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Application forms

✓ Minor Variance Application - Township of Georgian Bluffs

MINOR VARIANCE APPLICATION - TOWNSHIP OF GEORGIAN BLUFFS

Draft

 The form is in read-only mode and cannot be edited.

All required fields are marked with *

GENERAL INFORMATION

All correspondence should be sent to:

Owner Agent Both

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

John Vanderkooy

Municipal Address (911#): *



Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake) *

CON 21 PT LOT 5 RP16R 4899; PART 4

Assessment Roll No: *

420362000603626

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

Present Official Plan Designation: *

vacant residential

Current Zoning of Subject Lands: *

RESIDENTIAL NON-AGRICULTURAL

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 current zone requirements of (south) side setback from 10 metres to 4.5 metres (15 feet). Also increase in (maximum) lot coverage use from current zone requirements: 5% to 10%.

Reasons why Minor Variance is necessary: *

To build a residential house, with attached garage.

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Lot Frontage: *

150

Depth of Side Lot Line: *

300

Lot Area: *

1

Width of Rear Lot Line: *

150

Depth of Side Lot Line: *

300

Present Use of Subject Lands:

Present Use of Subject Lands: *

- Residential
- Farmland
- Seasonal Residential
- Industrial
- Commercial
- Institutional
- Other(Specify)

Details

unused, vacant lot, zoned agricultural

Date of acquisition by current owner: *

2024-06-03



Length of time existing uses have continued: *

presently

List any existing Buildings or Structures on the Subject Lands:

Type/Use	Date Constructed	Yard Setback - Front	Yard Setback - Rear	Yard Setback - Side1	Yard Setback - Side2	Build (WxH)
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none

Proposed Use of Subject Lands:

Check:

- Residential
- Farmland
- Seasonal Residential
- Industrial
- Commercial
- Institutional
- Other

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Type/Use	Date Constructed	Yard Setback - Front	Yard Setback - Rear	Yard Setback - Side1	Yard Setback - Side2	Build (WxH)
residential	need permit	10 metres	10 metres	9.144 (30 feet)	3.048 metres (10)	30

Municipal Requirement:

Yard Setback - Front

10 metres

Yard Setback - Rear

10 metres

Yard Setback - Side1

10 metres

Yard Setback - Side2

10 metres

Lot Coverage(%):

Present:

0%

Proposed:

15%

Municipal Requirement (%):

5%

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

North

agricultural residential

South

agricultural

East

agricultural

West

agricultural

Types of Servicing

Types of Servicing (WATER) (Check all that apply)

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

Types of Servicing (SEWAGE) (Check all that apply)

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

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- 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

Types of Servicing (DRAINAGE) (Check all that apply)

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

Sketch Requirements:

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).

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