

# Justification Report — Minor Variance

## Proposed Residential Addition

Municipal Address	117878 Grey Road 3, Township of Georgian Bluffs
Legal Description	Con 9 Pt Lot 15 RP 16R825; Parts 1 & 2 subject to ROW; over Part 2
Assessment Roll Number	420354000402601
Official Plan Designation	Agricultural
Zoning	AG
Prepared For	Minor Variance Application (Township of Georgian Bluffs)

### 1. Purpose

The purpose of this application is to request relief from the Township of Georgian Bluffs Zoning By-law to permit a residential addition where one interior side yard setback cannot meet the minimum requirement. The proposed addition is intended to improve safe and functional access to the dwelling by orienting the main entrance toward the existing driveway for visibility and access, and to better align with the established site layout.

### 2. Property Description and Background

The subject property is located at 117878 Grey Road 3, Township of Georgian Bluffs. The property is used for residential purposes and is designated Agricultural in the Official Plan and zoned AG.

The lot has an approximate frontage of 36 m and depth of 114 m. Existing development includes a single detached dwelling (Approx. 1,075 sq. ft. footprint (single detached dwelling)).

The addition cannot be expanded further to the rear due to drilled well placement, and cannot be placed toward the front due to the septic system. The proposed location also allows the entrance to face the driveway rather than the field.

### 3. Details of the Proposal

The proposal is for a residential addition with approximate dimensions of 20 ft x 43 ft.

Proposed setbacks are as follows:

- Front yard setback: 76 m

- Rear yard setback: 25.5 m
- Interior side yard setback (left): 8 m (proposed)
- Interior side yard setback (right): 11 m

Lot coverage would change from approximately 2.4% (existing) to 3.3% (proposed), which remains below the stated 5% maximum.

#### 4. Requested Relief (Minor Variance)

The following relief is requested:

By-law reference	Table 8.2
Requirement	Interior side yard setback: 10 m
Proposed	Interior side yard setback: 8 m
Relief requested	2 m
Rationale	The main entrance in the proposed addition is intended to face the driveway for visibility, access, and aesthetics. Site constraints (well and septic) limit alternative locations and layouts.

Table 8.2

Table 8.2

Zone Requirements	AG and RU Provisions			
	AG Agricultural Uses	AG Residential and Non-Agricultural Uses	RU Agricultural Uses	RU Residential and Non-Agricultural Uses
Lot Area (Minimum)	40 ha	-	20 ha	0.8 ha
Lot Frontage (Minimum)	200 m	-	200 m	100 m
Lot Coverage (Maximum)	5 %	5 %	5 %	10 %
Required Yards (Minimum):				
Front Yard	20 m	10 m	20 m	10 m
Exterior Side Yard	20 m	15 m	20 m	15 m
Rear Yard	15 m	10 m	15 m	10 m
Interior Side Yard	15 m	10 m	15 m	10 m
Building Height (Maximum)	N/A	10 m	N/A	10 m

#### 5. Compliance with Policy

### **a) Official Plan**

The property is designated Agricultural in the Township Official Plan. The proposal maintains the existing residential use and does not introduce a new land use that would conflict with the designation. The requested variance is limited to a reduced interior side yard setback and does not alter the overall intent of land use permissions. The proposal maintains compatibility with the surrounding rural/agricultural context.

### **b) Zoning By-law**

The subject property is zoned AG. The requested relief is limited to one interior side yard setback reduction (10 m required, 8 m proposed). Other setbacks remain substantial in a rural lot context, and lot coverage remains below the stated maximum. The proposal therefore maintains the general intent of the Zoning By-law while allowing reasonable use of the property.

## **6. Planning Act — Four Tests**

When considering a minor variance, the Committee applies the following four tests:

### **1) Is the variance minor?**

Yes. The reduction is 2 m from a 10 m requirement, and the proposed 8 m setback continues to provide meaningful separation. The proposal otherwise maintains substantial setbacks and low lot coverage.

### **2) Is it desirable for the appropriate development or use of the land?**

Yes. The addition supports continued appropriate residential use and improves functional access by orienting the main entrance toward the driveway. Site constraints (well and septic) limit other practical options.

### **3) Does it maintain the general intent and purpose of the Zoning By-law?**

Yes. The development remains residential in nature, setbacks remain generous in a rural context, and the relief is limited and specific. Lot coverage remains below the stated maximum.

### **4) Does it maintain the general intent and purpose of the Official Plan?**

Yes. The proposal continues an existing residential use, does not change the rural/agricultural character, and is not expected to create negative impacts.

## **7. Surrounding Land Uses and Compatibility**

The surrounding land uses are primarily agricultural, with some residences:

- North: Agriculture with residence
- South: Agriculture (no residence)
- East: Agriculture with residence

- West: Agriculture (no residence)

Designated Environmental Protection area approximately 137 m northwest of the building area.

Neighbour impacts anticipated: No. Existing flow and use of the property remains the same, and there are no neighbours directly to the side of the proposed extension.

## **8. Stormwater / Drainage**

The proposal is not expected to create drainage issues. Existing drainage patterns are intended to be maintained, and any minor grading required for the addition would be directed to continue established on-site drainage. Additional grading or drainage notes can be provided if requested by the Township.

## **9. Servicing**

- Water: Drilled well
- Sewage: Septic system
- Access: Public County Road (Grey Road 3)

Tile bed is approximately 18 m from proposed work; septic to be adjusted if needed.

## **10. Submission Notes**

Pre-consultation: No (Municipal planning staff indicated it was not required given the simplicity of the application).

Agent: Yes (agent authorization letter to be included with application, if required).

Sketch / site plan: Yes (previously submitted / available).

## **11. Summary**

In summary, the proposed residential addition requires one minor variance to reduce the required interior side yard setback from 10 m to 8 m. The request is minor in nature, desirable for the appropriate development of the property, and maintains the general intent and purpose of both the Zoning By-law and the Official Plan.