

September 2022
Planning Justification Letter

Zoning bylaws Amendment for subject land in the township of Georgian
Bluffs.

102759 Grey Road 18
Owen Sound, Ontario

Prepared by the property owners
Rob and Carolyn Hicks

Prior to 2003, this land was zoned residential, and in 2003 it was changed to planned development by the township of Georgian Bluffs, leaving the property designated as residential.

The purpose of this application is to re-zone the subject land from planned development to residential to permit the construction of a detached garage. The garage will be used to house additional vehicles. The proposed garage will be built 34ft east of the existing home. In the application, the proposed garage extends beyond the front of the existing home by 13 feet. We have been advised that we may not be allowed to build in what is considered our front yard. If this is regarded as the property's front yard, we can alter the plans to meet the planning requirements of the township.

Along with this application, we will provide a document from Grey Sauble Conservation stating that they are of the opinion that an Environmental Impact Study is not required to support the application. A Karst Topography Assessment was conducted on the property on August 8th, 2022, by Blue Plan Engineering in Owen Sound, and no evidence of hydraulically active Karst features we discovered in the area of the proposed detached garage. Completed Karst Topography Assessment will be included with the application.

Rob And Carolyn Hicks