



Municipal Address: 201564 Highway 21
Roll Number: 420354000403500
Legal Description: GEORGIAN BLUFFS CON 9 PT LOT;17
Property Owner: Andrew and Dana Wilkie
Phone:

Name of Authorized Agent: Bill Klingenberg
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Purpose:

The proposal is to permit an accessory detached garage on an existing and already developed parcel of land in the community of Jackson. A garage is a usual and recognized accessory structure in this residential area, currently zoned as Agricultural. The By-law will need to be amended as the proposed garage exceeds the maximum lot coverage for accessory buildings in an agricultural zone with greater than 0.8 Ha (1.97 acres) in size.

Property Description and Background

The property is located at CON 9 PT LOT;17 in the geographic Township of Keppel. Fire Number 201564 Highway 21. The property is 1.05 Ha (2.6 acres), just over 0.8 Ha (1.97 acres) thus putting the allowable lot coverage for accessory structures to 1% whereas 5% lot coverage would be permitted if less than 0.8 (1.97 acres). The property is a residential use and within the community of Jackson. The property is adjacent to both residential and agricultural uses.

The proposed garage will complement the existing residential use and will have access to Highway 21 from the existing entrance.

Compliance with Policy

Official Plan

The Official Plan designation is Agricultural. The OP permits residential development in this area and that will not change with this application. A garage is a normal and permitted accessory use in a residential use within an agricultural area.

Zoning

Table 5.1 of the By-law requires a 1% lot coverage. All other provisions are met. A minor variance is required as the garage will exceed the permitted lot coverage of 1%.

Minimum Distance Separation requirement does not apply as the residence is existing and the proposed development is an accessory to the residential use.

The land is developed and not in close proximity to any known archeological significant areas.

There are no environmental restrictions in close proximity to the building.

There would not appear to be any drainage issues on the lands.

The garage will require hydro, but not water. The septic system was new with the home built in the early 2000's and the garage is a minimum of 25 feet from the tile bed.

The lands can accommodate the development with the servicing proposed.

Summary

In summary the proposal would appear to be consistent with the policies of the Official Plan and generally meets the intent of the Zoning Bylaw.

No negative impact would be experienced by abutting properties as a result of the development proposed.

The detailed site plan attached to the application shows that all other provisions of the By-law are met.

Any questions or comments received will be answered and addressed accordingly.

Respectfully,

A handwritten signature in black ink, appearing to read "Bill Klingenberg". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Bill Klingenberg
Klingenberg Design

Andrew and Dana Wilkie