



**RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.**

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July 31, 2025

Township of Georgian Bluffs  
177964 Grey Road 18  
R.R. #3  
Owen Sound, ON  
N4K 5N5

Attention: Ben Suchomel  
Community Planner

Dear Ben:

**Re: Application for Minor Variance  
Part Lot 9, Concession B, Geographic Township of Derby  
Township of Georgian Bluffs  
Assessment Roll No. 420362000103801  
Owner: Elizabeth Van Loo and the Estate of Cornelius Van Loo**

Further to last week's discussion regarding a recently submitted Consent application pertaining to a lot line adjustment involving the above-noted property, enclosed please find a Minor Variance application.

The cheques covering the Township's application fee and the Grey Sauble Conservation Authority review fee have already been delivered to your office.

To assist with your evaluation of this matter, I offer the following:

**Proposed Minor Variance:**

Recently, I filed a Consent application on behalf of Elizabeth Van Loo which is intended to convey 0.279 hectares of land to the adjacent residential lot owned by Jeff Trask. As a result of this conveyance, the storage building (former barn) located on the Van Loo property would form part of the Trask parcel. As well, the smaller storage shed that straddles the westerly lot line of the Trask property would then be situated entirely on the Trask parcel.

As your office has advised, the smaller storage shed – despite being located entirely on the Trask property following the lot boundary adjustment – would not comply with the 'minimum side yard' requirement for accessory buildings of 2.0 metres. Mr. Trask and I estimate the new side yard to be between 1.0 metres and 1.5 metres. The attached sketch shows a 1.0-metre yard, to be on the safe side. The submitted Minor Variance application will acknowledge this reduced side yard.

### **Minor Variance Evaluation:**

Section 45(1) of the Planning Act lists four tests that a Minor Variance must pass in order to be approved. In this regard, please consider the following:

1. *Does the variance maintain the intent and purpose of the Official Plan?*

The subject lands are designated 'Agricultural' on Schedule A of the Grey County Official Plan. The Official Plan does not include policies that deal with the finer details of development on a property, such as side yards for accessory buildings. The Official Plan does, however, attempt to maximize the size of farm lots within the 'Agricultural' designated areas, and it would therefore generally favour a reduced side yard as opposed to making the residential lot larger and consuming more actively farmed land.

The proposed relief clearly maintains the intent and purpose of this land use policy document.

2. *Does the variance maintain the intent and purpose of the Zoning By-law?*

The 'AG' zone of the Township's Zoning By-law requires a 2.0-metre side yard to ensure that sufficient room exists on the property to provide maintenance to a building. A side yard of 1.0 - 1.5 metres should be sufficient to serve this purpose. It's worth noting that the proposed side yard is a significant improvement over the existing situation where approximately one-half of the building is located on the Van Loo farm property.

For these reasons, the proposal maintains the intent and purpose of the Zoning By-law.

3. *Is the variance minor in nature?*

This test has traditionally been interpreted as meaning "what impact will the variance have on the neighbours?" The only neighbour that could possibly be impacted by the reduced side yard on the Trask property would be Mrs. Van Loo. In that regard, if Mrs. Van Loo felt that a reduced side yard would create an imposition, she wouldn't be filing

the Consent and Minor Variance applications. The request should be considered minor in nature.

4. *Is the variance requested desirable for the appropriate and orderly development and use of the lands and buildings?*

The variance will facilitate a lot line adjustment that will eliminate an existing encroachment proposal. A 1.0 – 1.5 metre side yard is a considerable improvement over the existing situation.

This minor variance will result in the appropriate and orderly use of the Trask and Van Loo properties.

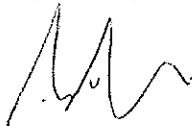
**Conclusion:**

The proposed Minor Variance passes the Planning Act's Minor Variance tests and should be given favourable consideration.

**Final Remarks:**

Should you require any additional information, please contact the undersigned.

Respectfully submitted,

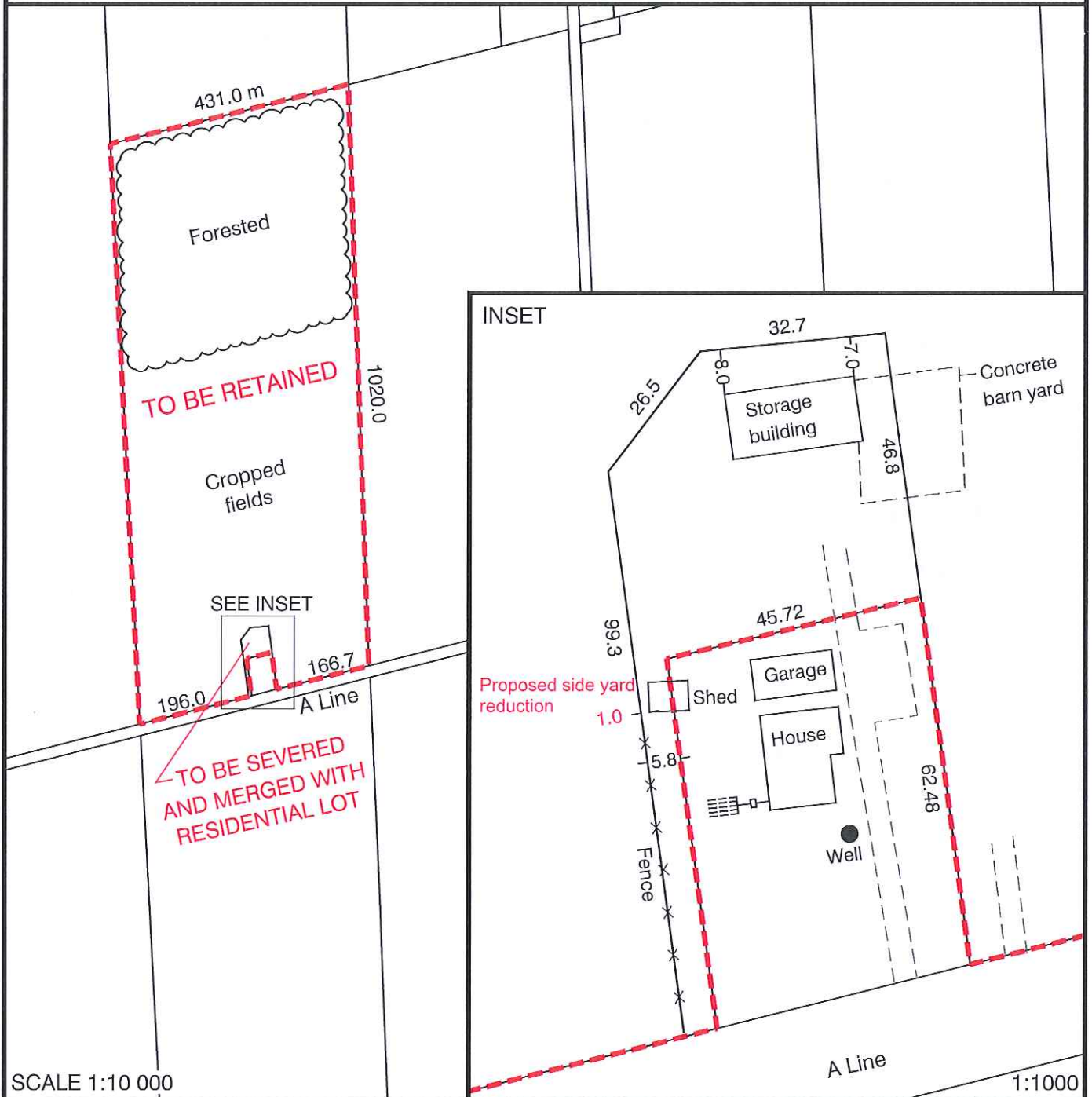


Ron Davidson, RPP, MCIP, BES

c.c. Elizabeth Van Loo  
Jeff Trask

# Minor Variance Sketch

 Subject Property



Lot Line Adjustment  
161375 A Line  
Township of Georgian Bluffs

**RD** **RON DAVIDSON**  
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OWEN SOUND, ONTARIO