

# Miller's HHBC Beaver Homes and Cottages

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900 Main Street  
Sauble Beach, ON, N0H 2G0  
519.422.2424  
[Ryan.Greig@homehardware.ca](mailto:Ryan.Greig@homehardware.ca)

November 13, 2025

Dear Georgian Bluffs Council and Staff,

This letter is being sent to council to better explain the planning application that was submitted by Ryan Greig, agent for Michael Treurniet of MDT holdings ltd. regarding the property in the hamlet of Albanley with no street address, legal description of HMS Pt Lot 20, in the former township of Keppel. Roll no. 420354000410600

Mr. Treurniet purchased this property June 2022, with hopes of building a storage garage for some of his belongings from his cottage in nearby Chesley Lake. The property at the cottage will not allow for any type of garage, as the lot is small, and steep. The intention of the building on this lot would be to store 2 boats, an atv, and other bulky cottage items, like rafts, patio furniture, and other miscellaneous items.

This property currently is home to a dilapidated shed, and overgrown weeds. It's sandwiched between a telecommunications building, and another dilapidated property which is an eyesore for the township. Any improvement on this property should not be just approved, it should be encouraged.

The building size proposed is 40x40, which is already reduced from 60x40. The reason for the size and orientation of the building is to be able to conveniently enter the building with boat and trailer, unhook the trailer, and drive out the other door. The by-law provision of 5% lot coverage for an AG property makes sense. Allowing a 100 acre to have 5 acres covered in buildings is a lot. To only allow 5% of this lot to be covered amounts to a 585 sq foot building, which doesn't allow for anything close to what Mr. Treurniet is needing. Or anyone else in the future.

The location of this building is to allow the farmer that owns the abutting property to the east to still access the land from the existing entry. This farmer works the land each year for crops. Keeping the building to the north end of the property will allow the machinery through.

This property seems to have fallen through the cracks when the zoning and zoning by-law was being created. It's an anomaly of zoning, as it doesn't really suit the needs of AG, commercial, residential, or any other zone. Mr. Treurniet is happy to go through whichever zoning by-law staff and council see fit, and additionally sign an affidavit stating the building and property will only be used for personal storage, and not a commercial business, agricultural storage, residential use of any kind, or home based business. This should alleviate all concerns that were brought forward at the committee of adjustment meeting held November 12, 2025.

Unfortunately, if this zoning amendment is not approved and Mr. Treurniet is not able to construct the storage garage as proposed, it will be put back up for sale, and continue to be an eye sore for anyone travelling north of the roundabout in Albanley. With the current state of the zoning and restrictions, it is our opinion this lot would then remain in its current state for the foreseeable future. If Mr. Treurniet is able to construct this building, his son, who resides in Saugeen Shores will maintain the property, and will see that it meets and exceeds the property standards within the by-laws, and is a welcomed improvement to Albanley and Georgian Bluffs.

Thank you,

Ryan Greig, Miller's Home Hardware Building Centre