



Township of Georgian Bluffs

Minor Variance Application

- **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. 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. **Hard and Digital Copy Must be Provided.**
- 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.
- A complete application must include a Justification Report, the complexity of the report will depend upon the proposal, it is not intended to replace detailed engineering or environmental reports. Reports must be provided in digital format.
- 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 Deanna Bertrend (Coghlin) of the 260 Balmby Beach Rd.
 In the Georgian Bluffs of Grey County 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 (as per written verification attached);
- b) that, to the best of my/our 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/our responsibility to reimburse the Township of Georgian Bluffs for any further costs, above any applicable fees already paid, incurred and charged to the Municipality in connection with the application, (i.e. L.P.A.T. 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 29th day of
July, 2022.

- Name of Approval Authority: Township of Georgian Bluffs Committee of Adjustment
- Registered Owner's Name: Jeanna Bertrend
 Address: 260 Balmly Beach Rd.
 Postal Code: N4K 5N4

All correspondence should be sent to: Owner Agent Both

- Name and address of holders of any mortgage, charges or other encumbrances in respect of the Subject Lands:
N/A

- Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
Lot 11, Block C, Plan 447
 Municipal Address (911#): 260 Balmly Beach Rd.
 Assessment Roll No: 4203 580 003 33300 0000

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

- Present Official Plan Designation: Residential
- Current Zoning of Subject Lands: Shoreline Residential
- 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 lot coverage for house for lot not serviced by municipal water.
- Relief for side yard setbacks.
- Reasons why Minor Variance is necessary:
① No municipal water yet. House exceeds 15% coverage
② Garage, ^{and home} accommodation

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 73.62 Depth of Side Lot Line: 250 Lot Area: 18,405
Width of Rear Lot Line: 73.62 Depth of Side Lot Line: 250

11. Present Use of Subject Lands:

- Residential Farmland Seasonal Residential
- Industrial Commercial Institutional

Other (specify) Vacant lot, zoned shoreline residential.

Date of acquisition by current owner: 2006

Length of time existing uses have continued: It has always been

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>N/A</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>Home - Bungalow with attached garage</u>	<u>205</u>	<u>100</u>	<u>6.5</u>	<u>13</u>	<u>54.10 x 44.3 ft.</u>
	<u>70</u>	<u>105</u>	<u>6.5</u>	<u>42.12</u>	<u>25 x 35</u>

Municipal Requirement: _____

15. Lot Coverage (%): Present: N/A Proposed: ~~16.8%~~ 18.84%
 Municipal Requirement (%): 15% - no water 20% - municipal water. (Asking for 20% approved)

16. Existing Uses of Abutting Lands: (include properties on opposite side of road allowance)
 North Vacant residential lot South Vacant lot
 East Residential lot West Vacant lot

17. Types of Servicing (Check all that apply)

Water

- Publicly Owned and Operated Potable Water System
- Private Well/Source, Type *cistern*
- 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.
- 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).

*Proposed
Until
Municipal
Water
Provided.
Proposed*