Township of Georgian Bluffs

Application for Amendment to the Zoning By-Law

- **Pre-consultation** is required **prior** to the submission of applications for a Zoning By-law Amendment or Re-zoning.
- The Amendment process will not commence until a complete application is received.
- Incomplete applications will be returned to the Applicant.
- The Application will be filed with the Planning Office of the Township of Georgian Bluffs. A copy may be returned to the Applicant for their records.
- An accurate sketch or map is required. All measurements must be shown in metric units. **Hard and Digital Copy Must be Provided.**
- Please type or print the information clearly on this legal document. For assistance in filling out this application, contact the Township Planning Department. A Commissioner is usually available at the Municipal Office, please call ahead.
- A complete application must include a Justification Report, the complexity of the report will depend upon the proposal, it is not intended to replace detailed engineering or environmental reports. Reports must be provided in digital format.
- Planning application fees are required when the application is submitted.
- Grey Sauble Conservation Authority review fees are required when the application is submitted.

I/We hereby submit this application for an Amendment to the Township of Georgian Bluffs Zoning By-law, in respect of the lands hereinafter described.

Declaration:

I/We, Ron Taylor of the Township of Georgian Bluffs,

in the County of Grey do solemnly declare:

a) that I/We am/are the registered owner(s)/the authorized agent of the registered owner(s) of the lands hereinafter described (as per written verification attached).
b) that, to the best of my/our knowledge and belief, all the information and statements given in this application and in all the exhibits transmitted herewith are true and accurate.
c) it is understood and agreed that it will be my/our responsibility to reimburse the Township of Georgian Bluffs for any further costs, above any applicable fees already paid, incurred and charged to the Municipality in connection with the application (i.e. LPAT hearing, Legal or Engineering fees).
d) that I/We hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Declared before me at the Township of Georgian Bluffs in the County of Grey this 5 day of November, 20 26

[redacted]

A Commissioner of Oaths

EMILY FABIUS, a Commissioner, etc., County of Grey, Legislative Services Coordinator of the Corporation of the Township of Georgian Bluffs

X [redacted]

Signature of Owner(s) or Agent

Authorization:

I/We, _____ (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize _____ to make this application on my/our behalf.

Date: _____ Signed: _____

Date: _____ Signed: _____

Witness to signature: _____

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Council

2. Registered Owner's Name: Ron Taylor

Address: [redacted]

Postal Code: [redacted]

Email Address: [redacted]

Phone Number: (Bus.) mobile [redacted]

(Res.) _____

3. Authorized Agent's Name: _____

Address: _____

Postal Code: _____

Email Address: _____

Phone Number: (Bus.) _____

(Res.) _____

All correspondence should be sent to: ☒ Owner ☐ Agent ☐ Both

4. Name and address of holders of any mortgage, charges or other encumbrances in respect of the Subject Lands: [redacted]

5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
Part Lot 20 Conc 18 Keppel Parts 9-15 RP16R11429

Municipal Address (911#): 156 Plan 1612-12220

Assessment Roll No: 4/20362005 0603

The following information must be complete. Details may be provided in the attached 'Justification Report'.

6. Present Official Plan Designation: Residential / Rural B02/25 and B03/25

7. Current Zoning of Subject Lands: Rural

8. Briefly describe the nature and extent of relief from the Zoning By-law for the proposed Amendment: (i.e. relief for lot frontage, density, height, area, setbacks, etc.).
Sever two 0.8 hectare parcels with 58 and 64 metres along Mountain Lake Drive from an existing 19 hectare parcel 17.4 hectares contain dwelling & accessory structure will be retained

9. Reasons why Zoning By-law Amendment is necessary: for continued rural residential use
Reduced lot frontages for the retained 287 metres and severed parcels of 64 and 58 metres Original COA was smaller at 60 and 58

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 409 Depth of Side Lot Line: 729 Lot Area: 19 hectares

Width of Rear Lot Line: 409 Depth of Side Lot Line: 309

11. Present Use of Subject Lands:

☒Residential ☐Farmland ☐Seasonal Residential

☐Industrial ☐Commercial ☐Institutional

☐Other (specify) _____

Date of acquisition by current owner: 2002

Length of time existing uses have continued: 24 years

12. List any existing Buildings or Structures on the Land:

Type/Use	Date Constructed	Indicate All Yard Setbacks Front	Rear	Side	Side	Building Dimensions W x D x H
Dwelling	2022					100x65x35
Garage	2020					30x34x25

13. Proposed Use of Subject Lands:

☒Residential ☐Farmland ☐Seasonal Residential

☐Industrial ☐Commercial ☐Institutional

☐ Other (specify) _____

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks Front	Rear	Side	Side	Building Dimensions W x D x H
Dwelling					100x65x20
Garage					30x34x20
Dwelling					100x65x20
Garage					30x34x20
Municipal Requirement:					

15. % of Lot Coverage: Present: < 1% Proposed: < 1%

Municipal Requirement: _____

16. Existing Uses of Abutting Lands: (including properties on opposite side of road allowance)

North Residential South Mountain Lake

East Residential West Residential

17. Types of Servicing: (Check all that apply)

Water

☐Publicly Owned and Operated Potable Water System
☒Private Well/Source, Type
☐Other (e.g. Lake), please specify

Sewage

☐Publicly Owned and Operated Sanitary Sewage System
☒Septic Tank and Tile Field
☐Other (e.g. Lake), please specify _____

Access

☒Public Road Owned and Maintained by the Local Municipality
☐Public Road Owned and Maintained by the County
☐Public Road Owned and Maintained by the Province
☐Private Road
☐Water Access Only - Information must be provided on parking and docking facilities.
☐Other, please specify _____

Drainage

☐Existing Storm Drainage System
☐New On-Site Storm Drainage System
☐New Area Storm Drainage System

18. The Applicant is required to attach a sketch to each copy of the application, and/or in the Justification Report, which will include the following information: See consent file 6

☐True dimensions, boundaries and shape of property, drawn to scale, of the Subject Lands.

☐Full extent of other lands owned by the Applicant if abutting the Subject Lands, or in the Applicants opinion may affect the application.

☐Approximate location, size and distance of existing and proposed buildings and structures from the front, rear and side yard lot lines.

☐Location of any entrances, right-of-ways and easements affecting the lands.

☐Location of all natural and artificial features (i.e. railways, highways, steep slopes, wetlands, watercourses, drainage, well, septic fields, hydro lines etc.)

☐The use of adjoining lands.

☐The location, name and status of roads (opened, unopened, private, seasonal

19. A complete application may be required to include one or more of the following:

☐Planning Justification Report
This is required for <u>all</u> applications. Depending upon the complexity of the proposal, these shall be prepared by the property owner or a qualified professional addressing the principles and objectives of the Official Plan and the Provincial Policy Statement, how the proposal meets the intent of the Zoning By-law and the details of the proposal clearly compared to existing provisions and proposed amendments. A summary of information on environmental issues and an engineer's reports may also be included or other matters depending on the proposal. (2 copies to be submitted)

☐Conceptual Site Plan Layout

Showing all proposed building envelopes, driveways, parking, landscaping, existing structures, sewage system, water supply and unique site features and any other permanent features, including a legend or key showing how the site plan meets the Bylaw or amendment proposed. (2 copies to be submitted)

☐Storm Water Report

Required for all applications abutting environmental areas, in Brooke, lands within the former Township of Sarawak and may also be required on other lands within the Township. It shall be a Report and Functional Drawing indicating on-site and off-site, pre and post development impact and including a plan for the control of water in the 100 year storm event, or other matters determined necessary by the Township (2 copies may be submitted)

☐Water and Wastewater Service Report

Required for all applications in a water or waste water service area and including a plan for the proposed municipal service connection.

☐Hydrology Study

Required for all applications for development requiring a Permit to Take Water under the Ontario Water Resources Act.

☐Traffic/Transportation Impact Study

Required for all applications that propose a new or intensified land use with required access to a provincial, municipal or county road.

☐Agricultural Impact Assessment

Required for all applications within or adjacent to an agricultural designation, including a Minimum Distance Separation compliance review.

☐Market Impact Study

Required for all commercial applications proposing 50,000 sq. m of new commercial floor space, or the expansion of the existing commercial land use designation.

☐Conservation Authority Regulated Areas

A report is required for all applications in cases where the property contains identified stream, shoreline or slope, located within a regulated area under Regulation 151/06 and a letter from the Conservation Authority that they support the proposal.

☐Environmental Impact Statement

An EIS is required in all cases where an environmental feature is identified by the Official Plan or preliminary site survey.

☐Noise and Vibration Study

A Study is required for any use that is expected to produce noise or vibration in association with its normal operation, these are generally associated with industrial operations, or where a Ministry of the Environment certificate of approval is required.

☐Environmental Site Assessment

An assessment is required where previous uses may have contaminated the site with chemicals or products considered hazardous to the occupant of the propose use. Generally associated with industrial operations, or where a Ministry of the Environment certificate of approval is required.

☐Archeological Report

A Report is required for all applications in or near areas of archeological potential.

☐Draft Zoning Schedule

To be provided when a qualified professional has been retained to prepare application.

Digital copies of all plans, proposed schedules and reports are **required.**