

## **Justification Report (Fleming Minor Variance Application)**

### **Purpose:**

To enable construction of a permanent residence in a Shoreline Residential (SR) area. The By-law will need to be amended as the 24% lot coverage of the proposed residence exceeds by 9% the maximum lot coverage of 15% permitted in the SR zone for privately serviced lots.

### **Property Description and Background**

The property is located at Lot 6, Plan 557 in the geographic Township of Keppel.  
Fire Number: 504693 Grey Road 1.

Without a minor variance of 9%, the proposed residence could not accommodate an attached garage and an attached deck.

### **Compliance with Policy**

#### **Official Plan**

The Official Plan designation is Inland Lakes & Shoreline & Hazard Lands. The OP permits low density residential development in this area and that will not change with this application. An attached garage and an attached deck are normal in a residential area.

#### **Zoning**

Section 10 (Shoreline Residential Zone) [see Table 10.3] of the By-law requires a maximum lot coverage of 15% for privately serviced lots. A minor variance of 9% is required as the proposed residence has a 24.05% lot coverage.

The proposed residence meets all the required setbacks: the 3.0 m side yard setback; the 10m front and rear yard setbacks; and the 23m setback from the centreline of Grey Road 1

The existing cottage with attached deck and detached garage (combined area: 161 m<sup>2</sup>) currently situated on the adjoining shore road allowance (Part 4) will be demolished, and that area leveled and seeded. We consider removal of those existing seasonal buildings (constructed 1964) a significant improvement to the residential area.

The proposed new residence of 335.25m<sup>2</sup> (268.53m<sup>2</sup> houseprint + deck 66.72m<sup>2</sup>) exceeds by only 174.25 m<sup>2</sup> the size of the existing structures (cottage/deck/garage) that will be removed from the shore road allowance.

The site plan also identifies a small (8.9m<sup>2</sup>) utility shed marked as "To Remain" on the shore road allowance. However, that shed also will be removed from the property and not replaced.

#### **Stormwater/Drainage Plan**

As indicated on the site plan, all drainage issues have been addressed and will not interfere with neighbouring properties. The proposed swales on both the north and south sides of the property

essentially replicate existing drainage patterns on the property by directing drainage towards the bay and away from neighbouring properties.

#### Summary

In summary, the proposal would appear to be consistent with the policies of the Official Plan and generally meets the intents 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 # 221465

Applicants: Keith and Cathie Fleming

Municipal Address: 504693 Grey Road #1

Assessment Role Number: 42 03 620 008 41800