

## Report TR-TAPS-73-15

**To:** Chair Barfoot and Members of the Transportation and Public Safety Committee  
**From:** M.J. Kelly, Director of Transportation Services  
**Meeting Date:** September 17, 2015  
**Subject:** Setback Exemption Request - Grey Road 1  
**Status:** Recommendation adopted by Committee as presented per Resolution TAPS123-15; Endorsed by County Council October 6, 2015 per Resolution CC139-15;

### Recommendation(s)

**WHEREAS the Grey County Transportation Services Department's 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 meters) from the centerline of any County road unless approved by the Director of Transportation Services and the Transportation and Public Safety Committee;**

**AND WHEREAS a property owner requires permission from Grey County to place a structure (house) 51 feet (15.5 metres) from the centreline of Grey Road 1 at the property municipally described as 505295 Grey Road 1 in the Township of Georgian Bluffs;**

**AND WHEREAS accommodating the requested setback exemption will not have any adverse impact on Grey Road 1;**

**NOW THEREFORE BE IT RESOLVED THAT Report TR-TAPS-73-15 be received;**

**AND THAT the request for a building setback of 51 feet (15.5 metres) from the centerline of Grey Road 1 for the construction of a residential house at 505295 Grey Road 1 be approved.**

### Background

The Grey County Transportation Services Department's 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 meters) from the centerline of any County road unless approved by the Director of Transportation Services and the Transportation and Public Safety Committee.

The owner of the property located at 505295 Grey Road 1 is requesting to construct a residential house with a 51 foot setback from the centerline of Grey Road 1.

Although there is adequate property to position the proposed house further to the east to accommodate the 75 foot setback the Grey Sauble Conservation Authority's regulations will not permit the dwelling to be constructed any further east, requiring a setback exception.

Other houses in the vicinity appear to adhere to the required 75 foot setback requirement.

Considering the alignment, traffic volume and terrain, it does not appear that Grey Road 1 will be widened to the west in the vicinity of this property in the future.

## Financial / Staffing / Legal / Information Technology Considerations

There is no impact to Grey County.

## Link to Strategic Goals / Priorities

Not applicable.

## Attachment

GM Blue Plan Engineering Letter Request for Setback Exemption

Respectfully submitted by,

M.J. Kelly  
Director of Transportation Services



376-3076

PEOPLE | ENGINEERING | ENVIRONMENTS

August 12, 2015  
Our File: 215157

Via Email: michael.kelly@grey.ca

Grey County – Transportation Services  
595 – 9<sup>th</sup> Avenue East  
Owen Sound, ON N4K 3E3

Attention: Michael Kelly

Re: Request for Setback Exception  
505295 Grey County Road 1  
Township of Georgian Bluffs

Dear Michael,

This letter is to request an exemption from the minimum Grey County structure setback for a proposed dwelling on a vacant waterfront lot at 505295 Grey Road 1 in the Township of Georgian Bluffs. The nearest part of the proposed dwelling is to be located no closer than 15.5 metres from the centerline of Grey Road 1, as shown on the attached Lot Grading Plan. (While the Plan shows the building being 15.88 metres from the centerline of the road, we are requesting 15.5 metres to allow for some room for error during construction.)

The reason the dwelling is located so close to the centreline is for two reasons;

1. Grey Road 1 is located very close to the easterly limit of the County right-of-way, and,
2. Following various discussions with Mr. Mac Plewes of the Grey Sauble Conservation Authority (GSCA), the proposed dwelling is within the GSCA Regulated Area, and the house cannot be located any farther easterly on the property, than as shown.

It is my understanding that Mr. Plewes is in generally agreement with this proposed layout, however, it means that we need to request relief from the County setback policy. While the neighbouring developed properties to the north and south appear to meet the 23 metre setback, they do not appear to have been subject to the same requirements by the GSCA as the subject property.

As such, we request an exemption from the Grey County structure setback standard of 23 metres, to allow the proposed dwelling to be located no closer than 15.5 metres from the centreline of Grey Road 1.

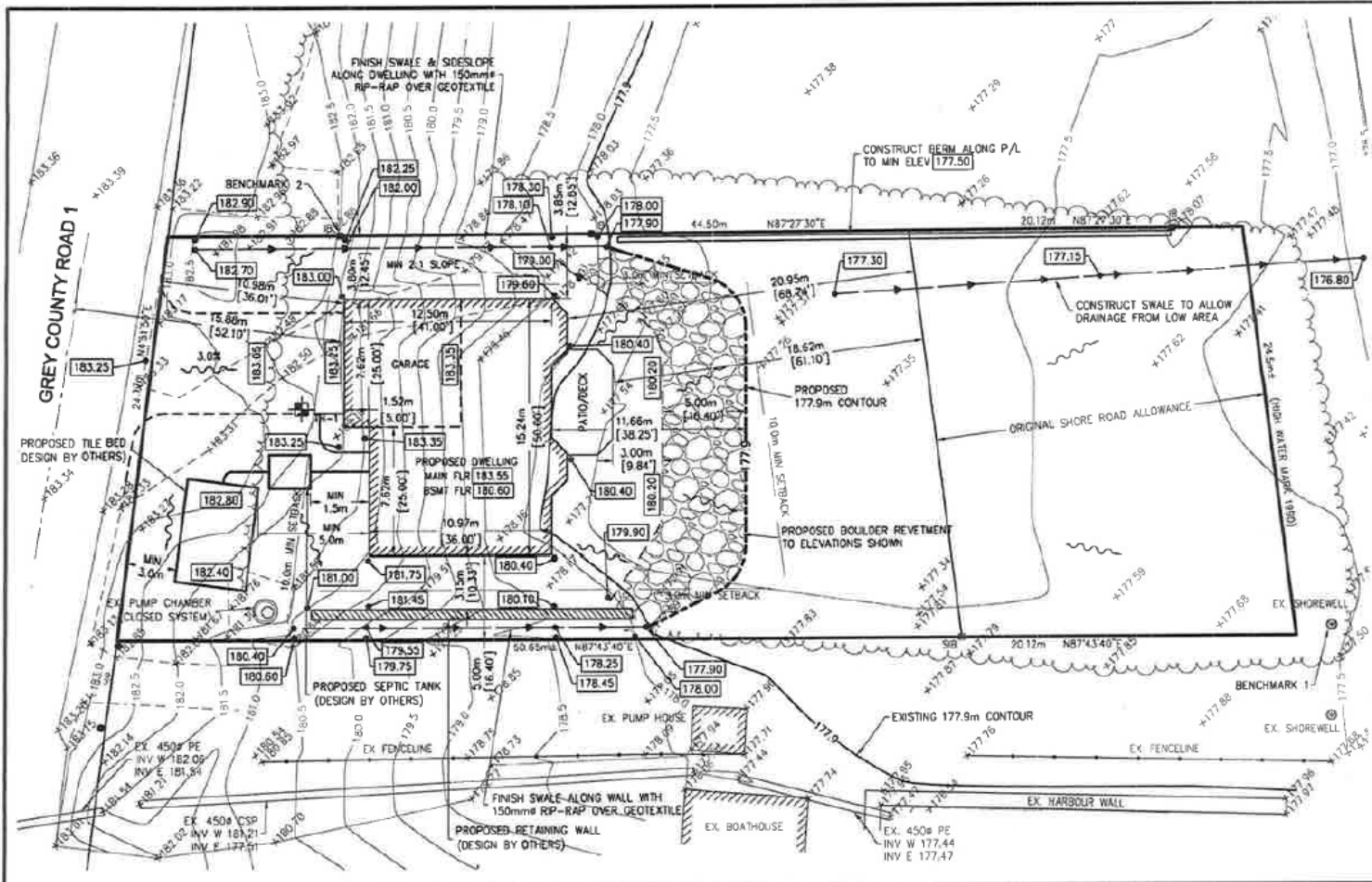
We trust the above and attached plan is sufficient for your consideration at this time. If you have any questions or concerns, feel free to contact me.

Yours Truly,  
GM BLUEPLAN ENGINEERING LIMITED

Per:

Ian Eriksen, P.Eng.  
IEE/mz

cc: Paul Shaw, Shaw Construction (shaw-construction@hotmail.com)  
File No. 215157



**LEGEND:**

**LEGEND:**

EXISTING ELEVATION  $\times$  215.90

AS CONSTRUCTED ELEVATION  $\circ$  214.00

PROPOSED ELEVATION  $\square$  214.00

PROPOSED DITCH/SWALE

DIRECTION OF SURFACE FLOW  $\rightarrow$

**NOTE:** ELEVATION IN METRES

**LOT CALCULATIONS**

OVERALL LOT AREA	1,146 m <sup>2</sup>
AREA OF HOUSE FOOTPRINT	183.99 m <sup>2</sup>
PORCH/DECK AREA	21.09 m <sup>2</sup>
LOT COVERAGE IN PERCENTAGE	17.90 %

**#1 BENCHMARK ELEV. - 177.60m**

TOP OF SHORE WELL CASING, LOCATED AT SOUTH EAST CORNER OF SUBJECT PROPERTY.

**#1 BENCHMARK ELEV. - 182.71m**

TOP OF IB ON NORTH LIMIT OF PROPERTY, LOCATED 10.3m EAST OF GREY ROAD 1.

No	DATE	REVISION DESCRIPTION	CHECKED
2	AUG 11, 2015	REVISED BUILDING FOOTPRINT	I.E.E.
1	JUL 7, 2015	REVISED AS PER MUNICIPAL COMMENTS	I.E.E.



**215157**  
**Lot Grading Plan**  
**505295 Grey County Road 1**  
**Township of Georgian Bluffs**  
**(Former Township of Keppel)**

Drawn by: E.J.T.	Approved by: I.E.E.	Project No: 215157
Designed by: I.E.E.	Date: JUL 2, 2015	Scale: 1:200



**OWNER:**  
 DEVERE & WINNIFRED WALCOTT

**CONTRACTOR:**  
 SHAW CONSTRUCTION

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERRECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE POLICIES OF THE MUNICIPALITY.

*I. E. Eriksen* P. ENG.  
 GM BLUEPLAN ENGINEERING LIMITED

- NOTES:**
1. THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.2m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
  2. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SOG.
  3. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m FROM ANY UTILITY STANDARD.
  4. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS.
  5. LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
  6. THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND ELEVATIONS AGAINST THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
  7. THIS IS NOT A LEGAL PLAN OF SURVEY. MUNICIPALITY TO CONFIRM ZONING. OWNER TO CONFIRM BOUNDARY INFORMATION.