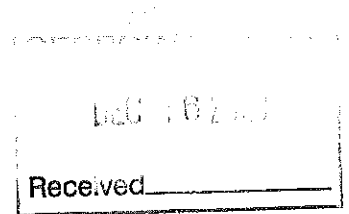


**Justification Report**  
For Minor Variance to Increase Lot Coverage

**Applicants:**

Sophie & Jeremy King  
Shallow Lake, ON N0H 2K0  
519-378-7836



**Purpose:**

To increase the allowable building lot coverage area from 5% to 10% to accommodate the proposed dwelling footprint.

**Property Description and Background:**

The property is located at CON B PT LOT 15 RP 16R3394 PART 6, Georgian Bluffs, fire number 118212 Sideroad 115.

The original land parcel was severed into several 1-2 acre building lots, zoned AG, with an allowed 5% building lot coverage. The proposed single story residential dwelling would exceed this coverage, minimally. The property is surrounded by residential dwellings and one vacant lot, of similar size.

**Compliance with Policy:**

**Official Plan**

The Property Use description is "Vacant residential land not on water" (according to Grey County GIS Mapping). The proposed dwelling would not be out of place in this low-density residential area, zoned AG.

**Zoning**

The property is zoned AG. The proposed dwelling will be set well within the AG zoning set backs (10M on all sides). The minor variance is required only to accommodate the footprint of a single story dwelling and garage, which will exceed the current 5% allowed lot coverage.

There are no Environmental Features to note and the property is outside of the GSCA buffer zone for wetlands.

**Stormwater/Drainage Plan**

Existing ditches and culverts will accommodate drainage from the proposed dwelling. The property is bordered by substantial tree/shrub coverage which will prohibit any erosion onto neighbouring properties.

**Servicing**

The proposed dwelling will require a septic system which will be designed and installed according to building codes for the size of the dwelling. A private well will be installed in an optimal location. Neighbouring properties of similar size can accommodate septic systems and wells, therefore we have no concerns for this property.

**Summary:**

In summary, the proposal would appear to be consistent with the current surrounding land uses and with the policies of the official plan. There would be no negative impact to neighbouring properties.

Thank you for the consideration of our request.

Sophie & Jeremy King