



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 Colleen Newell & Armininder Chatterja of the GREY Highlands
In the County of GREY do solemnly declare:

- a) 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);
- b) 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;
- c) 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
- d) 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 Municipality of Grey Highlands in
the County of Grey this 27th day of

July, 2026.

A Commissioner of Oaths

Roberta Elizabeth Scully, a
Commissioner, etc., Province of
Ontario, for the Corporation of the
Municipality of Grey Highlands.
Expires April 25, 2028.

Signature of Owner(s)

Signature of Owner(s) or Agent

Authorization:

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

Date: _____ Signed: _____

Date: _____ Signed: _____

Witness to signature: _____

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Committee of Adjustment
2. Registered Owner's Name: Colleen Newell & Permindar Chatterji
Address: _____
Postal Code: _____
Email Address: _____
Phone Number: (Bus.) _____
(Res.) _____
3. Authorized Agent's Name: _____
Address: _____
Postal Code: _____
Email Address: _____
Phone Number: (Bus.) _____
(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: NA

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

CON 3 PT LOT 40 RP 16R 8706 PART 1 RP 16R 8507 PART 1 & 3

ST INTEREST R 506 351

Municipal Address (911#): 339605 Presquille Rd

Assessment Roll No: 42-03-580-004-12000-0000

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

6. Present Official Plan Designation: Shoreline Residential
7. Current Zoning of Subject Lands: SR exception SR-55 (R2-65-2012)
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.).
Seeking relief in interior side yard set back
to 0.66m to allow for single car garage
9. Reasons why Minor Variance is necessary:
THE SOUTH SIDE OF THE building is presently 4.31 M
from interior side lot line. Proposed width of garage
is 3.65m. Hence a reduction in set back from 3m
per bylaw to 0.66m is Required,

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 23.76 M Depth of Side Lot Line: 86.3 M Lot Area: ≈ 2295 M²

Width of Rear Lot Line: 35.2 m Depth of Side Lot Line: 83.59

11. Present Use of Subject Lands:

☒ Residential ☐ Farmland ☐ Seasonal Residential

☐ Industrial ☐ Commercial ☐ Institutional

☐ Other (specify) _____

Date of acquisition by current owner: 2005-07-15

Length of time existing uses have continued: CONTINUOUS

12. List any existing Buildings or Structures on the Subject Lands:

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions
		Front	Rear	Side	Side	W x D x H
Rebuilt w Foundation	2012	5.15	20.46	88.3	3.01	14.0 x 6.23 x 5.18
Enclosed Veranda	2023	5.15	20.46	88.3	3.01	14.0 x 8.93 x 5.18

13. Proposed Use of Subject Lands:

☐ Residential ☐ Farmland ☒ Seasonal Residential

☐ Industrial ☐ Commercial ☐ Institutional

☐ Other (specify) _____

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions
	Front	Rear	Side	Side	W x D x H
Single car garage	5.89	81.3	0.66	3.01	3.65 x 7.31 x 5.18

Municipal Requirement:

* 5.12 10 3.0 3.0
+ Bylaw SR-55

15. Lot Coverage (%): Present: 4.9 % Proposed: 6.0 %

Municipal Requirement (%): 15 %

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

North Residential South LOT with pump house for 5 properties
East WATER FRONT West Residential

17. Types of Servicing (Check all that apply)

Water

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

Sewage

- ☐ 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

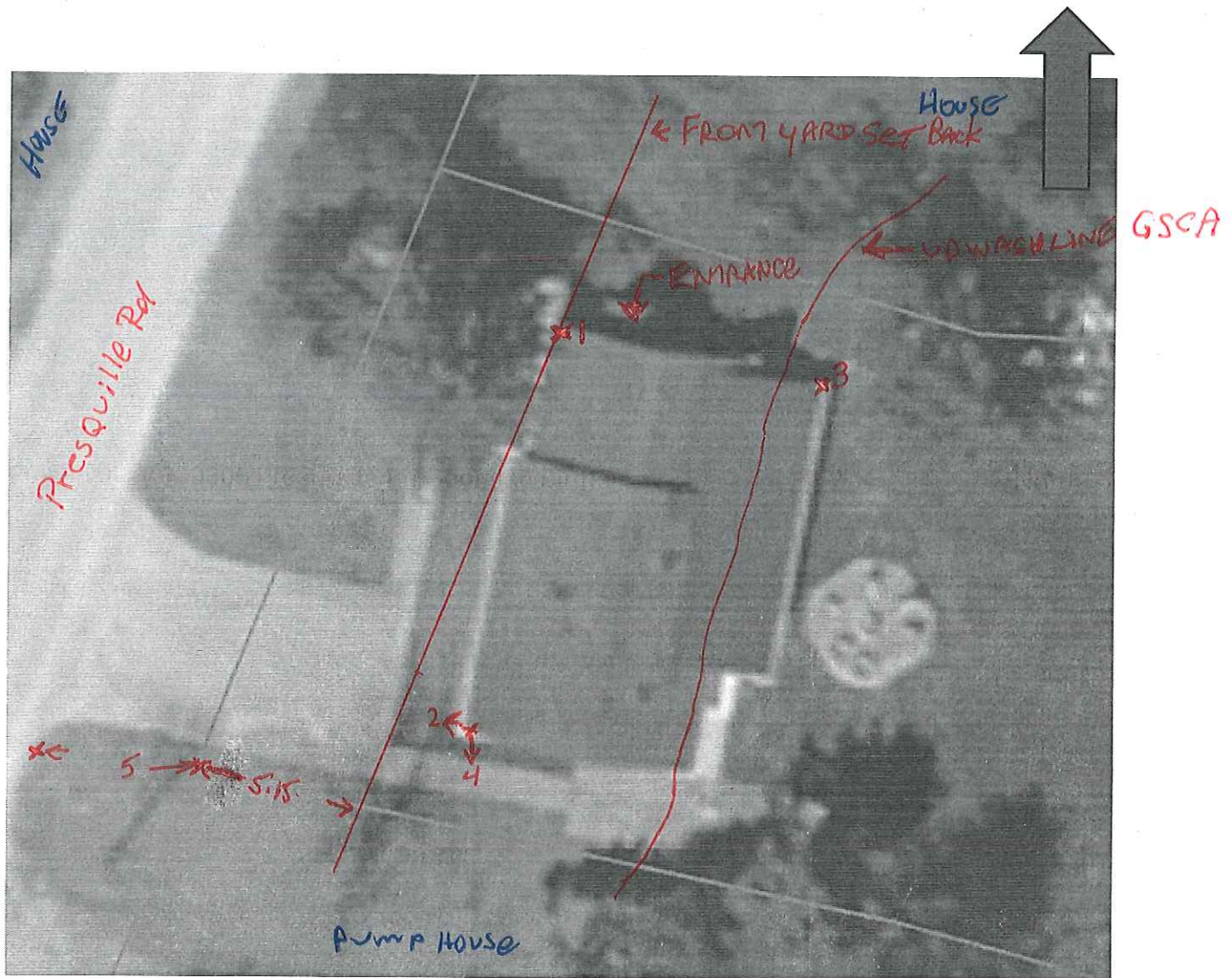
18. The Applicant is required to attach a sketch to each copy of the application, and/or in the Justification Report, which will include the following information:

- ☒ 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. NA
☒ 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).

ATTACH A

Present Day 339605 Presqu'ille Rd Georgian Bluffs

North



- | | | | |
|---|--------------------------------------|--------|---------------------|
| 1 | Front Yard Setback NW | 5.15 m | BY LAW SR-55 5.12 m |
| 2 | Front yard Setback SW | 7.72 m | |
| 3 | Interior Side Yard Setback Northside | 3.01 m | |
| 4 | Interior Side Yard Setback Southside | 4.31 m | |

Notes:

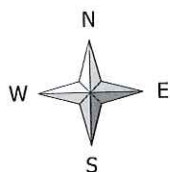
- 5 It is approximately 7.4 m from the SW corner of the property to the edge of the pavement.

GSCA: Prohibited Activities, Exemptions, and Permits (Ontario Regulation 41/24)

ATTACH B



-  Subject Parcel (Approx.)
-  ON. Reg 41/24 (Approx.)
-  Environmental Hazard Areas (Approx.)
-  Streams/Flow

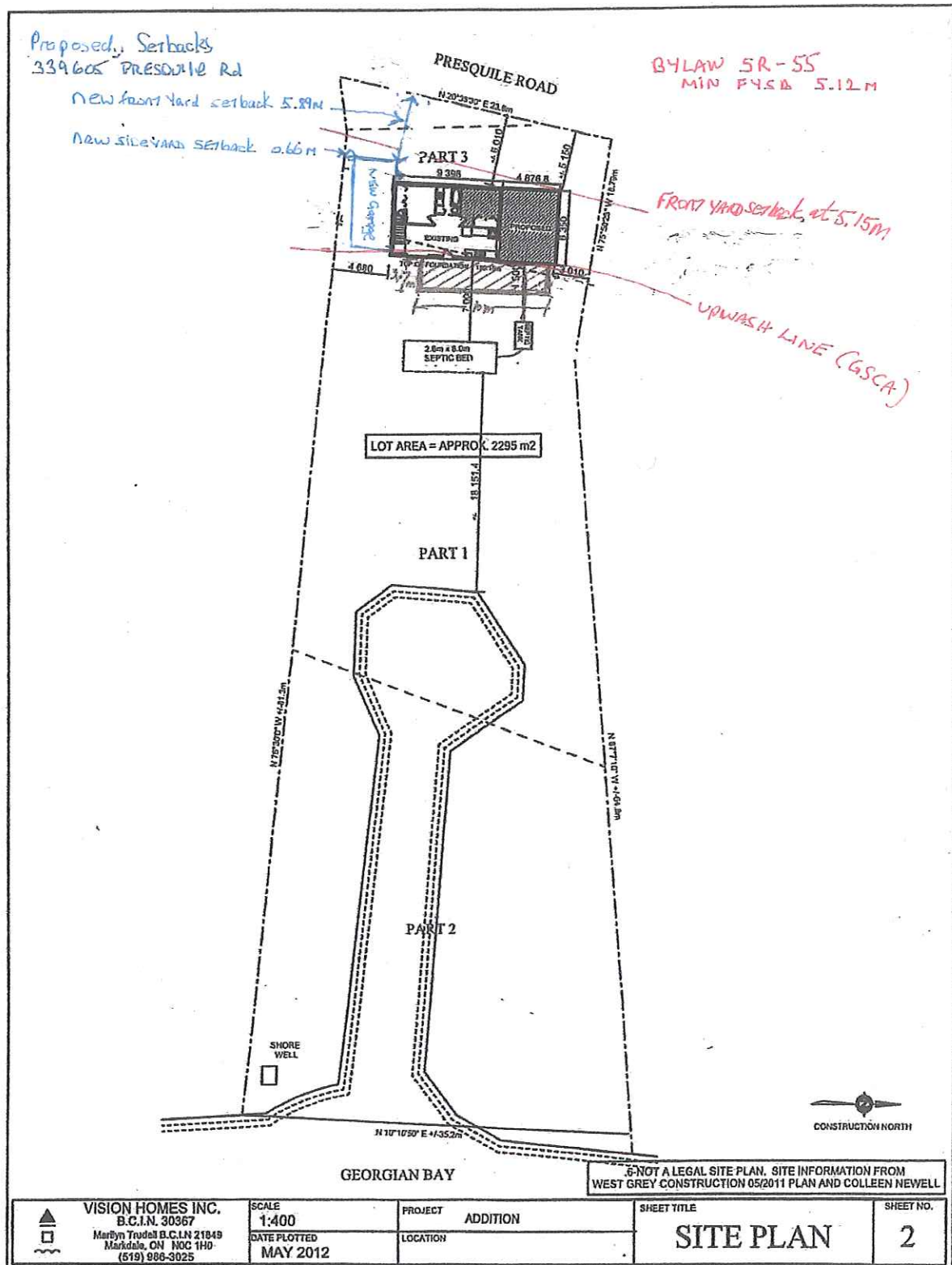


Scale = 1:470

GSCA Regulation Map
Municipality of
Roll:
Plan File:

July 14, 2026

ATTACH C



Proposed
Garage 339605 Presqu'ile Rd Georgian Bluffs

AMCA D

North



- | | | |
|---|--------------------------------------|--------|
| 1 | Front Yard Setback NW | 5.15 m |
| 2 | Front yard Setback SW | 5.89 m |
| 3 | Interior Side Yard Setback Northside | 3.01 m |
| 4 | Interior Side Yard Setback Southside | 0.66 m |

Notes:

The garage 7.31 m long by 3.65 m wide. It will be set 0.66 m wet of the southeast corner of the building to accommodate the GSCA requirements for the Upwash Line. It will project west of the building front but note encroach on the 5.12 m restriction imposed by By-Law SR-55. the new Interior Side yard set back on the south side would be reduced to 0.66 m