

Owner(s): Kambiz Tehrani and Nona Birjandy
Agent: Negar Birjandi
Address: N/A
Legal Desc: Plan1077 Pt Blk 42, Sarawak
Roll Number: 420358000408049

Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-01-26 on January 21, 2026, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate virtually or in person at the public meeting, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

or by contacting the Clerk’s Department by email at: clerks@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 922.

View electronic public and Council meetings here:
www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Township Council in respect of the proposed zoning by-law amendment, you must make a written request to the Clerk’s Department at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application Z-01-26 proposes to vary the minimum front yard setback from 7.5 m to 2m, to vary the minimum rear yard setback from 7.5 m to 0.6 m, and to vary the lot coverage from 20% to 25% of the Shoreline Residential 'SR' zone, to facilitate the construction of a single detached dwelling on the subject lands. The dwelling will be serviced by municipal water and a private on-site septic system.

Location Plan



How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **January 7, 2026**, for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

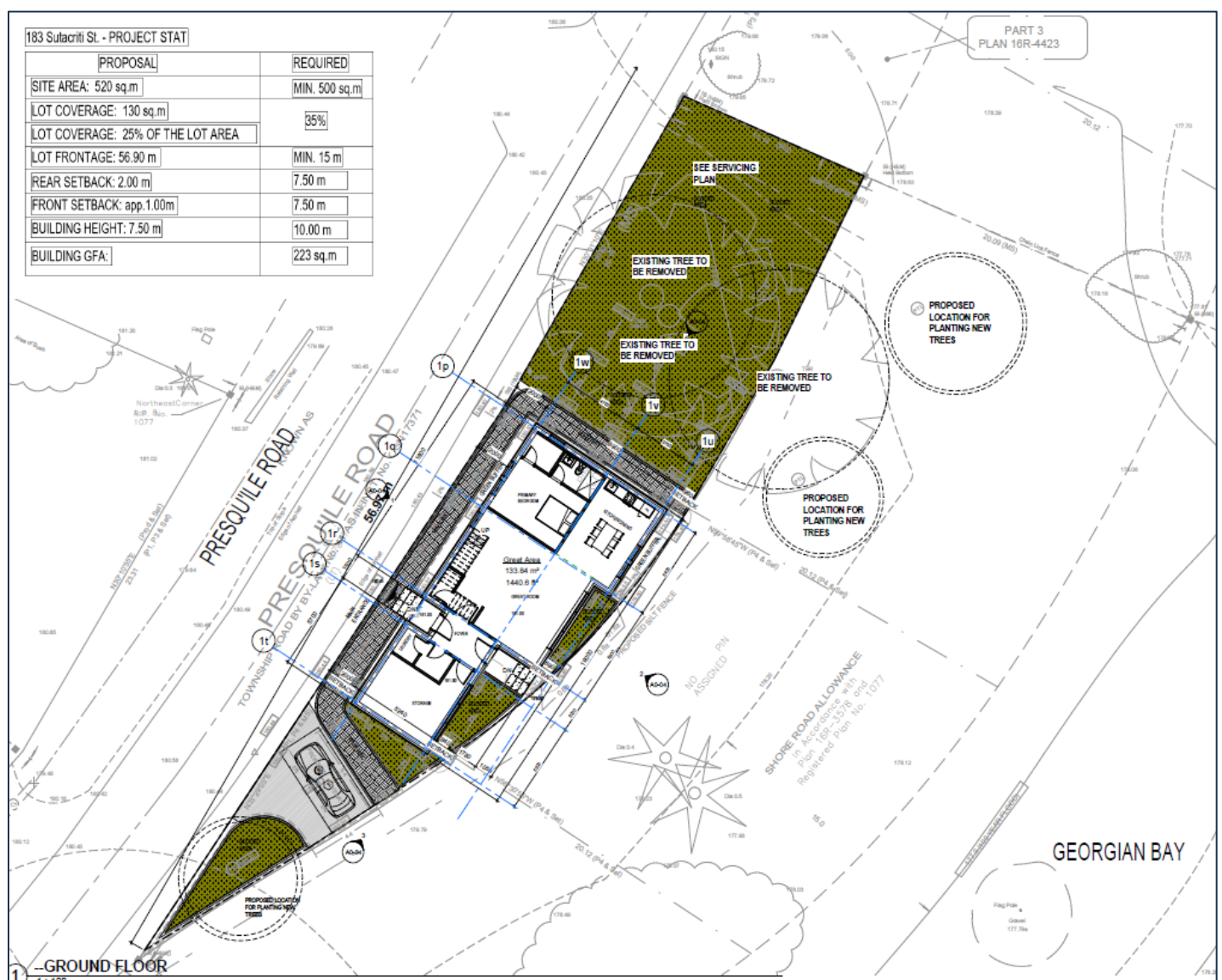
For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.