

Justification Report

For Zoning Amendment on Part of Lot3 Concession 20 Grey Road 17

Roll # 42-03-620-005-106-01

Purpose:

The Purpose of this zoning amendment is to construct our family home on property we own on Grey Road 17. It is a 2 acre lot with an environmentally protected portion, and zoned AG. We are requesting the amendment to change the zoning to permit a residential building and relief from the required setbacks on EP zoning to 3m, as our building envelope is too small to accommodate the build.

Property Description and Background:

This property is located at Part of lot 3 Concession 20, Roll# 42-03-620-005-106-01 in the Township of Georgian Bluffs, Grey Road 17 no fire number assigned yet.

The location of the extended wetlands on the property dictates the section of property that is buildable, with this area we have to build closer to the EP zone then permitted otherwise the building envelope will be too close to the county road. This is the logical location for the home and was recommended by grey sauble conservation authority in their report. Our Site plan designer recommended separating the permitted area into two separate sections to accommodate the septic system and meet all required setbacks for it.

- If the house was constructed any closer to the road it would be unsafe
- If the house was constructed any further east it would be too close to the side lot line

Compliance with Policy

Official Plan

The official plan designation is AG and we need to change that to accommodate a residential building, the proposed land is not suitable for much agricultural use

Zoning

We are applying for a development envelope with a maximum 3m side yard setback and a 3 m setback from the EP zone.

There are no barns within 1000 feet

Stormwater/Drainage

There does not appear to be any drainage issues with land once filled up to site plan and the culverts appear to keep up to drainage

Servicing

The house will be serviced by on site well and septic system and they will meet all required set backs

Summary

In summary this amendment would give use to a portion of land that otherwise would not be very functional. No negative impacts to the surrounding EP zones will occur or to abutting properties. The detailed site plan, and engineering studies support our position to build a home on this property.