



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, Dan Fromager & Rona Welsh-Fromager 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 _____ of _____ in
the _____ this 29 day of

July, 20 26

A Commissioner of Oaths

Signature of Owner(s) or Agent

Authorization:

I/We, Rona Welsh-Fromager & Dan Fromager (please print) am/are the registered
owner(s) of the lands subject to this application and I/we authorize Ben Suchomel
& for Denise McCarl to
make this application on my/our behalf.

Date: July 29/26 Signed: _____

Date: July 29/26 Signed: _____

Witness to signature: _____

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Council
2. Registered Owner's Name: Rona Welsh-Fronmeyer & Daniel Fronmeyer.
Address: [REDACTED]
Postal Code: [REDACTED]
Email Address: [REDACTED]
Phone Number: (Bus.) [REDACTED]
(Res.) [REDACTED]
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)
42 03 620 002 21500 0000 Con 1 SCA NPT LOT 7.
Municipal Address (911#): 240185
Assessment Roll No: 42 03 620 002 21500 0000
- The following information must be complete. Details may be provided in the attached 'Justification Report'.**
6. Present Official Plan Designation: _____
7. Current Zoning of Subject Lands: _____
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.).
Want to add a structure & operate home based wellness business. Proposed site has least impact on property & neighbours.
9. Reasons why Zoning By-law Amendment is necessary:
Site-specific operation.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: _____ Depth of Side Lot Line: _____ Lot Area: _____

Width of Rear Lot Line: _____ Depth of Side Lot Line: _____

11. Present Use of Subject Lands:

☒ Residential ☒ Farmland ☐ Seasonal Residential

☐ Industrial ☐ Commercial ☐ Institutional

☒ Other (specify) Managed Forest

Date of acquisition by current owner: _____

Length of time existing uses have continued: _____

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

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions
		Front	Rear	Side	Side	W x D x H

House
Barn
10x16 - Bunkie
8x12 Bunkie

13. Proposed Use of Subject Lands:

☐ Residential ☐ Farmland ☐ Seasonal Residential

☐ Industrial ☒ Commercial ☐ Institutional

☒ Other (specify) Wellness Studio

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions
	Front	Rear	Side	Side	W x D x H
<u>Wellness Studio</u>					

Municipal Requirement: _____

15. % of Lot Coverage: Present: _____ Proposed: _____

Municipal Requirement: _____

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

North Residential South Residential
East open land West Bush/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:

- ☐ 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 all 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**.



Re: Small Scale Zoning By-law Amendment Application

July 29, 2026

To Whom It May Concern,

I am writing in support of my application for a minor zoning by-law amendment to add a site-specific permitted use to our property. This amendment would permit for my wellness studio to operate in the proposed addition of dedicated treatment space on our existing property.

The Wellness Farm provides non-invasive wellness services using frequency-based technologies that are grounded in scientific principles. We utilize Health Canada-approved Class II medical devices, along with other complementary wellness services, to support our clients' overall well-being in a safe, professional, and relaxing environment. Each client receives an individualized approach based on their personal wellness goals, with services provided by appointment in a calm and restorative setting.

In addition, I currently offer evening yoga classes within our home and in the past I offered fitness classes. The new wellness space will allow these classes to be relocated into a purpose-built area, providing a more appropriate environment for participants while preserving the privacy of our family home.

This is not an expansion intended to significantly increase traffic or alter the rural character of the surrounding area. We currently see approximately ten clients per day, all by appointment only. Many of our clients are local residents who are already familiar with the area, including some of our neighbours. We have ample on-site parking to accommodate visitors and employ one part-time staff member who assists with client flow, scheduling, and client rebooking. I have a neighbour that currently sees some of her clients as a Holistic Nutritionist and offers electrodermal screening. At any given time, the maximum number of clients on-site is typically one to five individuals receiving appointments. The largest number of clients on the property at one time is up to eight participants during an evening yoga class, which is a service I already currently offer and accommodate.

The proposed expansion will utilize our existing driveway and parking area and requires no significant changes to site access. The expansion is not expected to generate a noticeable increase in traffic or create adverse impacts on neighbouring properties. Its purpose is to improve the functionality of our existing wellness business while maintaining the quiet, rural character of the property and surrounding community.



Remaining on our current property is an essential part of the services we provide. The peaceful rural setting is an integral part of the client experience. It provides an environment where people can step away from the stresses of everyday life, relax, reconnect with nature, and focus on their wellness. The quiet surroundings and access to our horses create a unique setting that supports our equine-assisted learning opportunities and cannot be replicated in a commercial or urban location.

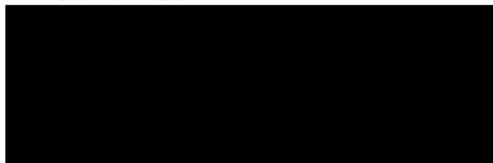
The proposed building has been thoughtfully designed to blend naturally into the surrounding landscape. Existing mature trees screen the building from the roadway and neighbouring properties, helping it remain visually unobtrusive while preserving the natural beauty of the site. The proposed location is large enough to accommodate the expansion with minimal impact on the property and surrounding trees, allowing the existing natural landscape to remain largely intact. Preserving this natural setting is a priority, as it is one of the defining characteristics of The Wellness Farm and an important part of the experience we strive to provide for our clients.

The Wellness Farm has always been built around providing a welcoming space where people can slow down, reset, and prioritize their well-being. The proposed building expansion will allow us to create dedicated treatment and wellness spaces, improving the quality, privacy, and functionality of the services we already provide. Our intention is to continue operating as a small, appointment-based wellness business that complements the rural character of the Township while respecting our neighbours and surrounding community.

We appreciate your consideration of our application and the opportunity to continue growing our small business within the Township of Georgian Bluffs. We are committed to being responsible members of the community while providing a unique wellness service that supports the health and well-being of local residents and visitors alike.

Thank you for your time and consideration. Should you require any additional information regarding our application, I would be pleased to provide it.

Sincerely,



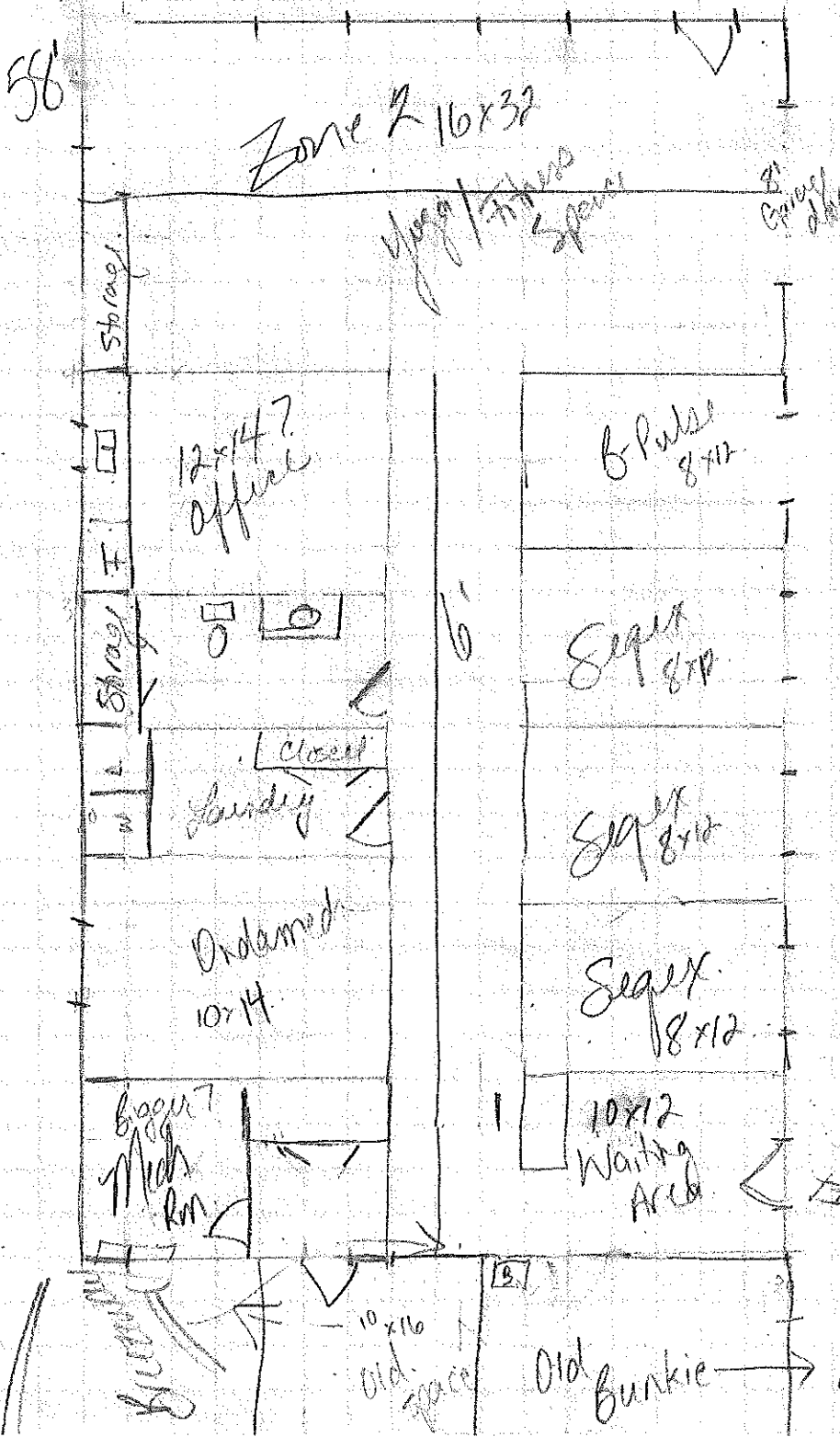
Rona Welsh-Fromager
Owner, The Wellness Farm

Road - Wilcox

Tree line

New Space
Approx. 32' wide
x 58' long

Septic





← proposed addition
will send a better
digital copy.

