

To:	Warden Halliday and Members of Grey County Council
Committee Date:	January 28, 2018
Subject / Report No:	TR-CW-04-18
Title:	Setback Exemption Request for 505035 Grey Road 1
Prepared by:	Pat Hoy, Director of Transportation Services
Reviewed by:	Kim Wingrove, CAO
Lower Tier(s) Affected:	Township of Georgian Bluffs
Status:	Recommendation adopted by Committee as presented per Resolution CW40-18; Endorsed by County Council February 8, 2018 per Resolution CC24-18;

Recommendation

- 1. That Report TR-CW-04-18 be received and that the request for a setback exemption of 52 feet (15.8 metres) from the centreline at 505035 Grey Road 1 in the Township of Georgian Bluffs to accommodate an existing private electrical service shed be approved.**

Executive Summary

An existing shed built to house an electrical service is located 52 feet (15.8 metres) from the centerline at 505035 Grey Road 1. The 3 foot by 3 foot shed is being used to house the electrical service for recreational use prior to the building of a dwelling. The property owner has indicated that the existing electrical service housed in the shed would remain and supply the new dwelling.

Background and Discussion

Grey County Transportation Services' policy on the erection of buildings and structures on lands abutting Grey County Roads specifies that no building or structure shall be erected within 75 feet (22.9 metres) from the centreline of any County road unless approved by the Director of Transportation Services and County Council.

Hydro One previously installed the electrical service in a 3 foot by 3 foot shed built by the property owner 52 feet (15.8 metres) from the centerline at 505035 Grey Road 1 for recreational use. As the Township of Georgian Bluffs Zoning By-law Amendment Z-24-2011 approving this shed along with other temporary structures on the site has expired and the structure was not

removed, the current property owners applied for a 3 year extension through the Township of Georgian Bluffs Zoning By-law Amendment Z-16-17.

On November 27, 2017, the Director of Transportation Services received a request from the current property owners for an exemption to the setback policy indicating the shed housing the electrical service would be permanent, as opposed to the original indication it was temporary.

Transportation Services staff visited the site and has determined that accommodating this setback exemption will not result in any adverse impacts to driver safety, driver sightlines or Grey County Transportation Services maintenance operations; therefore, staff recommends approving this setback exemption request. Although unlikely, it should be noted that if Grey Road 1 were expanded to accommodate 4 lanes of traffic, the shed containing the hydro service may be in conflict.

Grey County Transportation Services staff has since notified Hydro One of the 75 feet (22.9 metres) setback requirements for any future installations.

Legal and Legislated Requirements

None

Financial and Resource Implications

None

Relevant Consultation

- Internal (list)
- External (list)

Appendices and Attachments

County Comments Z-16-17 Diana Dart

E-mail Correspondence from Property Owners

County Comments Z-16-17 Diana Dart



Grey
County

Planning and Development

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October 19th, 2017

Jen Burnett
Township of Georgian Bluffs
177964 Grey Road 18, RR 3
Owen Sound, ON
*Sent via E-mail

**RE: Zoning By-law Amendment Z-16-17
Georgian Range, Part Lot 6 RP; 16R9176 Parts 5 6 and 7
Township of Georgian Bluffs
Owner/Applicant: Diana Dart, Tomislav Kurevija, & Sonya Moyer-Kurevija**

Dear Ms. Burnett,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is for a temporary use by-law to permit the property owners to keep a 9 ft. x 12 ft. shed and a 6 ft. x 4 ft. shed on the lands for a temporary recreational use for a period of three years, prior to the building of a dwelling.

Under previous owners, application Z-24-2011 was approved by Council under By-law 3-2012 for a period of three years and permitted a bunkie, a privy, a deck and a gazebo. The by-law expired and the structures were not removed.

Schedule A of the OP designates the subject property as 'Inland Lakes and Shorelines'. Policy 2.6.6(2) permits low-density residential dwellings within this designation; therefore, County planning staff have no concerns with the intent of the subject application.

Appendix B of the County OP identifies 'Significant Woodlands' on the majority of the subject property. According to policy 2.8.4(1), no development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions. At this time, no further development is proposed on the subject

property, although County planning staff recommend comments are received from the local Conservation Authority prior to construction of the primary dwelling.

Appendix B of the County OP also identifies Georgian Bay adjacent to the subject property. Policy 2.8.6(5) states, no development shall be permitted within 30 metres of the banks of Georgian Bay. No development is proposed within this application. County planning staff recommend the landowners are aware of the above policy once any future development begins.

Policy 6.9 of the County OP outlines temporary use by-laws may not exceed three years, but may be extended for one further three year period. The extension of the temporary use by-law in this case would be agreeable to the County. Furthermore, as long as these two sheds on the subject property become accessory structures to the primary dwelling (construction anticipated sometime next year), these structures may remain on the subject property beyond the extended three years.

Grey County Transportation Services has no objections to the Zoning Application. However, the hydro shack is short of the County setback policy of 75 feet from the existing centerline from the County Road. An exemption request explaining the placement and location must be sent to the Director of Transportation Services for approval.

Provided positive comments are received from the local Conservation Authority, and an exemption request is sent to the Director of Transportation Services explaining the placement and location of the hydro shack, County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

Stephanie Lacey-Avon
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www.grey.ca

Email Correspondence from Property Owners

RE: Zoning By-law Amendment Z-16-17

Georgian Range, Part Lot 6 RP; 16R9176 Parts 5 6 and 7

Township of Georgian Blufss

Owner/Applicant: Diana Dart, Tomislav Kurevija, Sonya Moyer-Kurevija

Dear Mr. Hoy,

Further to the above mentioned application, a letter dated October 19, 2017 from Stephanie Lacey-Avon noted the requirement to submit a building setback exemption request for your approval to accommodate the location of the existing hydro shack on our property.

The placement and location of our hydro shack was dictated by the installation contractor (John Stadtlander of Stadtlander Electric in Hanover, Ontario) and the attached Electronic Layout from Hydro One. The future location of our dwelling and expanded driveway/garage made it unmanageable to erect the shack farther from the road. The location of the hydro shack does not result in any adverse impacts to the Grey Country Transportation Services maintenance operations, driver sightlines or general driver safety on Grey Road 1.

As such, we kindly ask for an exemption from the County setback policy of 75 feet from the existing centreline of the County Road, as outlined in Stephanie's letter.

Please feel free to contact us at any point with questions or concerns.

Thank you for your time.