



Township of Georgian Bluffs Committee of Adjustment

Severance Application

TOWNSHIP OF
GEORGIAN BLUFFS
JUL 25 2022
Received

App #2

Date Accepted: _____ File No: B _____ / _____ Roll #: 620-007-18400

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: Mark Andrew Taylor and Sarah May Irene Taylor

Address: 424073 Taylor Sideroad , Kemble ON

Postal Code: N0H 1S0

3. Applicant (if different from Owner): Bruce Trail Conservancy c/o Antoin Diamond

Address: PO Box 857, Hamilton, ON

Postal Code: L8N 3N9

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____

Postal Code: _____

Email: _____

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

6. Subject Land:

Legal Description: LT 37-38 CON 22 KEPPEL; PT LT 39 CON 22 KEPPEL AS IN R545376; GEORGIAN BLUFFS

Former Municipality: Keppel

Civic Addressing Number: N/A

7. Description of Subject Land:

a) Existing use of Subject Land: Agriculture, Bruce Trail

b) Existing Buildings: None

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**

Dimensions of land intended to be **retained**

Frontage None

Frontage None

Depth: Side Lot Line +/- 100 m

Depth: Side Lot Line +/- 910.5

Width: Rear Lot Line +/- 1023.1 m

Width: Rear Lot Line +/- 1023.1 m

Area +/- 10.2 ha

Area +/- 93.3 ha

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:
Bruce Trail Conservancy

Address: PO Box 857, Hamilton, ON L8N 3N9

Buildings Proposed: None

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

Buildings Proposed: None

Specify Use: Agriculture

11. Road Access

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

N/A

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

N/A

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

N/A

Electricity School Bus Telephone Garbage Collection Other _____

- 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? _____
- c) Area of total farm holding: Hectares _____ Acres _____
- d) Number of tillable: Hectares _____ Acres _____
- 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 _____ 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.

I/We Joe1 Swagerman

(Applicant(s) Name(s))

Of the city of Hamilton
(City/Township)

In the _____ of _____
(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 Hamilton
Province of ontario

In the _____ of _____

This 20th day of July 2022