

TOWNSHIP OF GEORGIAN BLUFFS
APPLICATION FOR AMENDMENT TO THE
ZONING BY-LAW



NOTE

- **A PRECONSULTATION MEETING IS REQUIRED PRIOR TO THE SUBMISSION OF APPLICATIONS FOR A ZONING BY-LAW AMENDMENT OR REZONING.**
- The amendment process will not commence until a 'complete' application is received. Incomplete applications will be returned to the Applicant.
- The Application should 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 COPY 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 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, _____ of the _____,
in the _____ of _____ do solemnly declare:

- a) that I am the owner/the authorized agent of the owners of the lands hereinafter described (as per written verification attached),
- b) that, to the best of my 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 responsibility to reimburse the Township of Georgian Bluffs for any further costs, above \$925.00 (or \$1410.00) already paid, incurred and charged to the Municipality in connection with the application, (i.e. LPAT hearing, Legal or Engineering fees).
- d) 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 _____ of _____ in the
_____ this _____ day of _____, 20_____.

A Commissioner of Oath

Signature of Owner(s)

Signature of Owner(s) or Agent

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: _____

ZONING BY-LAW AMENDMENT APPLICATION

1. Assessment Roll Number: _____
2. Registered Owner's Name: _____
Address: _____
Postal Code: _____
Email Address: _____
Phone Number: (Bus.) _____ (Res.) _____

3. Authorized Agent's Name: _____
Address: _____
Postal Code: _____
Email Address: _____
Phone Number: (Bus.) _____ (Res.) _____

All correspondence should be sent to: Owner Agent Both

Name and Address of holders of any Mortgage, charges or other encumbrances in respect of the subject lands:

4. Legal Description of Subject Property: i.e Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)

Municipal Address (911#) _____

The following information must be complete and details may be provided in the attached 'Justification Report'.

5. Present Official Plan Designation _____

Explain how the Application conforms to the Official Plan in the Justification Report.

Is the Property subject to an Official Plan Amendment? Yes No

If Yes, please include details/explanation in the Justification Report

Does the Application alter the boundaries of a Settlement Area
 remove land from an area of employment
 other _____

6. Current Zoning of Subject Property _____

Proposed Zoning of Subject Property _____

Briefly describe the nature, extent and reasons for the Proposed Amendment (i.e. relief for lot frontage, density, height, area, setbacks, etc.).

7. Has the subject property ever been subject to a previous zoning application?

Yes No Unknown

If Yes, please briefly explain _____

8. Is the Zoning By-law Amendment consistent with the Provincial Policy Statement? Yes No
Explain in the Justification Report.

Are the Subject Lands within an area of land designated under any provincial plan or plans?
Yes No Explain in the Justification Report.

Does the Proposed Amendment conform? Yes No

9. If the Proposal is for a **Temporary Use** (pursuant to Section 39 of the *Planning Act, R.S.O. 1990* as amended), how long is the temporary use requested for? (Maximum three years). Provide details in Justification Report.

If the Proposal will result in a **Holding By-law** affecting Use, provide details of anticipated criteria for the removal of the holding in the Justification Report.

If the Proposal will result in an **Interim Control By-law**, provide details in the Justification Report.

10. Is this rezoning implementing a **consent** to sever? Yes No
OR plan of subdivision Yes No

If Yes, please explain briefly here and in detail in the Justification Report (include application number if known)

11. Dimensions of Subject Lands (entire property):

Lot Frontage: _____ Depth of Side Lot Line: _____ Lot Area: _____

Width of Rear Lot Line: _____ Depth of Side Lot Line: _____

Topographic or Special Features: _____

12a. Present Use of Subject Property

Residential Farmland Seasonal Residential
Industrial Commercial Institutional
Other (specify) _____

Date of acquisition by current owner: _____

Length of time existing uses have continued: _____

12b. List any existing Buildings or Structures on the Land

Type/Use of Buildings/Structures	Indicate All Yard Setbacks				Building Dimensions W x D x H	Date Constructed
	Front	Rear	Side	Side		

_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

13a. Proposed Use of Subject Property

Residential Farmland Seasonal Residential
Industrial Commercial Institutional
Other (specify) _____

13b. List Proposed Buildings or Structures

Type/Use of Buildings/Structures	Indicate All Yard Setbacks				Building Dimensions W x D x H	Municipal Req't
	Front	Rear	Side	Side		
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

14. % of Lot Coverage: Present: _____ Proposed: _____

15. Existing Uses of Abutting Properties (including properties on opposite side of road allowance)

North _____ South _____
 East _____ West _____

16. Types of Servicing – the property will be serviced by, please check appropriate box and provide details in Justification Report.

- Publicly Owned and Operated Potable Water System
- Private Well/Source, Type _____
- Other (e.g. Lake), please specify _____
- Publicly Owned and Operated Sanitary Sewage System
- Septic Tank and Tile Field
- Other (e.g. Lake), please specify _____

If the Application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed a Servicing Options Report and a Hydrogeological Report are required, these matters must be included in the Justification Report.

- A Public Road Owned and Maintained by the Local Municipality
- A Public Road Owned and Maintained by the County
- A Public Road Owned and Maintained by the Province
- Private Road
- Water Access Only - Information must be provided on parking and docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road.
- Other, please specify _____

Storm Drainage (details should be addressed in the Justification Report and/or sketch)

- Existing System
- New On-Site System
- New Area System

17. 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 Applicants 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)

Application Complete

Township Planner _____

Date Complete _____

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 New Use (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 centreline 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 an amendment to the required setback, a garage could not be built because to meet the 23 m from the centerline of the road, it would be too close to the dwelling and results in 30% lot coverage. 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 centre line of the County road. An amendment is required as the garage will only have a setback of 15 m from the centre line of the road and will result in more lot coverage than allowed.

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 Bylaw are met.