



Township of Georgian Bluffs Committee of Adjustment

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Severance Application Form

APPLICATION ACCEPTED (date) _____ SEVERANCE FILE NO: B _____/20____

Roll # _____

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 are there to 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: Township of Georgian Bluffs Committee of Adjustment

2. **Owner:** _____

Address: _____

Phone Number: _____ **Postal Code** _____

Email: _____

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:**

Owner: _____ Applicant/Authorized Agent _____ Solicitor _____

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

6. **SUBJECT LAND: (LEGAL DESCRIPTION)**

Legal Description _____

Former Municipality _____

Civic Addressing No. _____

7. DESCRIPTION OF SUBJECT LAND:

a) **Existing use** of the Subject Land: Agricultural _____ Residential _____
Non-farm Residential _____ Commercial/Industrial _____
Other (explain) _____

b) Existing Buildings _____

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 (THESE DIMENSIONS MUST BE ACCURATE)

Dimensions of land intended
to be **SEVERED**

Frontage _____

Depth of Side Lot Line _____

Width of Rear Lot Line _____

Area _____

Dimensions of land intended
to be **RETAINED**

Frontage _____

Depth of Side Lot Line _____

Width of Rear Lot Line _____

Area _____

9. PROPOSED USE OF LAND TO BE SEVERED

(a) i) **NEW LOT**

Specify Use _____

ii) **LOT ADDITION**

iii) **LEASE/CHARGE**

iv) **EASEMENT/
RIGHT OF WAY**

Bell Canada _____
Hydro _____
Water _____
Gas _____
Access _____

v) **CORRECTION
OF TITLE** _____

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

Address: _____

(c) Buildings Proposed _____

10. PROPOSED USE OF LANDS TO BE RETAINED

Buildings Proposed _____

Specify Use _____

11. ROAD ACCESS **SEVERED PARCEL** **RETAINED PARCEL**

Provincial Highway _____

County Road (Provide Road Number) _____

Township Road _____

Non-maintained/seasonally maintained
Municipal road allowance _____

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 _____

Private Right-of-Way _____

12. SERVICING

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

TYPE	SEVERED PARCEL	RETAINED PARCEL
Municipally owned and operated pipe water supply	_____	_____
Lake/River	_____	_____
Well	_____	_____

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

YES _____ NO _____

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

TYPE	SEVERED PARCEL	RETAINED PARCEL
Municipally owned and operated sanitary sewers	_____	_____
Septic System	_____	_____
Other – Specify	_____	_____

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

Electricity _____ School Bus _____ Telephone _____ Garbage Collection _____

13. AGRICULTURAL PROPERTY HISTORY

i) What type of farming has been or is currently being conducted?
Please indicate the type of farming on the form on the proceeding page by circling the Animal Type, a description, and a Barn Type. Please label each barn with a number on the sketch and the form.

ii) a) How long have you owned the farm? _____

iii) a) Area of total farm holding: Hectares _____ Acres _____

b) Number of tillable hectares (acres) _____

iv) a) Is there a barn on the parcel to be severed?

Yes _____ No _____ Condition of Barn _____

Present Use _____ Capacity of barn in terms of livestock _____

b) Is there a barn on the parcel to be retained?

Yes _____ No _____ Condition of Barn _____

Present Use _____ Capacity of barn in terms of livestock _____

v) a) Are there any barns on other properties within 1 kilometre (1,000 metres) of the proposed lot?

Yes _____ No _____

14. a) Has any land been severed from the parcel originally acquired by the owner of the subject

Yes _____ No _____

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

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 indicated 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 _____

15. SKETCH - YOU MUST SHOW ALL OF THE REQUIRED INFORMATION

The sketch must be submitted with the application on paper no larger than 8 1/2" x 14".

- a) OUTLINE THE **SEVERED PARCEL IN RED** AND THE **RETAINED PARCEL IN GREEN**.
- b) Clearly label which is the severed parcel and which is the retained parcel.
- c) "**NORTH ARROW**"
- d) "**Subject Land**" - **all land owned** by the applicant - **boundaries and dimensions**
- e) The **distance** between the applicant's land and the **nearest township lot line** or appropriate landmark (eg. bridge, railway crossing, etc.).
- f) The 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** .
- g) 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.
- h) The **use of adjoining land** (eg. residential, agricultural, cottage, commercial, etc.)
- i) 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.
- j) The **location and nature of any easement** affecting the subject land.
- k) 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 _____
(Applicant(s) Name(s))

Of the _____ of _____
(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 _____ of _____

In the _____ of _____

This _____ day of _____ 20_____

Signature – Commissioner of Oaths

Signature of Applicants/Agent

Name in Print

Applicant(s)/Agent Name in Print

Signature of Applicant(s)

Applicant(s) name in Print

Please return this completed form to:
Attention: Committee of Adjustment
Township of Georgian Bluffs,
RR # 3
Owen Sound, Ontario. N4K 5N5



SAMPLE SKETCH

