



# 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.

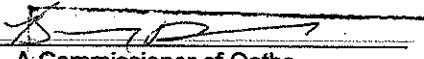
I/We hereby submit this application for an Amendment to the Township of Georgian Bluffs Zoning By-law, in respect of the lands hereinafter described.


### Declaration:

I/We, Robert Morris of the City of Owen Sound  
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 13<sup>th</sup> day of  
January, 2021.

  
A Commissioner of Oaths  
BRITTANY DRURY, a Commissioner, etc.,  
County of Grey, Clerk of the  
Corporation of the Township of Georgian Bluffs

Signature of Owner(s)  
  
Signature of Owner(s) or Agent

### Authorization:

I/We, The Estate of Sharon Morris, Robert Morris - Executor  
(please print) am/are the registered  
owner(s) of the lands subject to this application and I/we authorize Cliff McMillan to  
make this application on my/our behalf.

Date: Jan. 13/21 Signed: Robert Morris

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Witness to signature: \_\_\_\_\_

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Council
2. Registered Owner's Name: Estate of Sharon M. Morris, Robert Morris Executor  
 Address: 1389 16<sup>th</sup> Ave. East Owen Sound ON  
 Postal Code: N4K 0A9  
 Email Address: N/A  
 Phone Number: (Bus.) \_\_\_\_\_  
 (Res.) 519 370-7101
3. Authorized Agent's Name: Cliff McMillan  
 Address: 1971 6th Avenue East Owen Sound  
 Postal Code: N4K 2W4  
 Email Address: cliffmcmillan@royalpage.ca  
 Phone Number: (Bus.) 519 376 9210  
 (Res.) 519 372 7524

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:  
N/A

5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)  
Lot 4 Concession 2 Derby AS IN R306343 Georgian Bluffs  
 Municipal Address (911#): 217 433 Conc 3 Georgian Bluffs  
 Assessment Roll No: 42-03-540-001-133-20

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

6. Present Official Plan Designation: Rural and Hazard
7. Current Zoning of Subject Lands: OS1 and EP
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.).  
Amendment to the zoning by law
9. Reasons why Zoning By-law Amendment is necessary:  
To allow the development of a single family residence

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 456.3m Depth of Side Lot Line: 267.6m Lot Area: 11.3 ha

Width of Rear Lot Line: variable Depth of Side Lot Line: 120.8m

11. Present Use of Subject Lands:

Residential       Farmland       Seasonal Residential

Industrial       Commercial       Institutional

Other (specify) vacant land

Date of acquisition by current owner: September 5, 1991

Length of time existing uses have continued: unknown

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>no structures</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>Single family Residential</u>	<u>20m</u>	<u>200 mt</u>	<u>19m</u>	<u>240 mt</u>	<u>16.5m x 11.0m x 8m</u>

Municipal Requirement: \_\_\_\_\_

15. % of Lot Coverage: Present: \_\_\_\_\_ Proposed: less than 1%

Municipal Requirement: \_\_\_\_\_

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

North Residential      South vacant / EP

East vacant / EP      West Commercial (Mx) 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**.

## Rezoning Application Report

### Purpose:

The Township's comprehensive zoning bylaw does not allow residential development in the Open Space (OS1) zone. For residential development to occur on a OS1 zoned property, a rezoning application, including a rezoning justification report, is required. Both are included as part of this submission request to rezone the subject property to the Rural (RU) zone.

### Property Description and Background:

The property is described as Part of Lot 4 Concession 2 Roll No. 42-03-540-001-133-20 in the Township of Georgian Bluffs, formerly the Township of Derby. The property, in accordance with GeoWarehouse, is approximately 11.3 ha. (27.9 acres) in size (**survey drawing attached**). The property is bounded by an open Municipal Roadway (Derby Sideroad 3) on its west side, a residential property to the north, the Sydenham River to the east and an unopened Municipal Right of Way to its South. **Drawing A.**

A large portion of the property is designated as Environmental Protected (EP). The remaining lands, in the north/west part of the property is approximately 0.8 ha (2.0 acres), is zoned Open Space and it is this portion of the property that is subject to this rezoning application. **Drawing B.**

The Sydenham River abuts the property's entire east boundary and although the rezoning is associated with an area approximately 183 metres (600 feet) west of the River, at its closest point, the existence of this feature and the associated wetlands surrounding it, required contact with the following agencies for their review and comments. Their responses are attached.

Grey Sauble Conservation Authority (GSCA)

Department of Fisheries and Oceans (DFO)

Ministry of Natural Resources and Forestry (MNR)

Ministry of the Environment Conservation and Parks (MECP).

### Rezoning Justification:

#### 1. Conceptual Site Plan Layout:

GSCA, in their comments, proposed a building envelope within the OS1 area that would support a single-family residential development. A proposed building within this envelope shows that all provisions of the By-Law are met. **Drawing C.**

2. Storm Water Report:

A single-family residential development in the area proposed would have little impact on the environment. Additional runoff from a house, driveway and manicured lawn would be managed through absorption of meadow grass and woodlands with no quality or quantity impacts.

3. Water and Waste Water Services Report:

Servicing of a single-family residential development would include a new well and septic system designed and installed in accordance with current practices and requirements.

4. Hydrology Study:

A review of Ontario well records in the general area (**copies attached**) show good quality water; well depths of between 125 to 150 feet; acceptable pump rates and good recovery times. It is expected that similar circumstances will exist for the subject property and a Permit to take water based on these conditions will not be an issue.

5. Traffic/ Transportation Impact Study:

Derby Sideroad 3 is included in Georgian Bluffs Class 4 roadway category with Average Annual Daily Traffic (AADT) counts in the range of 0-250 vehicles (**classification of Highways attached**). The existence of licensed gravel pits in the area and associated Gravel Truck traffic is recognized. However, access and egress to and from the subject property, from a single-family residence, will have no negative effects on traffic flows and will not impact the safety or efficiency of this roadway.

6. Agriculture Impact Study:

Schedule "A" Map #21 of the Township's Zoning By-law (**copy attached**) identifies agriculture (AG) areas in the general vicinity of this rezoning proposal. Through the County's GIS mapping it was determined that the closes barn was 1,287 metres from the subject rezoning with others barns separated by 1,824 metres and 1,372 metres. Given these significant distances it would appear that an agriculture impact study would not be necessary.

7. Market Impact Study:

Not applicable to this rezoning request.

8. Conservation Authority Regulated Area:

GSCA comprehensive review of this rezoning proposal identified a development envelope in which to contain a single-family dwelling on private services. The envelope factors in setbacks under the anticipated Rural Zone and existing provisions of the Townships Zoning By-Law.

9. Environmental Impact Statement;

GSCA, in their review, section 2.1.8, indicated that in their opinion an Environmental Impact Study is not necessary as GSCA does not anticipate any negative impacts to the natural heritage features with development contained within the development envelope proposed.

10. Noise and Vibration Study;

A single-family development would not warrant a noise or vibration study. However, it is recognized that lands west of the proposal are zoned and licenced as gravel pit lands where extraction processes, stockpiling, and operation of heavy equipment and trucks occur. If appropriate, the rezoning approval could include a development agreement that addresses existence of these licenced gravel pits.

11. Environmental Site assessment;

The site has never been associated with chemical or hazard material uses thus a Ministry of the Environment certificate of approval is not anticipated.

12. Archeological Report;

There are no Archeological areas of significance associated with the lands considered for this rezoning.

Summary:

In summary the proposal to rezone the subject property from OS1 to RU and to limit development to within the building envelope determined by the GSCA, appears to be consistent with the polices of the Official Plan and generally meets the intent of the Zoning By-Law. No negative impact would be experienced by abutting properties, the Environmental Protected area or to the Sydenham River.