

Municipality of Georgian Bluffs

Request for Zone Change

Property Owner: **Diane E. Dick**

Property Municipal Address: **144 Old Mill Rd. Georgian Bluffs**

Tax Roll No: **42 03 620 006 29800 0000**

Property Description: **Plan 391 Lot 5 and Jones Range Pt Lots 9&10**

Proposal

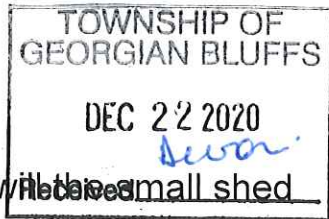
This application is to permit the construction of a two story, flat roofed building containing garage, storage, and living space on the ground floor and further living accommodation on the second floor.

The footprint of the proposed building will be 1600 sq ft, or 148.7 sq metres with dimensions of 40 ft by 40 ft, or 12.2m by 12.2m. The total area of the building will 3200 sq ft or 297.4 sq metres.

The construction will be slab on grade. This construction method has been chosen to minimize the disturbance of the land. As a result though the footprint of the building needs to be larger to allow for some storage and utility areas that would normally be in a basement.

The proposed building height is 21ft 8in or 6.6M. The building will be sitting on a flat area of land but the land from there to the back of the property has a fairly steep grade. There will be water running from the high part of the property at its rear past the current and new structures to the Bay. We are asking that we be granted permission to increase the height of the new building to 26ft 8in or 8.1M to allow for the building to be lifted out of the ground to permit any runoff from the slope behind it to go past it without getting into the building itself. Perhaps all of this problem can be dealt with by careful grading of the property around the new structure but we are trying to anticipate any issues that could make it necessary to return for further permissions.

This new structure will require water, septic, electric and gas. Natural gas is on the property as is water and electric. Electric is a buried service. It is our intention to leave the current septic system servicing the house and install a new more advanced septic service for the new building.



The house currently on the property will be retained as will the small shed at the rear central part of the property. The garage will be demolished. Hopefully some of the material from the garage will be salvageable but it is our understanding there are fewer opportunities to do that now than in the past.

Lot Description

The property is 68 ft or 20.7M wide, with parallel sides, and runs from the above noted road, which separates it from Georgian Bay, up the slope of the escarpment for a distance 500 ft or 152.4M. The land on the Georgian Bay side of the road is not owned by the property owner although it is maintained by her. For most of the owners on the street the land immediately adjacent to Georgian Bay is treated as if it were owned by them and is generally well maintained.

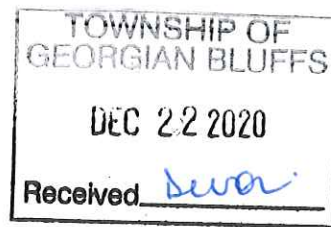
The house that will remain is the most visible of the buildings on the property and will remain that way. It is approximately 30 ft above the current Georgian Bay water level. The proposed building will be set 30 to 35 ft back from the house. It will be partially hidden by the current house and as it will have a flat roof which will not form a significant second vertical appearance on the property.

Street Description

The road is populated with a combination of full time residences and seasonal properties. At the end of the road where it connects to Grey County Road 1 there is vacant land although recent activity suggests lots have been recently sold. Most of the properties, even if seasonally used, seem to have been upgraded to be liveable 4 seasons of the year. There are several of the properties that appear to have second residences. The most obvious of these is a property noted as Bay Front Cottages. In the summer it is rented continuously and appears to have 4 or 5 cottages. There appears to be some use of this property during snowmobile weather. The waterfront development of this property is fairly extensive and includes concrete piers and stone retaining walls as well as lighting.

North

Old Mill Rd., shore land and Georgian Bay are to the north.



East

Old Mill Rd. extends to the east where it joins Grey County Rd. 1. The property immediately adjacent to the east is a private residence and includes several outbuildings. It is zoned Shoreline Residential.

Continuing along the road all of the properties appear to be zoned Shoreline Residential. The only exception may be the Bay Shore Cottages.

South

The property to the south which is the high point of the property is zoned RU rural. It is not visible from the buildings on the property.

West

The property immediately to the west is zoned Shoreline Residential. The balance of the properties to the west are on Old Mill Rd. to the point where it joins Havelock which is the road that runs down the escarpment from Grey County Rd. 1. These are all private residences.

To the west of our property, approximately 1000 ft or 305M is where Oxenden Creek enters Georgian Bay.

Storm Water

Along the front of our property and several others, both to the east and west, a drainage ditch has been dug. However, it does not run for the full length of the road or in front of all of the lots

Compliance with Policy

From discussions with the staff of the municipality the province has passed legislation to allow Secondary Residences. As a result they are now allowed in the Municipality.

By-law 2020.020 deals with the issues that make it necessary to request an amendment. This By-Law in one section allows for all the building footprints

to cover 20% of the land area. In our proposal the total building footprint is only 10.4%. In another area the accessory building footprint cannot exceed 5% of the lot area. The proposed building has a footprint of 4.7%. If the total footage is considered then the total area is 9.4%.

Section 5.1 allows a 5M building height. When we include the height of the building and the possible pad that it will be built on we are at 26.8ft or 8.1Min height and again we require an amendment.

Should you have any concerns please call.

Murray Dick
519 500 6050

