

Justification Report – Minor Variance

339605 Presqu'île Road Georgian Bluffs

Roll Number: 42-03-580-004-12000-0000

The owners wish to build a single car garage at their waterfront cottage at 339605 Presqu'île Road. This location is serviced by a shore well and a septic system.

The property is in an area of residential properties to the west and north. The property on the south side currently serves as a pump house supply 5 properties in the area. (attach A). The east edge borders the water of Owen Sound.

Presently the Interior Side Yard setback is insufficient to allow for the garage unless the side yard setback is reduced to 0.66 m.

There is already an accommodation for the front yard set back to be reduced to 5.12 m per Bylaw SR-55

As well the Grey Sauble Conservation Authority (GSCA) has indicated that the proposed garage should not encroach on the area defined by the upwash line in their Conservation Map. (attach B)

Based on receiving a minor Variance for the Interior Side Yard Setback being reduced on the south lot line to 0.66m the proposed single car garage (3.65 m x 7.31 m x 5.15m) can be accommodated and still meet the GSCA current Up Wash line specification. (attach C & D)