



Township of Georgian Bluffs

Minor Variance Application

- **Pre-consultation** is required **prior** to the submission of applications for a Minor Variance.
- The Minor Variance process will not commence until a complete application is received.
- Incomplete applications will be returned to the Applicant.
- The Application will be filed with the Planning Office of the Township of Georgian Bluffs. A copy may be returned to the Applicant for their records
- An accurate sketch or map is required. All measurements must be shown in metric units. **Hard and Digital Copy Must be Provided.**
- Please type or print the information clearly on this legal document. For assistance in filling out this application, contact the Township Planning Department. A Commissioner is usually available at the Municipal Office, please call ahead.
- A complete application must include a Justification Report, the complexity of the report will depend upon the proposal, it is not intended to replace detailed engineering or environmental reports. Reports must be provided in digital format.
- Planning application fees are required when the application is submitted.
- Grey Sauble Conservation Authority review fees are required when the application is submitted.

I/We hereby submit this application for a Minor Variance to the Township of Georgian Bluffs Zoning By-law, in respect of the lands hereinafter described.

Declaration:

I/We _____ of the _____

In the _____ of _____ do solemnly declare:

- that I/we am/are the registered owner(s)/the authorized agent of the registered owner(s) of the lands hereinafter described (as per written verification attached);
- that, to the best of my/our knowledge and belief, all the information and statements given in this application and in all the exhibits transmitted herewith are true and accurate;
- it is understood and agreed that it will be my/our responsibility to reimburse the Township of Georgian Bluffs for any further costs, above any applicable fees already paid, incurred and charged to the Municipality in connection with the application, (i.e. L.P.A.T. hearing, legal or engineering fees); and
- I/We hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Declared before me at the County of Grey in
the City of Owen Sound this 18th day of

February, 2026.

_____ is

Signature of Owner(s)

Signature of Owner(s) or Agent

CARLY CRAIG, a Commissioner, etc.,
County of Grey, Clerk of the
Corporation of the Township of Georgian Bluffs
Authorization:

I/We, _____ (please print) am/are the registered
owner(s) of the lands subject to this application and I/we authorize _____ to
make this application on my/our behalf.

Date: _____ Signed: _____

Date: _____ Signed: _____

Witness to signature: _____

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Committee of Adjustment
2. Registered Owner's Name: Michael & Jeannine Kraft
Address: [REDACTED]
Postal Code: [REDACTED]
Email Address: [REDACTED]
Phone Number: (Bus.) _____
(Res.) [REDACTED]

3. Authorized Agent's Name: Aidan Walsh
Address: [REDACTED]
Postal Code: [REDACTED]
Email Address: [REDACTED]
Phone Number: (Bus.) _____
(Res.) [REDACTED]

All correspondence should be sent to: Owner Agent Both

4. Name and address of holders of any mortgage, charges or other encumbrances in respect of the Subject Lands:

5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
CON 9 PT LOT 15 RP 16R825; PARTS 1 & 2 SUBJECT TO ROW; OVER PART 2

Municipal Address (911#): _____
Assessment Roll No: 117878 Grey Road 3, Georgian Bluffs
420354000402601

The following information must be complete. Details may be provided in the attached 'Justification Report'.

6. Present Official Plan Designation: _____
Agricultural

7. Current Zoning of Subject Lands: _____
AG

8. Briefly describe the nature and extent of relief from the Zoning By-law for the proposed Minor Variance: (i.e. relief for lot frontage, density, height, area, setbacks, etc.).

Relief from interior side yard setback for a residential addition.

9. Reasons why Minor Variance is necessary:
Main entrance in the proposed addition is to face the driveway for visibility, access, and aesthetics. Rear expansion is constrained by drilled well placement; front expansion is constrained by septic system.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 36m Depth of Side Lot Line: 114m Lot Area: _____
36 m 114 m
 Width of Rear Lot Line: 36m Depth of Side Lot Line: 114m

11. Present Use of Subject Lands:

- Residential Farmland Seasonal Residential
 X
 Industrial Commercial Institutional
- Other (specify) _____

Date of acquisition by current owner: _____

Length of time existing uses have continued: _____

12. List any existing Buildings or Structures on the Subject Lands:

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
Single family dwelling (approx. 1,075 sq. ft. footprint)		76m	27.5m	11m	8m	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

13. Proposed Use of Subject Lands:

- Residential Farmland Seasonal Residential
 Industrial Commercial Institutional
- Other (specify) _____

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
Residential addition	76m	25.6m	11m	8m	8m x 0.1 m x 13.1 m (approx.)
_____	76m	25.6m	11m	8m	_____
_____	_____	_____	_____	_____	_____
Municipal Requirement:	10m	10m	10m	10m	_____

15. Lot Coverage (%): Present: 2.4 Proposed: 3.3
2.4% 3.3%
 Municipal Requirement (%): 5 MAX
5%

16. Existing Uses of Abutting Lands: (include properties on opposite side of road allowance)

North Agriculture with residence South Agriculture (no residence)
 East Agriculture with residence West Agriculture (no residence)

17. Types of Servicing (Check all that apply)

Water

- Publicly Owned and Operated Potable Water System
- Private Well/Source, Type Type: drilled well
- Other (e.g. Lake), please specify _____

Sewage

- Publicly Owned and Operated Sanitary Sewage System
- Septic Tank and Tile Field
- Other (e.g. Lake), please specify _____

Access

- Public Road Owned and Maintained by the Local Municipality
- Public Road Owned and Maintained by the County
- Public Road Owned and Maintained by the Province
- Private Road
- Water Access Only - Information must be provided on parking and docking facilities.
- Other, please specify _____

Drainage

- Existing Storm Drainage System
- New On-Site Storm Drainage System
- New Area Storm Drainage System

18. The Applicant is required to attach a sketch to each copy of the application, and/or in the Justification Report, which will include the following information:

- True dimensions, boundaries and shape of property, drawn to scale, of the Subject Lands.
- Full extent of other lands owned by the Applicant if abutting the Subject Lands, or in the Applicants opinion may affect the application.
- Approximate location, size and distance of existing and proposed buildings and structures from the front, rear and side yard lot lines.
- Location of any entrances, right-of-ways and easements affecting the lands.
- Location of all natural and artificial features (i.e. railways, highways, steep slopes, wetlands, watercourses, drainage, well, septic fields, hydro lines etc.)
- The use of adjoining lands.
- The location, name and status of roads (opened, unopened, private, seasonal).