



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, Mike + Wendy Reid of the Township of Georgian Bluffs
in the County of Grey do solemnly declare:

- 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).
- 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.
- 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).
- 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 Town of South Bruce Peninsula in
the County of Bruce this 26th day of
January, 2021.

Cheryl Lynn Arnold
A Commissioner of Oaths

Wendy Reid Mike Reid
Signature of Owner(s)

Signature of Owner(s) or Agent

Authorization:

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

Date: 01-13-21 Signed: Mike Reid

Date: 01-13-21 Signed: Wendy Reid

Witness to signature: Wayne Carson
Updated: March 2020

Cheryl Lynn Arnold, a Commissioner, etc.,
County of Bruce, for Harry R. Hendry,
Barrister and Solicitor. Expires April 13, 2023.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: ±414 m Depth of Side Lot Line: ±414 m Lot Area: 40.55 ha

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) _____

Date of acquisition by current owner: 2015, family farm prior to this date

Length of time existing uses have continued: Prior to ownership, since settled

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>Barn</u>	_____	<u>±65</u>	<u>±334</u>	<u>7.6</u>	<u>±174</u>	<u>± 40 x 50 x 36 ft.</u> <u>12.2m x 15m x 11m</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>Residential</u>	<u>10m</u>	<u>±100</u>	<u>10m</u>	<u>10m</u>	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Lot 2
As per Bylaw

Municipal Requirement: 10m 10m 10m 10m

15. % of Lot Coverage: Present: ≤ 10% Proposed: lot 1 10%

Municipal Requirement: _____

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

North Residential/farm South Golf Course
 East Residential/Farm West Residential/Farm

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.

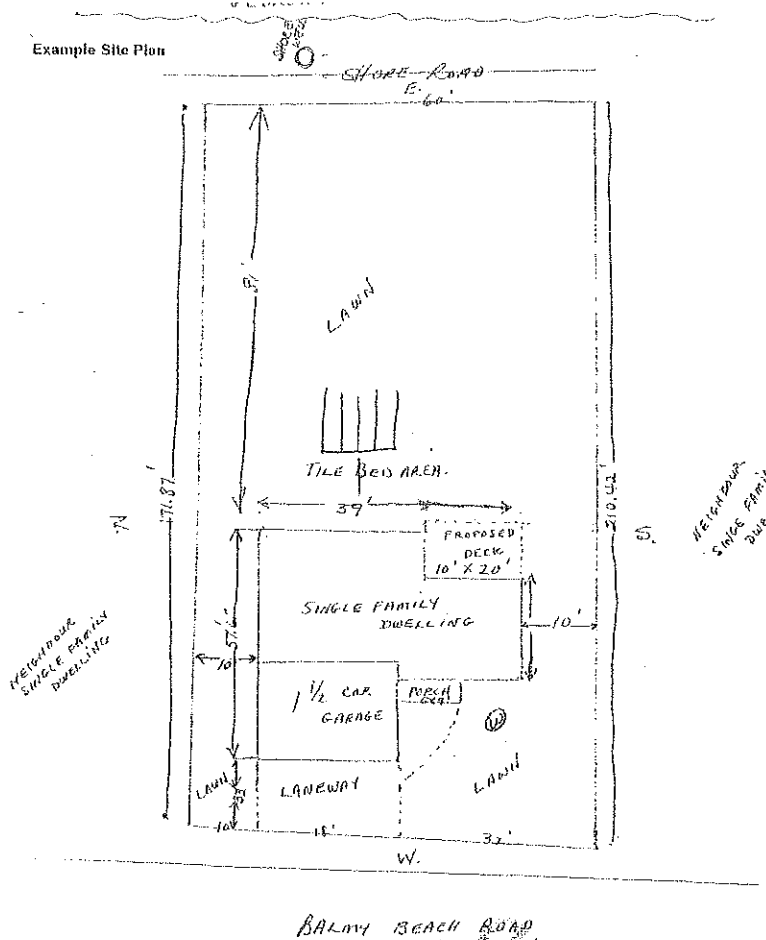
Draft Zoning Schedule

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

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

Site Plan
Applicant's Name
Municipal Address
Assessment Role Number

Example Site Plan



EXAMPLE

Sketch must be reproducible. Please do not use pencil.