



Township of Georgian Bluffs

Application for Amendment to the Zoning By-Law

TOWNSHIP OF GEORGIAN BLUFFS
JUL 20 2021
Received \_\_\_\_\_

- 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, Eric & Blair Neeshof of the 89 Portland St. in the Shallow Lake of Ontario 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 Town of Shallow Lake in the Township of Georgian bluffs this 1st day of July, 2021.

Signature of Commissioner of Oaths: CARLY CRAIG, a Commissioner, etc., County of Gray, Deputy Clerk of the Corporation of the Township of Georgian Bluffs

Signature of Owner(s): Eric Neeshof
Signature of Owner(s) or Agent: Blair Neeshof

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

620 009 10500

1. Name of Approval Authority: Township of Georgian Bluffs Council  
2. Registered Owner's Name: Eric & Blair Neerhof  
Address: 89 Portland St. Shallow Lake  
Postal Code: NOH 2K0  
Email Address: neerhof@amtelecom.net  
Phone Number: (Bus.) 

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: \_\_\_\_\_

5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)  
Shallow Lake. Plan 156 N PT Lot 19 Plan; 857 PT Lot 35 RP 16 R 6-795; Part 5  
Municipal Address (911#): \_\_\_\_\_  
Assessment Roll No: 420362000 910500

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: Open Space 1

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.).  
To allow for building of a garage.  
Open space 1 needs to be changed to Residential Zoning.

9. Reasons why Zoning By-law Amendment is necessary:  
Residential Zoning will allow for building of a garage.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 244.96 Depth of Side Lot Line: 170.75 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) Open Space 1 / property use Single family detached (not on water)

Date of acquisition by current owner: July 2007

Length of time existing uses have continued: 100 plus 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>1800's</u>	<u>51'</u>		<u>39'</u>		<u>30'2" x 30'2"</u>
<u>Shed</u>	<u>1800's</u>	<u>113'6"</u>				<u>10'6" x 12'5"</u>
<u>Attach garage</u>	<u>1995</u>	<u>39'</u>		<u>16'6"</u>		<u>22'6" x 20'</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>Garage</u>					<u>20' x 20'</u>
_____					
_____					

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

15. % of Lot Coverage: Present: 3.561 Proposed: 4.568

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

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

North Planned Development South Open Space 1  
 East Environment Protected West Planned Development

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 *N/A*  
 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**.

## Justification Report

### Example Report for a Minor Variance (e.g. garage)

#### Purpose:

A garage is a usual and recognized accessory structure in a residential area. The By-law will need to be amended as the location of the proposed garage cannot meet the minimum 23 m setback required from the centerline of Grey Road 1.

#### Property Description and Background

The property is located at Pt Lot X, Concession X, Pt 2 of Plan 16R-1111 in the geographic Township of Keppel. Fire Number 111127 ABC Road

The location of the house dictates the location of the garage. Without a minor variance to the required setback, a garage could not be built because to meet the 23 m from the centerline of the road as it would be too close to the dwelling. Also, the topography of the lot makes this location the only logical area on the lot. If the garage was constructed any further back it would:

- be too close to the house and the existing deck
- be located in an area of the lot where the gentle slope of the lot drops off more steeply
- result in a number of trees having to be removed and maybe causing erosion;
- be located over buried utilities lines.

The proposed garage will have access to Grey Road 1 from the existing entrance.

#### Compliance with Policy

##### Official Plan

The Official Plan designation is Inland Lake and Shoreline Residential. The OP permits low density residential development in this area and that will not change with this application. A garage is a normal and permitted accessory use in a residential area.

##### Zoning

Section 4.9.3 of the By-law requires a 7.5 m setback and the proposed garage can comply with this setback. However, Section 4.17.3 requires a 23m setback from the centerline of the County road. A minor variance is required as the garage will only have a setback of 15 m from the centerline of the road.

Minimum Distance Separation requirement is 1000 feet and there are no barns within 1000 feet of the proposed development.

There is a wetland at the rear of the property but this Environmental Feature is not in close proximity to the building.

##### Stormwater/Drainage Plan

There would not appear to be any drainage issues on the lands as the existing culverts and drains will accommodate the proposal.

##### Servicing

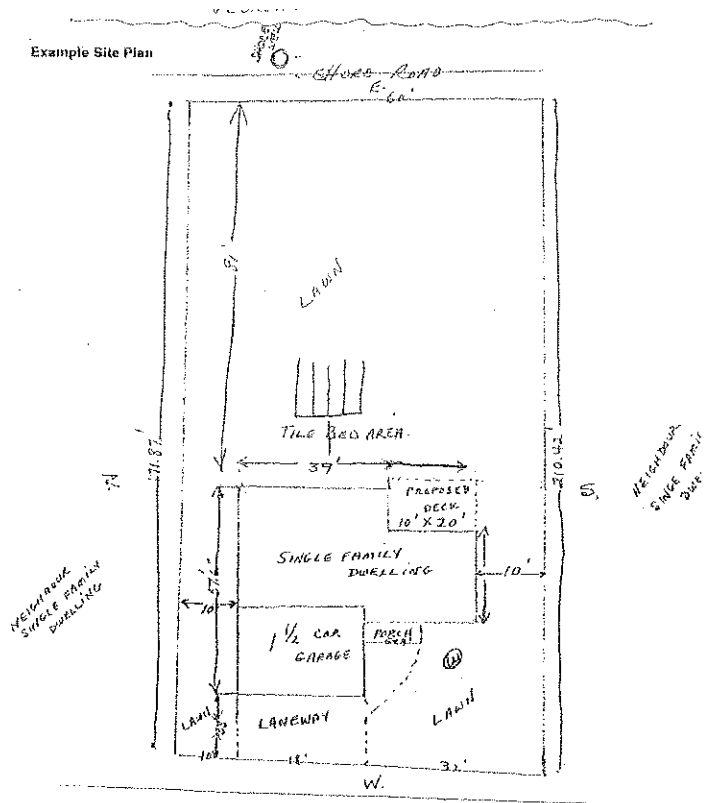
The garage does not require water or hydro. The septic system was new in 2000 and the garage is 25 feet from the tile bed. The lands can accommodate the development with the servicing proposed.

#### Summary

In summary the proposal would appear to be consistent with the policies of the Official Plan and generally meets the intent of the Zoning Bylaw. No negative impact would be experienced by abutting properties as a result of the development proposed.

The detailed site plan attached to the application shows that all other provisions of the By-law are met.

Site Plan  
Applicant's Name  
Municipal Address  
Assessment Role Number



Sketch must be reproducible. Please do not use pencil.

# Justification Report

## Purpose

A garage is a usual and recognized accessory structure in a residential area. The By-law will need to be amended as the location of the proposed garage is zoned Open Space 1 which does not allow for a garage. The Zoning amendment will need to be changed to Residential.

## Property Description and Background

The property is location 89 Portland Street, Shallow Lake in the geographic Township of Georgian Bluffs.

Without a zoning amendment from Open Space 1 to Residential, the garage could not be built. The garage is 20'x21' and is being moved from it's present location to our property.

The garage will be located on the north end of our property and will have access to Portland Street, which is a dead end street.

## Compliance with Policy

### Official Plan

The official plan designation is Open Space and Shallow Lake is listed as a Secondary Settlement Area. The intent of the Secondary Settlement area is to facilitate a mix of land uses that include residential, commercial, industrial, institutional, recreational and open space and future development areas. The Secondary Settlement Area should be supportive of those commercial and light industrial uses intended to serve the surrounding rural area as well as the needs of those residents within the community. A garage is a normal and permitted accessory use in a residential area.

### Zoning

The zoning is listed as Open Space however the house was built in the 1800's in its present location. Therefore, the property zoning requires it to be residential to allow for the addition of a garage.

### Storm water/Drainage Plan

There is no existing culverts or drains located on Portland Street.

### Servicing

The garage requires hydro. The land can accommodate the development with the servicing proposed.

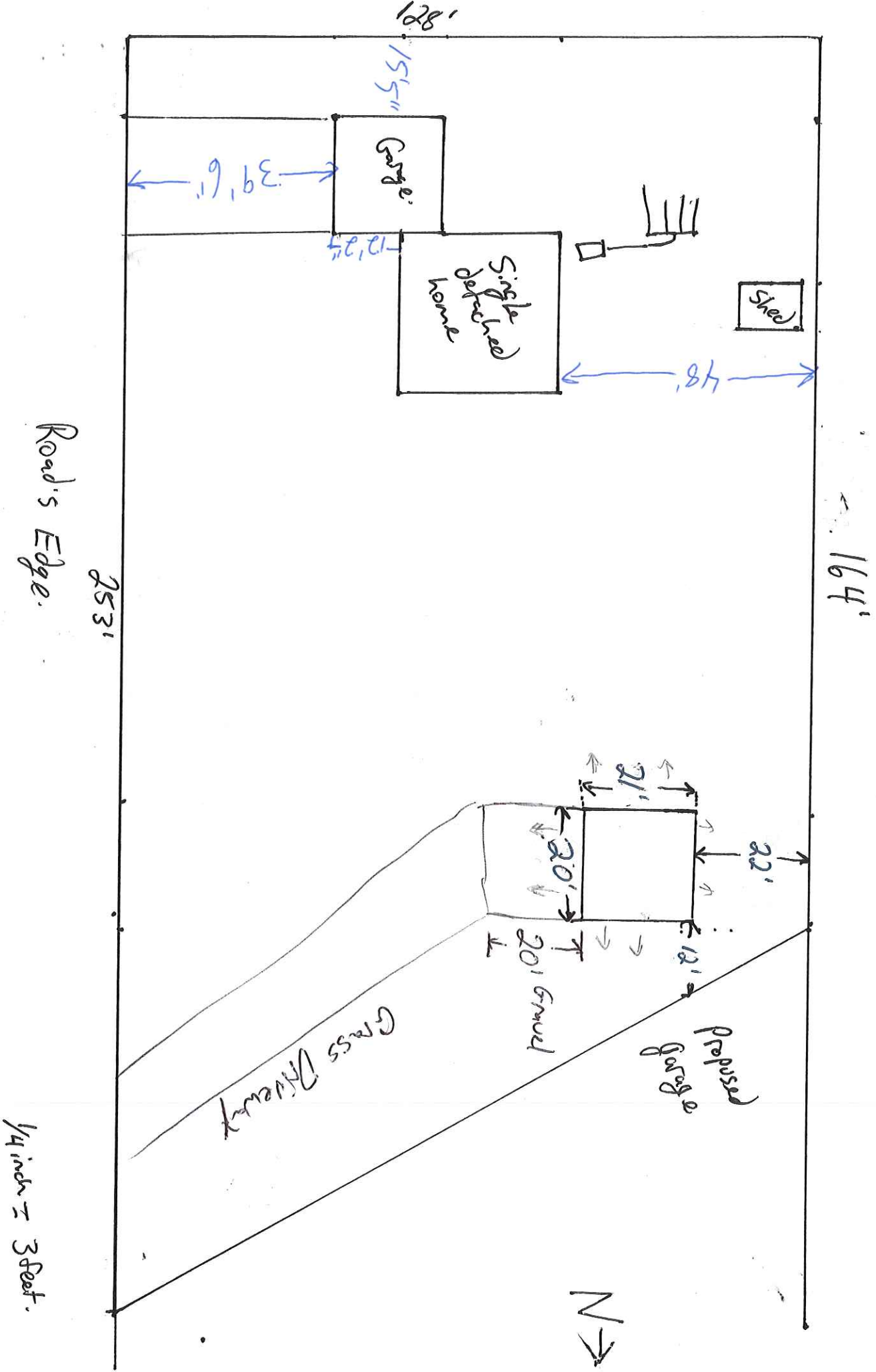
### Summary

In summary, the proposal would appear to be consistent with the policies of the Official Plan and generally meets the intent of the Zoning Bylaw. No negative impact would be experienced by abutting properties as a result of the development proposed.

The details site plan attached to the application shows that all other provisions of the By-law are met.



Soil is very good drainage.



Township of Georgian Bluff and Grey Sable Conservation.

I, Eric Neethof, am requesting to have the fees dropped. I feel it is unfair and not right that my property is zoned open space 1, when there has been a house here for over a hundred years. It was re-zoned Open Space 1 back in 2005 and Jenn Burnett - Senior Planner can not find a reason for the change.

I am putting up a small garage for storage and am not making any big changes.

The soil on our property has the best drainage in the township. I am not doing any work in wet land.

I also feel if a property in Copper Kettle can put hundreds loads of fill into the swamp, then a little shop shouldn't be an issue on my property.

I am willing to go through the process of the zoning change, I am asking to not pay for these change.

The Garage is a 20 foot x 21 foot which I purchased from Jason Kuhl of Shallow Lake and is currently sitting on a hay wagon at J&R Lee Excavating in which I work.

The garage will be placed on a slab on grade so there will not be any digging into the ground.

Thank you for your time and consideration.

Eric Neerhof  
519 377-5471