



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 Wayne and Kathy Dietrich of the Township of Georgian Bluffs

In the County of Grey 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 City of Owen Sound in

the Township of Georgian Bluffs this 2nd day of

March, 2023.

Carly Craig
A Commissioner of Oaths

CARLY CRAIG, a Commissioner, etc.,
County of Grey, Deputy Clerk of the
Corporation of the Township of Georgian Bluffs

Wayne A Dietrich
Signature of Owner(s)

Kathy J Dietrich
Signature of Owner(s) or Agent

Authorization:

I/We, Wayne and Kathy Dietrich (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize John Tennant to make this application on my/our behalf.

Date: Mar 2 2023 Signed: Wayne A Dietrich

Date: Mar 2/2023 Signed: Kathy J Dietrich

Witness to signature: Carly Craig

Updated: March 2020

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

2. Registered Owner's Name: Wayne and Kathy Dietrich

Address: 317698 Highway 6 & 10, Georgian Bluffs ON

Postal Code: N4K 5N6

Email Address: wapd52@gmail.com / katdietrich59@gmail.com

Phone Number: (Bus.) 519-498-5270 (Wayne)

(Res.) 519-498-2468 (Kathy)

3. Authorized Agent's Name: John Tennant

Address: 375 12th Street W Owen Sound ON

Postal Code: N4K 3V5

Email Address: john Tennant@thecommunityadvocate.ca

Phone Number: (Bus.) 519-375-2259

(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 Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
Lot 9 Concession 1 Township of Georgian Bluffs (formerly Derby)

Municipal Address (S11#): 317698 Highway 6 & 10

Assessment Roll No: 42 03 540 001 03501 0000

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

6. Present Official Plan Designation: County Plan - Secondary Settlement Area
Township Plan - Space Extensive Commercial and Industrial

7. Current Zoning of Subject Lands: Planned Development (PD) Zone

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.).

allow the expansion of a legal non-conforming use to permit an accessory swimming pool with minimum 4.5 m yard setbacks.

> complete details contained in the accompanying planning justification report

9. Reasons why Minor Variance is necessary:

current zoning is a holding zone which does not permit any new uses

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 47.2 m Depth of Side Lot Line: 97.5 m Lot Area: .46 ha

Width of Rear Lot Line: _____ Depth of Side Lot Line: _____

11. Present Use of Subject Lands:

Residential Farmland Seasonal Residential

Industrial Commercial Institutional

Other (specify) _____

Date of acquisition by current owner: April 3, 2020

Length of time existing uses have continued: c. 1965

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>house</u>	<u>c. 1965</u>	<u>67.3 m</u>	<u>15.6 m</u>	_____	_____	<u>31.1 m x 10.4 m</u>
<u>shed</u>	_____	_____	_____	_____	_____	<u>4.7 m x 4 m</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>inground swimming pool</u>	<u>minimum 4.5 m setbacks</u>				<u>6.1 m x 12.2 m</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Municipal Requirement: existing setbacks only

15. Lot Coverage (%): Present: c. 8% Proposed: no increase with inground pool

Municipal Requirement (%): existing only

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

North farmland South residential

East farmland West farmland

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:

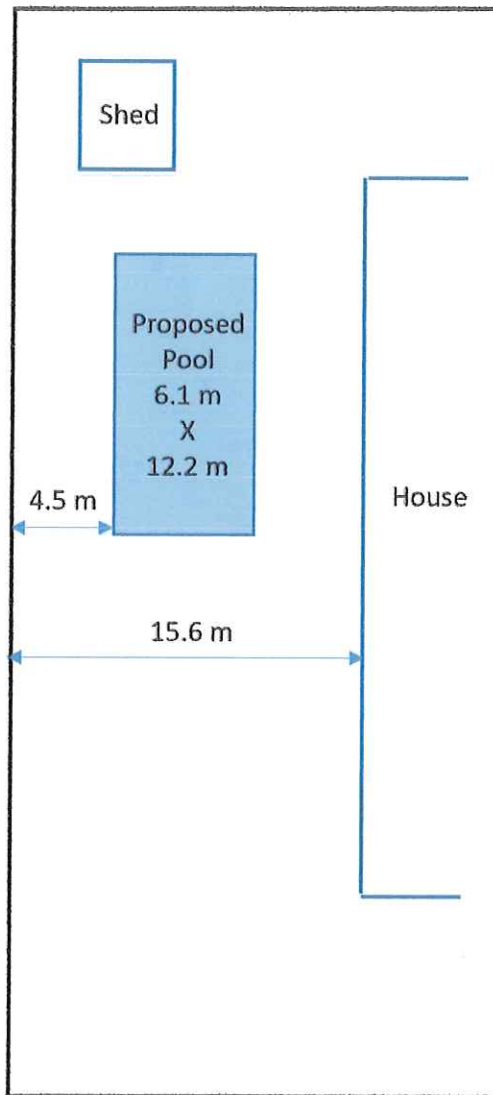
- True dimensions, boundaries and shape of property, drawn to scale, of the Subject Lands.
- Full extent of other lands owned by the Applicant if abutting the Subject Lands, or in the Applicants opinion may affect the application.
- Approximate location, size and distance of existing and proposed buildings 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).

> See Planning Justification Report

Figure 1 - Site Plan

Site Plan (Rear yard)

Part Lot 9 CON 1
Township of Georgian Bluffs
317698 HIGHWAY 6 & 10



Scale: approximate