



Date of this Notice: July 28, 2026

Owner(s): Dana Wilkie & Andrew Wilkie
Agent: Klingenberg Design c/o Bill Klingenberg
Address: 201564 Highway 21, Georgian Bluffs
Legal Desc: GEORGIAN BLUFFS CON 9 PT LOT;17
Roll Number: 4203-540-004-03500-0000

Notice of Complete Application and Virtual Public Meeting

Minor Variance Application A-04-26
on September 15, 2026, at 5:00 pm.

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, you must register with the Secretary Treasurer to receive meeting details:

✉ Email: planning@georgianbluffs.ca

☎ Phone: 519-376-2729 ext. 908

View electronic public and Council meetings here:

www.youtube.com/@georgianbluffscouncil

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

The purpose of Minor Variance Application A-04-26 is to seek relief from Table 5.1 of the Township of Georgian Bluffs Zoning By-law 2020-020 to permit an increase in the maximum permitted lot coverage for accessory structures on the subject property. The requested relief would facilitate the construction of a proposed accessory garage/shop.

Specifically, the applicant is requesting a variance to increase the maximum permitted lot coverage from 1.0% to 1.3% of the lot area. No additional relief from the Zoning By-law is being requested as part of this application.



How do I submit my comments?

For more information about this matter, including details on preserving your appeal rights, submitting written comments, or requesting notification of the decision, please submit your written comments or request to

📍 Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON

Email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the Public Record, including names and addresses. Written comments are requested by August 17th, 2026, for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

 By telephone: 519-376-2729 ext. 203

klingenberg | design

ARCHITECTURAL DESIGN, PROJECT MANAGEMENT, CONSULTING

SCALING OF THIS DESIGN IS NOT PERMITTED ANY STRUCTURAL CHANGES MADE WITHOUT THE WRITTEN APPROVAL OF KLINGENBERG DESIGN WILL EFFECTIVELY REMOVE ANY RESPONSIBILITY OF THE DESIGNER AND REVOKE THE DESIGNER COMMITMENT WITH RESPECT TO THE ONTARIO BUILDING CODE DIVISION C PART 3.

GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL APPLICABLE OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL DIMENSIONS IMPERIAL
- THERMAL RESISTANT VALUES ARE BASED ON TABLE 1.

I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS CLASSIFIED AS:

INDIVIDUAL BCIN: 20593
FIRM BCIN: 131986

BILL KLINGENBERG

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

201564 HIGHWAY 21

GARAGE

TITLE

SITE PLAN

CLIENT

Owner

DRAWN BY: AUBRY	CHECKED BY: CHECKER	DATE: Issue Date
SCALE: (AS SHOWN)	PROJECT NUMBER: 001	REV: NEW
DRAWING NUMBER: A02		

The site plan shows a property boundary outlined in pink. The lot area is 105,220 sq ft. The proposed building footprint is shown in blue. Dimensions are provided for various setbacks and areas: 177'-0" (front setback), 126'-5" (side setback), 5'-0" (rear setback), 10'-0" (side setback), 10'-0" (rear setback), 10'-0" (side setback), 10'-0" (rear setback), 10'-0" (side setback). A north arrow points towards the top right.

SITE PLAN

1" = 50' - 0"

The image displays four 3D architectural renderings of a small, single-story house, likely a modular unit. The house features a gabled roof with dark grey shingles and a prominent dark wood or metal trim along the eaves and gable edges. The exterior walls are finished with light grey horizontal siding. The foundation is constructed from stacked stone blocks. Large, multi-paned windows are a key feature, with some units showing a double garage door. The house is shown from various angles: a front-left perspective, a front-right perspective, a side profile, and a rear profile. The renderings are set against a plain white background, with the house placed on a green lawn and a grey concrete driveway or walkway. Small shrubs and plants are used for landscaping around the base of the house.

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Townships website and/or made available to the public upon request.