bluffs Committee of Adjustment
- 2. Registered Owner's Name: Sophie King / Jeremy King
 Address: 242162 Conc. 3 Keppel, Shallow Lake
 Postal Code: N0H 2K0
 Email Address: sophie.king@live.ca
 Phone Number: (Bus.) _____
 (Res.) Sophie 519-378-7836 Jeremy 519-377-0816

- 3. Authorized Agent's Name: _____
 Address: _____
 Postal Code: _____
 Email Address: _____
 Phone Number: (Bus.) _____
 (Res.) _____

All correspondence should be sent to: Owner Agent Both

- 4. Name and address of holders of any mortgage, charges or other encumbrances in respect of the Subject Lands: _____
- 5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
Con 3 PT LOT 15 RP 16R3394, Part 6
 Municipal Address (911#): 118212 Sideroad 115
 Assessment Roll No: 420362000/04506

The following information must be complete. Details may be provided in the attached 'Justification Report'.

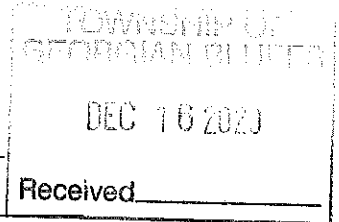
- 6. Present Official Plan Designation: AG
- 7. Current Zoning of Subject Lands: AG
- 8. Briefly describe the nature and extent of relief from the Zoning By-law for the proposed Minor Variance: (i.e. relief for lot frontage, density, height, area, setbacks, etc.).
Relief for building area from current 5% allowed increase to 10%. For a detached residential home.
- 9. Reasons why Minor Variance is necessary:
Proposed home exceeds the 5% building area

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 60.96 m Depth of Side Lot Line: 91.44 m Lot Area: 5574.18 m² (1.38 Acres)
Width of Rear Lot Line: 60.96 m Depth of Side Lot Line: 91.44 m

11. Present Use of Subject Lands:

- Residential Farmland Seasonal Residential
 Industrial Commercial Institutional
 Other (specify) vacant land



Date of acquisition by current owner: Sept 1, 2020

Length of time existing uses have continued: unknown

12. List any existing Buildings or Structures on the Subject Lands:

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
<u>None</u>						

13. Proposed Use of Subject Lands:

- Residential Farmland Seasonal Residential
 Industrial Commercial Institutional
 Other (specify) _____

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
<u>Single story residential Dwelling</u>	<u>15</u>	<u>45</u>	<u>13</u>	<u>23 m</u>	<u>22 x 33 x 7.5 m</u>
<u>Detached Garage</u>	<u>15</u>	<u>65</u>	<u>50</u>	<u>3 m</u>	<u>7.3 x 7.3 x 7.5 m</u>
Municipal Requirement:	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	

15. Lot Coverage (%): Present: 0% Proposed: 10%

Municipal Requirement (%): 5%

16. Existing Uses of Abutting Lands: (include properties on opposite side of road allowance)

North residential South residential / vacant
 East residential West residential / vacant

17. Types of Servicing (Check all that apply)

Water

- Publicly Owned and Operated Potable Water System
- Private Well/Source, Type
- Other (e.g. Lake), please specify

Sewage

- Publicly Owned and Operated Sanitary Sewage System
- Septic Tank and Tile Field
- Other (e.g. Lake), please specify _____

Access

- Public Road Owned and Maintained by the Local Municipality
- Public Road Owned and Maintained by the County
- Public Road Owned and Maintained by the Province
- Private Road
- Water Access Only - Information must be provided on parking and docking facilities.
- Other, please specify _____

Drainage

- Existing Storm Drainage System
- New On-Site Storm Drainage System
- New Area Storm Drainage System

18. The Applicant is required to attach a sketch to each copy of the application, and/or in the Justification Report, which will include the following information:

- True dimensions, boundaries and shape of property, drawn to scale, of the Subject Lands.
- Full extent of other lands owned by the Applicant if abutting the Subject Lands, or in the Applicants opinion may affect the application. N/A
- Approximate location, size and distance of existing and proposed buildings and structures from the front, rear and side yard lot lines.
- Location of any entrances, right-of-ways and easements affecting the lands.
- Location of all natural and artificial features (i.e. railways, highways, steep slopes, wetlands, watercourses, drainage, well, septic fields, hydro lines etc.)
- The use of adjoining lands.
- The location, name and status of roads (opened, unopened, private, seasonal).

