

To:	Warden Halliday and Members of Grey County Council
Committee Date:	January 25, 2018
Subject / Report No:	TR-CW-05-18
Title:	Setback Exemption Request for 504477 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-05-18 be received and that the request for a setback exemption of 55 feet (16.8 metres) from the centreline at 504477 Grey Road 1 in the Township of Georgian Bluffs to accommodate a garage separate from the existing residential house be approved.

Executive Summary

The owners of the property located at 504477 Grey Road 1 is requesting to construct a garage with a 55 foot (16.8 metres) setback from the centerline of Grey Road 1.

An exemption to the Grey County Transportation Services' erection of buildings and structures on lands abutting Grey County Roads policy was sent the Director of Transportation Services by the property owners.

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.

The existing property line is 12 feet (3.7 metres) from the centerline of the road and the proposed garage is 55 feet (16.8 metres) from the centerline of the road. There are no other buildings in the proposed offset.

Upon review of other properties in the vicinity where garages are separate from residential houses, setbacks range from 52 feet (15.8 metres) to 70 feet (21.3 metres).

Transportation Services recommends approving this setback exemption request.

Legal and Legislated Requirements

None

Financial and Resource Implications

None

Relevant Consultation

Internal (list)

External (list)

Appendices and Attachments

Location of Proposed Garage Map

Location of Proposed Garage Map

