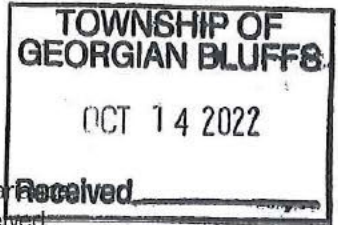




Township of Georgian Bluffs

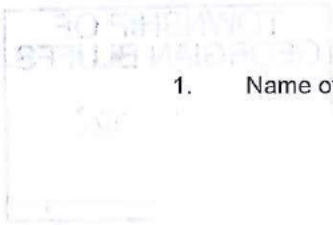
Minor Variance Application



- **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.

=FS



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

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: _____

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

CONCESSION 1 PT LOT 1

Municipal Address (911#): 237193 SUNNY VALLEY RD. 5

Assessment Roll No: ~~237193 SW~~ 420359000100145

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

6. Present Official Plan Designation: RURAL

7. Current Zoning of Subject Lands: RURAL

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.).

RELIEF FOR SIZE OF BUILDING.
RELIEF TO ACCESSORY STRUCTURE LOT COVERAGE
FROM 1% TO 3%

9. Reasons why Minor Variance is necessary:
BY-LAW STATES I CAN BUILD AS BIG AS 1% OF
LOT SIZE. THIS MEANS I CAN ONLY BUILD UP TO
933 SQ. FT. I NEED 2500 FT² FOR MY STORAGE
NEEDS

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 320 Depth of Side Lot Line: 292 Lot Area: 2.1438 AC

Width of Rear Lot Line: 320 Depth of Side Lot Line: 292

11. Present Use of Subject Lands:

Residential Farmland Seasonal Residential

Industrial Commercial Institutional

Other (specify) _____

Date of acquisition by current owner: 2010

Length of time existing uses have continued: _____

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>1983/2010</u>	<u>9'</u>	<u>16'</u>	<u>55'</u>	<u>220'</u>	<u>44x38x14</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>ACCESSORY BUILDING</u>	<u>33'</u>	<u>208'</u>	<u>50'</u>	<u>216'</u>	<u>50x50x21</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Municipal Requirement: _____

15. Lot Coverage (%): Present: 1.5 Proposed: ~~2%~~ 5%

Municipal Requirement (%): 10

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

North RESIDENTIAL South RESIDENTIAL AG
 East AGRICULTURE West RESIDENTIAL

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).