

Justification Report

260 Balmy Beach Rd.

Submitted by Deanna Bertrend on July 30, 2022

Purpose

The purpose of this justification report is to increase the lot coverage allowance for our proposed house. The By-law will need to be amended (Section 10.4 Zone Requirements- Table 10.3 – Partial and Private Services) to allow for the home to be more than 15% coverage. The owner requests for 20% coverage be approved to accommodate the home, deck, garage, and future accessory structure such as a gardening shed.

Table 10.3 - Partial and Private Services also indicates that there is a 3m interior side yard requirement (or 2m and 4m to accommodate the garage). To accommodate our garage on the narrow lot, the By-law will need to be amended to allow for the exterior wall on the garage to be 1.98m while the other side yard will be 3.96m.

Property Description and Background

The property is located at Lot 11, Block C of Registered Plan 447 in the geographic township of Georgian Bluffs. Fire Number is 260 Balmy Beach Rd.

It is a vacant lot that was acquired by Deanna May Coghlin (Married name is Deanna May Bertrend) in 2006 where it has continued to be a vacant lot. The lot owner would like to build a family home to be closer to family already living in the Balmy Beach community. The home will be a bungalow with an attached garage. It will be serviced with a cistern and septic system. There is existing drainage.

The lot frontage is 73.62 and the depth is 250. It is zoned residential shoreline and is not a waterfront lot. The adjacent lots are both vacant lots zoned residential shoreline, while the property across the road is waterfront and has an existing home.

Compliance with Policy

While the majority of Balmy Beach Rd. does have a connection to municipal water, there is a section of homes that does not, including 260 Balmy Beach. This results in the home lot coverage being limited to 15%. Upon communication with the township, there will be municipal water provided in the upcoming years when Barrie's Construction

develops the waterfront lot community. Upon connecting to the municipal water, the lot coverage allowance is then increased to 20%.

The proposed building (home, attached garage, and deck) is a total of 3,469.25 square feet. This will be a lot coverage of 18.84%.

In addition, to allow for sufficient room for any landscaping equipment to access the backyard, the By-law will need to be amended for one side setback to be 1.98m while the other side yard will be 3.96m.

Summary

In summary, the proposal for a minor variance to the lot coverage would have no negative impact to the property or abutting properties as a result of the development proposed. Once the municipal water is provided in the upcoming years, the need for the minor variance is voided. The side setback adjustment to accommodate our garage and home is also requested in this proposal.

The detailed site plan attached to the application shows that all other provisions of the By-law are met.