



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 Ron Davidson of the City of Owen Sound

In the County of Grey 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 City of Owen Sound in

the County of Grey this 20 day of

January, 2025

[Redacted Signature]

A Commissioner of Oaths

Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

[Redacted Signature]

Signature of Owner(s)

[Redacted Signature]

Signature of Owner(s) or Agent

Authorization:

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

Date: January 18, 2025 Signed: [Redacted Signature]

Date: January 18, 2025 Signed: [Redacted Signature]

Witness to signature [Redacted Signature]

Updated: March 2025

1. Name of Approval Authority: Township of Georgian Bluffs Committee of Adjustment
2. Registered Owner's Name: Lisa Ireland and Rob Palmer
Address: [REDACTED]
Postal Code: [REDACTED]
Email Address: [REDACTED]
Phone Number: (Bus.) _____
(Res.) [REDACTED]

3. Authorized Agent's Name: Ron Davidson Land Use Planning Consultant Inc.
Address: 265 Beattie Street, Owen Sound, ON
Postal Code: N4K 6X2
Email Address: ronalddavidson@rogers.com
Phone Number: (Bus.) (519) 371-6829
(Res.) _____

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:
TD Canada Trust 168 Queen Street South, Streetsville, ON L5M 1K8
5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
Part Lot 8, Georgian Range, Geographic Township of Keppel, Township of Georgian Bluffs (Part 2, Reference Plan 16R-4377)

Municipal Address (911#): None assigned
Assessment Roll No: 420362000723405

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

6. Present Official Plan Designation: 'Inland Lakes and Shoreline Settlement Area' and 'Hazard Lands'
7. Current Zoning of Subject Lands: 'SR' and 'EP'
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.).
To allow for a garage to be located on the subject property without a principal building. The owner lives in a house located directly across the road.

9. Reasons why Minor Variance is necessary:
Zoning By-law requires a principal use to be established on the property before an accessory building can be erected.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 33.9 m Depth of Side Lot Line: 178.85 - 190.97 m Lot Area: 0.65 ha

Width of Rear Lot Line: 33.72 m Depth of Side Lot Line: _____

11. Present Use of Subject Lands:

Residential Farmland Seasonal Residential

Industrial Commercial Institutional

Other (specify) Vacant

Date of acquisition by current owner: 2000

Length of time existing uses have continued: Always been vacant

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	
Not applicable	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

13. Proposed Use of Subject Lands:

Residential Farmland Seasonal Residential

Industrial Commercial Institutional

Other (specify) Garage, as an accessory use to to the residential dwelling located on neighbouring property.

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
Garage	18.3 m	157 m+/-	3 m	3m	8.53 m x 11 m x 4.33 m
Municipal Requirement:	7.5 m	2.0 m	2.0 m	2.0 m	

15. Lot Coverage (%): Present: 0 Proposed: 1.4%

Municipal Requirement (%): 35%

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

North Vacant, forested South Vacant, forested

East Detached residential West Vacant, forested

17. Types of Servicing (Check all that apply)

Water Not applicable

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

Sewage Not applicable

- 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

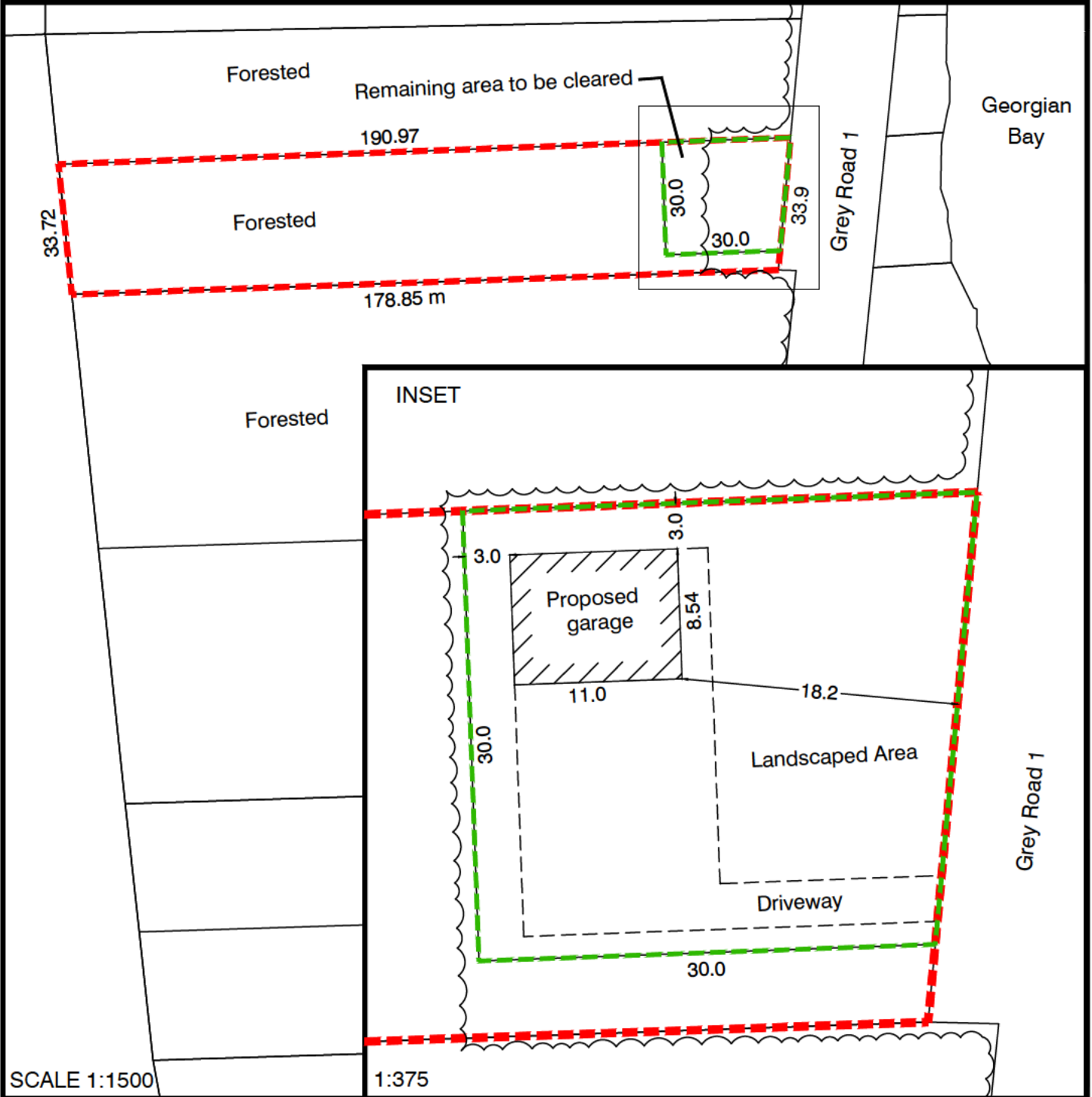
- Existing Storm Drainage System
- New On-Site Storm Drainage System
- New Area Storm Drainage System

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).

Site Plan

-  Subject Property
-  Development Envelope



Part Lot 8, Georgian Range
(Part 2, Reference Plan 16R4377)
Geographic Township of Keppel
Township of Georgian Bluffs