

Justification Report
Report for a Minor Variance

Purpose

A primary dwelling is a usual and recognized structure in a residential area. The By-law will need to be amended as the location of the proposed dwelling cannot meet the minimum 23 m setback required from the centerline of Grey Road 1.

(Grey County Transportation Department supports 19m Setback-set back support letter attached for reference)

Property Description and Background

The property is located at Pt Lot 17 plan 834 in the geographic Township of Keppel. Fire Number 504696 Grey Road 1 Georgian Bluffs.

Without a minor variance to the required setback, a regular sized dwelling cannot be constructed. Also, the topography of the lot makes this location the only feasible area on the lot to construct a dwelling.

If the house was constructed any further back it would be too close to the toe of the slope of the large hill that makes up the rear of the property.

The proposed dwelling has access to Grey Road 1 from the existing entrance.

Compliance with Policy Official Plan

The Official Plan designation is Inland Lake and Shoreline Residential.

The Official Plan permits low density residential development in this area and that will not change with this application.

A dwelling is a normal and permitted use in a Shoreline Residential area.

Zoning

Section 10.3 of the By-law requires a 10 m setback as the minimum required yard. However, Section 4.17.3 requires a 23m setback from the centerline of the County road.

A minor variance is required as the house will only have a setback of 19 m from the centreline of the road. (Grey County Transportation Department Supports 19M setback -letter attached for reference)

There is a steep hill at the rear of the property but this Environmental Feature requires a 6m setback (Grey Sauble Conservation Authority 6m setback letter of support attached for reference)and therefore not in close proximity to the building.

Stormwater/Drainage Plan

Since the dwelling is a new build and lot grading plan was designed by DMR Consultants, there would not appear to be drainage issues on the lands.

As well there would not appear to be any drainage issues on the lands as the existing culverts and drains will accommodate the lands and can accommodate the development with the servicing proposed.

(letter attached from Grey County Transportation drainage plan without issue)

Servicing

The dwelling will require hydro which has been taken into consideration and will not be an issue.

The dwelling will require septic installation on the north side of the property and has been incorporated into the site plan without issue.

The dwelling will require a water source via well/ cistern. The site plan has incorporated a well/cistern in the south side of the property without issue.

(Discussion with Georgian Bluffs Building Department Regarding a Cistern in place of well has taken place -email attached for reference)

Due to the width of the property being 56.4 meters it allows for generous side yard setbacks and placement of proper services.

Summary

In summary the proposal would appear to be consistent with the policies of the Official Plan and generally meets the intent of the Zoning Bylaw. No negative impact would be experienced by abutting properties as a result of the development proposed. The detailed site plan attached to the application shows that all other provisions of the By-law are met.

Site Plan
Terry and Tracey Fairbairn
504696 Grey Road 1, Georgian Bluffs
Assessment Roll Number
42 03 620 008 45800 0000