



Township of Georgian Bluffs Committee of Adjustment

TOWNSHIP OF GEORGIAN BLUFFS JUN 17 2022 Received

Severance Application #1

Date Accepted: File No: B / Roll #: 580 003

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are minimum mandatory requirements as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and must be completed. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

- 1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment
2. Owner: Ron Locking & Nancy Locking
Address: 318133 Grey Road 1, Owen Sound, ON

- 3. Applicant (if different from Owner):
Address:
Phone Number: Postal Code:
Email:

- 4. Agent/Solicitor:
Address:
Phone Number: Postal Code:
Email:

- 5. Communications should be sent to:
[X] Owner [] Applicant/Authorized Agent [] Solicitor [] Other:

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:

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

6. Subject Land:

Legal Description: Part of Lot 18, Concession 3 further described as part of Block B, Plan 447, Township of Georgian Bluffs

Former Municipality: Township of Sarawak

Civic Addressing Number: 318 733 Grey Road 1

7. Description of Subject Land:

a) **Existing** use of Subject Land: RT- Residential / Farm

b) **Existing** Buildings: House / Shed / Barn

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 194' (104'+90')

Depth: Side Lot Line 100'

Width: Rear Lot Line 194' (104'+90')

Area 0.45 Acres

Dimensions of land intended to be **retained**

Frontage 284'

Depth: Side Lot Line N-2284.12' S-1791.2'

Width: Rear Lot Line 194'+90'

Area 13.04 Acres minus 0.45 Acres = 12.59 Acres

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:

Christopher Lodging
Melanie Tadcaberry-Lodging

Address: 220 Balm Beach Road, Owen Sound, ON N4K 5N4

Buildings Proposed: None

10. Use of Lands to be **retained**:

Buildings Proposed: None

Specify Use: Residential / Farm

11. Road Access

Severed Parcel

Retained Parcel

Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Township Road	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>

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"/>
Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

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

Electricity School Bus Telephone Garbage Collection Other Natural Gas

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? 2003
- c) Area of total farm holding: Hectares _____ Acres 13.04
- d) Number of tillable: Hectares _____ Acres 8.0
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn Well maintained Present Use Storage
Capacity of barn in terms of livestock 10
- 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:

2-32-05 (locking) notice By-law #4-2006

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 Ron Locking & Nancy Locking
(Applicant(s) Name(s))

Of the Township of Georgian Bluffs
(City/Township)

In the Grey 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

Township of Georgian Bluffs

In the County of Grey

This 14th day of June 2022