



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, Ryan Kochuta of the Town of the Blue Mountains 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 City of Owen Sound in the County of Grey this 11th day of May, 2022.

[Signature]
A Commissioner of Oaths

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

Nichol Lee Brown, a Commissioner, etc.,
Province of Ontario, for Anya Shahabi
Professional Corporation, Barrister and Solicitor, Expires August 17, 2023
See Attached Owners 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

Note: In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: CON 11 LOT 16 PT LOTS 17 AND 18 ROLL # 420362000405000

Former Municipality: KEPPEL

Civic Addressing Number: 302126 Grey Road 170

7. Description of Subject Land:

a) **Existing** use of Subject Land: Agriculture

b) **Existing** Buildings: Farm Cluster (4 structures)

c) Is the Subject Land presently subject to **any** of the following:

Easement Restrictive Covenants Right of Way

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended
to be **severed**

Frontage 144.9m

Depth: Side Lot Line 141.5m

Width: Rear Lot Line 144.9m

Area 2.05ha

Dimensions of land intended
to be **retained**

Frontage 680.6m

Depth: Side Lot Line 1082.4m

Width: Rear Lot Line 1438.2m

Area 71.46ha

9. Use of Subject Land to be **severed**:

- New Lot
- Lot Addition
- Lease/Charge
- Easement/Right of Way
- Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Address: _____

Buildings Proposed: No Change - Only the dwelling will be severed

10. Use of Lands to be retained:

Buildings Proposed: No Change - the three outbuildings will remain with the agricultural operation

Specify Use: Agricultural

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number) Grey Rd 170	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Road	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

Yes No

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/> No Services
Lake/River	<input type="checkbox"/>	<input type="checkbox"/> proposed for
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/> the retained

If proposed water supply is by well, are the surrounding water well records attached?

Yes No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/> No Services
Septic	<input checked="" type="checkbox"/>	<input type="checkbox"/> proposed for the
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/> retained

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? March 1st, 2022
- c) Area of total farm holding: Hectares 212.46 ha Acres 525 acres
- d) Number of tillable: Hectares 212.46 ha Acres 525 acres
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn goods Present Use Vacant
Capacity of barn in terms of livestock 280 yewes
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?

Yes No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?

Yes No

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

15. Sketch

1. You must show **all** of the **required information**.
2. The sketch must be submitted with the application on paper **no larger** than 8 1/2" x 14".
3. Outline the **severed** parcel in **red** and the **retained** parcel in **green**
4. Clearly **label** which is the **severed** parcel and which is the **retained** parcel
5. See page 8 for Sample Sketch.

Required Information:

- a) North Arrow
- b) Subject Land (land owned by the applicant) boundaries and dimensions
- c) Distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) Parcel of land that is the Subject of the application, its boundaries and dimensions, the **part** of the parcel that is to be **severed**, the **part** that is to be **retained** and the location of all land **previously severed**.
- e) The **approximate location** of all natural and artificial features on the Subject Land (eg. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application.
- f) The **use of adjoining lands** (eg. residential, agricultural, cottage, commercial, etc.)
- g) The location, width and names of **all** road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- h) The location and nature of **any** easement affecting the subject land.
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

I/We Ryan Kochuta

(Applicant(s) Name(s))

Of the Town of the Blue Mountains
(City/Township)

In the County of Grey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

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.

Sworn (or declared) before me at the

City of Owen sound

In the County of Grey

This 11th day of May 2022


Signature - Commissioner of Oaths


Signature of Applicant's Agent

**Nichol Lee Brown, a Commissioner, etc.,
Province of Ontario, for Anya Shehbi
Professional Corporation, Barrister and
Solicitor. Expires August 17, 2024.**
Name in Print

Ryan Kochuta
Applicant(s) Agent Name in Print

Signature of Applicant(s)

Signature of Applicant(s)

Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	Wetlands	_____
Rural	_____	Urban	_____
Urban Fringe	_____	Hamlet	_____
Hazard Lands	_____	Recreation	_____
NEC Area	_____	Inland Lakes & Shoreline	_____
Special Agriculture	_____	Mineral Resource Extraction	_____
Space Extensive Commercial	_____	Space Extensive Industrial	_____

b) Please indicate the current Zoning on the Subject Property:

c) Please indicate whether any of the following environmental constraints apply to the subject land:

Primary Aggregate	_____	Special Policy	_____
Life ANSI	_____	Existing Land Fill Sites	_____
Earth ANSI	_____	Abandoned Land Fill Sites	_____
Earth Life ANSI	_____	Cold Water Streams	_____
Cool/Warm Water Lake	_____	Cool/Warm Water Stream	_____
Warm Water Streams	_____	Cold Water Lake	_____
Warm Water Lake	_____		

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a Plan of Subdivision** under the Planning Act?

Yes _____ No _____ Unknown _____

If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: _____

e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

Yes _____ No _____ Submitted _____ Approved _____