

## MINOR VARIANCE APPLICATION

- **PRECONSULTATION IS NOW REQUIRED PRIOR TO FORMAL 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 should be filed with the Planning Office of the Township of Georgian Bluffs. A copy may be returned to the Applicant for their records.
- An accurate sketch or map is required. All measurements must be shown in metric units (imperial may also be given). **HARD COPY AND DIGITAL COPY MUST BE PROVIDED.**
- A Justification Report must also be provided for a complete application.
- Please type or print the information clearly on this legal document. For assistance in filling out this application, contact the Township Planning Department. A Commissioner is usually available at the Municipal Office, please call ahead.

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

### DECLARATION:

I, Steven Millw of the City of Owen Sound,  
in the County of Grey do solemnly declare:

- a) that I am the owner/the authorized agent of the owners of the lands hereinafter described (as per written verification attached);
- b) that, to the best of my knowledge and belief, all the information and statements given in this application and in all the exhibits transmitted herewith are true and accurate;
- c) it is understood and agreed that it will be my responsibility to reimburse the Township of Georgian Bluffs for any further costs, above \_\_\_\_\_ already paid, incurred and charged to the Municipality in connection with the application, (i.e. O.M.B. hearing, Legal or Engineering fees); and
- 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, without further notice, related to the processing of this application.

Declared before me at the Township of Georgian Bluffs in  
the County of Grey this 12<sup>th</sup> day of August, 2020.

  
A Commissioner of Oaths

  
Signature of Owner(s)

BRITTANY DRURY, a Commissioner, etc.,  
County of Grey, Deputy Clerk of the  
Corporation of the Township of Georgian Bluffs

\_\_\_\_\_  
Signature of Owner(s) or Agent

## MINOR VARIANCE APPLICATION

1. Name of Approval Authority: Township of Georgian Bluffs Committee of Adjustment

2. Registered Owner's Name: Steven Miller

Address: 358 - Somers st, Over Sound

Postal Code: N4K6V5

Email Steven.Miller@homehardware.ca

Address: \_\_\_\_\_

Phone Number: (Bus.) 519-377-4992 (Res.) 519-376-4592

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: N/A

5. Legal Description of Subject Property: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)

Park lot 108RP 16R 6084 Part I

Municipal Address (911#) 362 - Somers St

Assessment Roll No. 42 03 580 012 13050 0000

**The following information must be complete and details may be provided in the attached 'Justification Report'.**

6. Present Official Plan Designation Secondary Settlement area + Hazard Land

7. Current Zoning of Subject Property R1A + EP

8. Briefly describe the nature and extent of relief from the Zoning By-law for the Proposed Variance (i.e. relief for lot frontage, density, height, area, setbacks, etc.).

- Relief of 15M Setbacks from edge of the EP zone for both house + Garage  
- Relief in overall height limit for detached garage.

9. Reasons why minor variance is necessary:

With current setback from EP zone, we lose over 25 meters of space making it impossible to position the house on the lot. We need the height of the garage raised to accommodate RV + boat storage.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 165.49' Depth of Side Lot Line: 664.7' Lot Area: 2.5895 Acres

Width of Rear Lot Line: 165.49' Depth of Side Lot Line: 664.7'

11. Present Use of Subject Property

Residential       Farmland       Seasonal Residential

Industrial       Commercial       Institutional

Other (specify) \_\_\_\_\_

Date of acquisition by current owner: 2007

Length of time existing uses have continued: \_\_\_\_\_

12. List any existing Buildings or Structures on the Land

Type/Use of Buildings/Structures	Indicate All Yard Setbacks				Building Dimensions W x D x H	Date Constructed
	Front	Rear	Side	Side		
<u>Currently Vacant</u>	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

13. Proposed Use of Subject Property

Residential       Farmland       Seasonal Residential

Industrial       Commercial       Institutional

Other (specify) \_\_\_\_\_

14. List Proposed Buildings or Structures

Type/Use of Buildings/Structures	Indicate All Yard Setbacks				Building Dimensions W x D x H	Municipal Req't		
	Front	Rear	Side	Side		F	R	Sides
<u>House</u>	<u>55M</u>	<u>131M</u>	<u>11.5M</u>	<u>15M</u>	<u>77'x 50'x 27'</u>	<u>10M</u>	<u>10M</u>	<u>4.5M</u>
<u>Garage, Detached</u>	<u>137M</u>	<u>49M</u>	<u>10M</u>	<u>19.7M</u>	<u>68'x 52'x 24'</u>	<u>2M</u>	<u>2M</u>	<u>Height 5M for Detached Garage.</u>
_____	_____	_____	_____	_____	_____	_____	_____	_____

15. % of Lot Coverage: Present: 0% Proposed: 6.8%

16. Existing Uses of Abutting Properties (including properties on opposite side of road allowance)

North Residential South Residential

East Residential West Residential

17. Types of Servicing – the property will be serviced by, please check appropriate box and provide details in Justification Report.

Publicly Owned and Operated Potable Water System

Private Well/Source, Type \_\_\_\_\_

Other (e.g. Lake), please specify \_\_\_\_\_

Publicly Owned and Operated Sanitary Sewage System

Septic Tank and Tile Field

Other (e.g. Lake), please specify \_\_\_\_\_

A Public Road Owned and Maintained by the Local Municipality

A Public Road Owned and Maintained by the County

A Public Road Owned and Maintained by the Province

Private Road

Water Access Only - Information must be provided on parking and docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road.

Other, please specify \_\_\_\_\_

Storm Drainage (details should be addressed in the Justification Report and/or sketch)

Existing System

New On-Site System

New Area 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.
- 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).

## **Justification Report**

### **Purpose**

The current By-Law requires a 15m setback in addition to the 10 m required setback for the EP zone on the south side of the property. As such, a zoning amendment is required to reduce this setback. Without the relief the residential building will not fit on the lot.

A garage is a usual structure and recognized accessory structure in a residential area. Relief of the By-Law is needed as the height of the structure needed exceeds the maximum height restriction. The proposed residential building and accessory structure will have shared access off of Somers St.

### **Property Description and background**

The property is located at Park Lot 108RP, Part 1 of Plan 16R6084 in the geographic township of Georgian Bluffs. Fire number 362.

The EP zone is currently dictating the location of the residential, accessory building and septic bed. Without a minor variance to the current setback of 15m, the following would occur:

- The house would be too close to the north property line (within .7m)
- The driveway access for the accessory structure would be eliminated.
- The septic bed could not be relocated outside the protected area.

A garage with a midpoint height of 20'6" is required to accommodate RV and boat storage. Without a minor variance, we will not be able to install a 14 foot garage door which is necessary for the storage of these items.

The proposed house and garage will have shared access off of Somers St.

### **Compliance of Policy**

#### **Official Plan:**

The Official Plan designation is secondary settlement area and hazard land. The OP permits growth and residential development in this area and will not change with this application. A house and garage are normal and permitted in a settlement area.

#### **Zoning:**

Section 5.5 subsection C of the By-Law requires a 15m setback of a residential and accessory building from the EP zone. A minor variance is required to position the house and garage relative to the centerline of the property. This also ensures adequate setbacks on the north and south property lines.

Grey Sauble Conservation Authority (GSC) has reviewed the proposal and has no concerns in reducing the setback to 0 meters of the EP zone.

Table 5.1 indicates accessory building height cannot exceed 5 m for an R1 zoned accessory structure. A relief of this By-Law is required to accommodate the height needed for the proposed garage.

#### **Stormwater/Drainage Plan**

A stormwater/Drainage plan has been developed by GM BluePlan engineering. It meets all the requirements as set out by the GSC and the township of Georgian Bluffs (see attachment).

#### **Servicing**

Access to the residential building and accessory structure is off of Somers St, which is a public road operated and maintained by the municipality.

Septic Tank and tile bed will be effective to manage household sewage. No sewage management is required for the accessory structure.

The Residential dwelling and accessory structure will have water provided by a private well. The residential and accessory structure will require hydro services.

#### **Summary**

In Summary, the proposal for the residential building and accessory structure is consistent with the policies of the Official Plan and generally meets the intent of the zoning BY-Law. No negative impact would be experienced by abutting properties as a result of the proposed development.

Detailed site plan attached shows all other provisions of the By Law being met.