



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, ANNA SZABO of the Township of Georgian Bluffs in the County of Grey of 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 5th day of January, 2021.

KASSANDRA ROCCA, A Commissioner of Oaths, a Commissioner, etc., County of Grey, Treasurer of the Corporation of the Township of Georgian Bluffs

Signature of Owner(s) Anna Szabo
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



Township of Georgian Bluffs

Application to Deem Lands

Applicant/Property Owner: ANNA SZABO
 Authorized Agent: _____
 Mailing Address: 1900 8th AVE WEST N4K6V5
 Telephone/mobile: 519 379 6580
 Email: annalynn73@hotmail.com

Subject Lands

Municipal Address: 1900 8th AVE WEST
 Legal Description: PLAN BROOK LOTS 136 138 140
 Assessment Roll Number: 42-03-580-012-31800-0000
 Lands to be Deemed: LOT 140 and LOT 138
 Have you attached a Site Plan? Yes No

Pursuant to Section 50 (4) of the *Planning Act, R.S.O. 1990, c. P.13*

I, ANNA SZABO, owner of the above-noted lands, in the Township of Georgian Bluffs, in the County of Grey, as per the Site Plan attached, hereby request that the Council of the Corporation of the Township of Georgian Bluffs deem the above described lands to not be lots on a Registered Plan of Subdivision for the purposes of Subsection 50 (3) of the *Planning Act, R.S.O. 1990, c. P.13*.

I further agree that I will bear all responsibility for the costs of processing said request and costs of registering the Deeming By-law passed by the Township.

Dated this 26 day of DECEMBER, 2020.

at the (Twp, Mun) TOWNSHIP of GEORGIAN BLUFFS
 in the (County, Region) COUNTY of GREY.

Anna Szabo
 (Signature of Owner)

Ernie Zolt
 (Witness)

ANNA SZABO
 (Print name)

For Office Use:

Fee: _____ Receipt #: _____ File #: _____

By-law #: _____ Report # _____

Notice/By-law to applicant:

Updated: March 2020

- Name of Approval Authority: Township of Georgian Bluffs Council
- Registered Owner's Name: ANNA SZABO
 Address: 1900 8th AVE WEST
 Postal Code: N4K 6V5
 Email Address: annalynn73@hotmail.com
 Phone Number: (Bus.) 519-376-0088
 (Res.) 519-379-6580
- Authorized Agent's Name: _____
 Address: _____
 Postal Code: _____
 Email Address: _____
 Phone Number: (Bus.) _____
 (Res.) _____

All correspondence should be sent to: Owner Agent Both

- Name and address of holders of any mortgage, charges or other encumbrances in respect of the Subject Lands:
MORTGAGE - FIRST NATIONAL - North Tower 100 University Ave Suite 1200
Toronto, ON M5S 1V6
- Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
PLAN BROOK LOT 136 138 140
 Municipal Address (911#): 1900
 Assessment Roll No: 42-03-580-012-31800-0000

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

- Present Official Plan Designation: BROOK RESIDENTIAL - A
- Current Zoning of Subject Lands: RC - General Residential and
EP - Environmental Protection
- 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.).
- Relief for FRONT YARD SETBACK from 10.0m to -
- Relief for EXTERIOR SIDE YARD SETBACK from 10.0m to 30.0m
- Reasons why Zoning By-law Amendment is necessary:
AN ADDITION IS PROPOSED ONTO THE EXSISTING HOUSE
AND THE EXSISTING HOUSE IS ALREADY THAT
CLOSE TO THE FRONT YARD and SIDE YARD

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 198.00' Depth of Side Lot Line: 165.00' Lot Area: .75 AC
Width of Rear Lot Line: 198.00' Depth of Side Lot Line: 165.00'

11. Present Use of Subject Lands:

- Residential Farmland Seasonal Residential
- Industrial Commercial Institutional
- Other (specify) _____

Date of acquisition by current owner: JULY 2017

Length of time existing uses have continued: HOUSE APPEARS TO BE MUCH OLDER THAN 20 YEARS

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

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
<u>HOUSE</u>	<u>Prior to 1990</u>	<u>1.3m</u>	<u>38m</u>	<u>3.2m</u>	<u>45.6m</u>	<u>11.0m x 10.4m x 6m +/-</u>
<u>SHED</u>	<u>Prior to 1990</u>	<u>14.0m</u>	<u>27.2m</u>	<u>23.6m</u>	<u>30.8m</u>	<u>6.2 x 4.9m x 4m +/-</u>

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				Building Dimensions W x D x H
	Front	Rear	Side	Side	
<u>ADDITION to HOUSE</u>	<u>4.2m</u>	<u>30.6m</u>	<u>3.2m</u>	<u>42.8m</u>	<u>14m x 15.4m x 6m +/-</u>

Municipal Requirement: 10m 10m 10m

15. % of Lot Coverage: Present: 36% Proposed: 8.5%

Municipal Requirement: 15%

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

North Single dwelling South Ravine
 East Ravine West Single dwelling

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 Applicant's 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**.