



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, William Keith Miles of The City of Owen Sound,
 in the County of Grey do solemnly declare:

- 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).
- 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.
- 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).
- 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 Township of Georgian Bluffs in
 the County of Grey this 5th day of
April, 2023.

[Signature]
 A Commissioner of Oaths

SAMANTHA BUCHANAN a Commissioner etc.,
 County of Grey
 Corporation of the Township of Georgian Bluffs

[Signature]
 Signature of Owner(s)

[Signature]
 Signature of Owner(s) or Agent

Authorization:

I/We, William Keith Miles (please print) am/are the registered owner(s)
 of the lands subject to this application and I/we authorize David Moyer to make this application on my/
 our behalf.

Date: April 5th, 2023

Signed: [Signature]

Date: _____ Signed: _____

Witness to signature: [Signature]
 Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Council

2. Registered Owner's Name: William Keith Miles

Address:

Postal Code:

Email Address:

Phone Number:

3. Authorized Agent's Name: David Frederick Moyer

Address

Postal Code:

Email Address:

Phone Number:

All correspondence should be sent to: Owner Agent Both

4. Name and address of holders of any mortgage, charges or other encumbrances in respect of the Subject Lands:

Not Applicable

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

CON 2 PT LOT 4 RP 16R1928 PT OF PART 1, Derby, Township of Georgian Bluffs

Municipal Address (911#): 217433 Concession 3, Owen Sound, N4K 5N6

Assessment Roll No: 420354000113320

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

6. Present Official Plan Designation: Rural and Hazard

7. Current Zoning of Subject Lands: EP-Environmental Protection, OS1- Open space 1

8. Briefly describe the nature and extent of relief from the Zoning By-law for the proposed Amendment: (i.e. relief for lot frontage, density, height, area, setbacks, etc.).

The owner is applying for an amendment to the zoning bylaw to change the current zoning on a portion of the property to Rural from EP and OS1 to allow for the construction of a single family dwelling and associated accessory building in accordance with completed Floodplain Study and EIS report for the property.

9. Reasons why Zoning By-law Amendment is necessary: The Amendment is necessary to allow for the construction of a single family home on an existing lot of record.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 483 m. Depth of Side Lot Line: 299 m. Lot Area: 10.8 ha.

Width of Rear Lot Line: Irregular (Sydenham River) Depth of Side Lot Line: 128 m.

11. Present Use of Subject Lands: Vacant Recreational

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

Date of acquisition by current owner: April 30, 2021

Length of time existing uses have continued: unknown, Prior to current owner

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

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

13. Proposed Use of Subject Lands:

- Residential Farmland Seasonal Residential
 Industrial Commercial Institutional
 Other (specify) Residential Single Family home and accessory buildings.

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
See attached Plans	_____	_____	_____	_____	_____
Municipal Requirement:	_____	_____	_____	_____	_____

15. % of Lot Coverage: Present: Zero 0 Proposed: 0.17%

Municipal Requirement: 15%

16. Existing Uses of Abutting Lands: (including properties on opposite side of road allowance)

North Residential South Environmental Protection
 East Environmental Protection West Extractive Resource and Residential

17. Types of Servicing: (Check all that apply)

Water

- Publicly Owned and Operated Potable Water System
- Private Well/Source, Type
- Other (e.g. Lake), please specify None

Sewage

- Publicly Owned and Operated Sanitary Sewage System
- Septic Tank and Tile Field
- Other (e.g. Lake), please specify None

Access

- Public Road Owned and Maintained by the Local Municipality
- Public Road Owned and Maintained by the County
- Public Road Owned and Maintained by the Province
- Private Road
- Water Access Only - Information must be provided on parking and docking facilities.
- Other, please specify _____

Drainage

- Existing Storm Drainage System
- New On-Site Storm Drainage System
- New Area Storm Drainage System

18. 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

19. 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 Minor Variance (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 centerline 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 a minor variance to the required setback, a garage could not be built because to meet the 23 m from the centerline of the road as it would be too close to the dwelling. 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 centerline of the County road. A minor variance is required as the garage will only have a setback of 15 m from the centerline of the road.

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

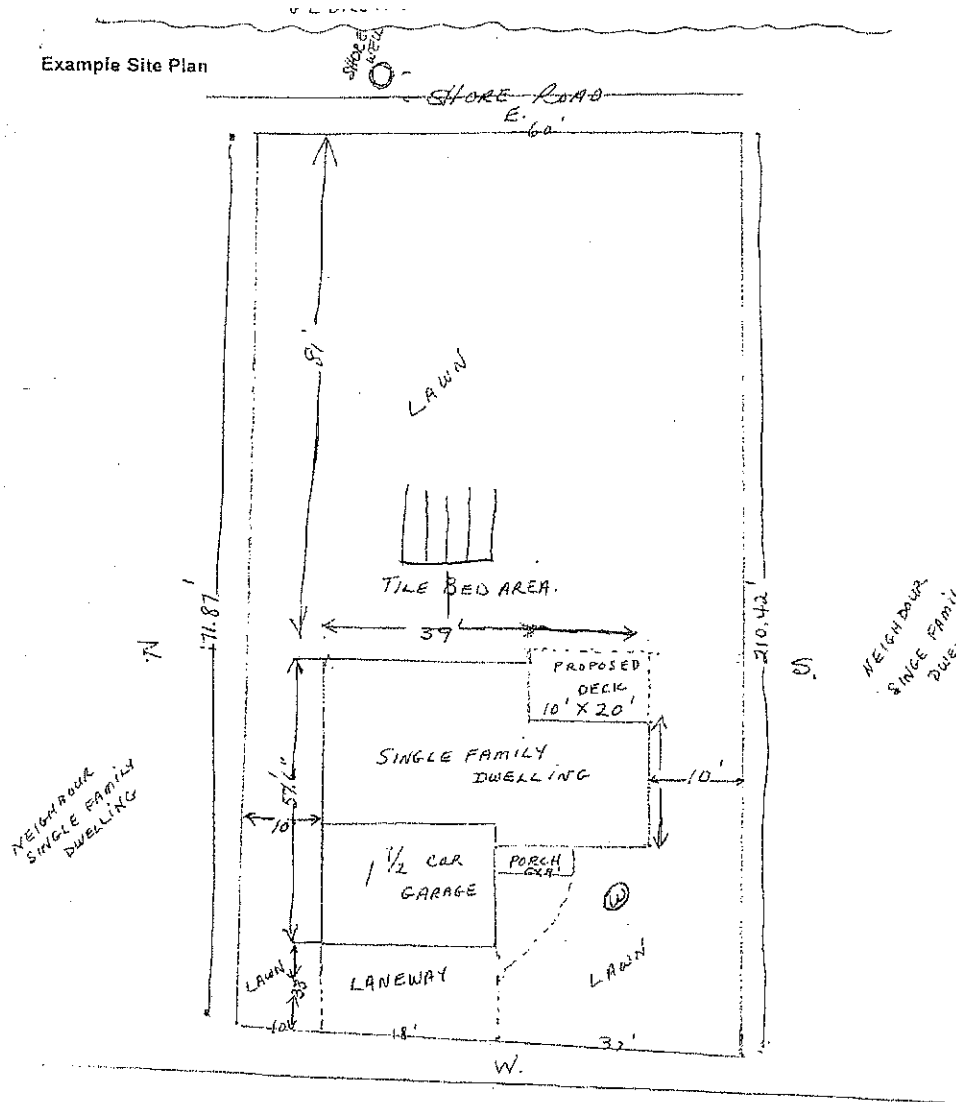
The garage does not require water or hydro. The septic system was new in 2000 and the garage is 25 feet from the tile bed. The lands can accommodate the development with the servicing proposed.

Summary

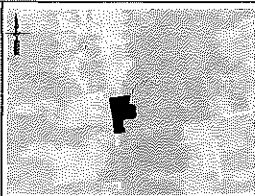
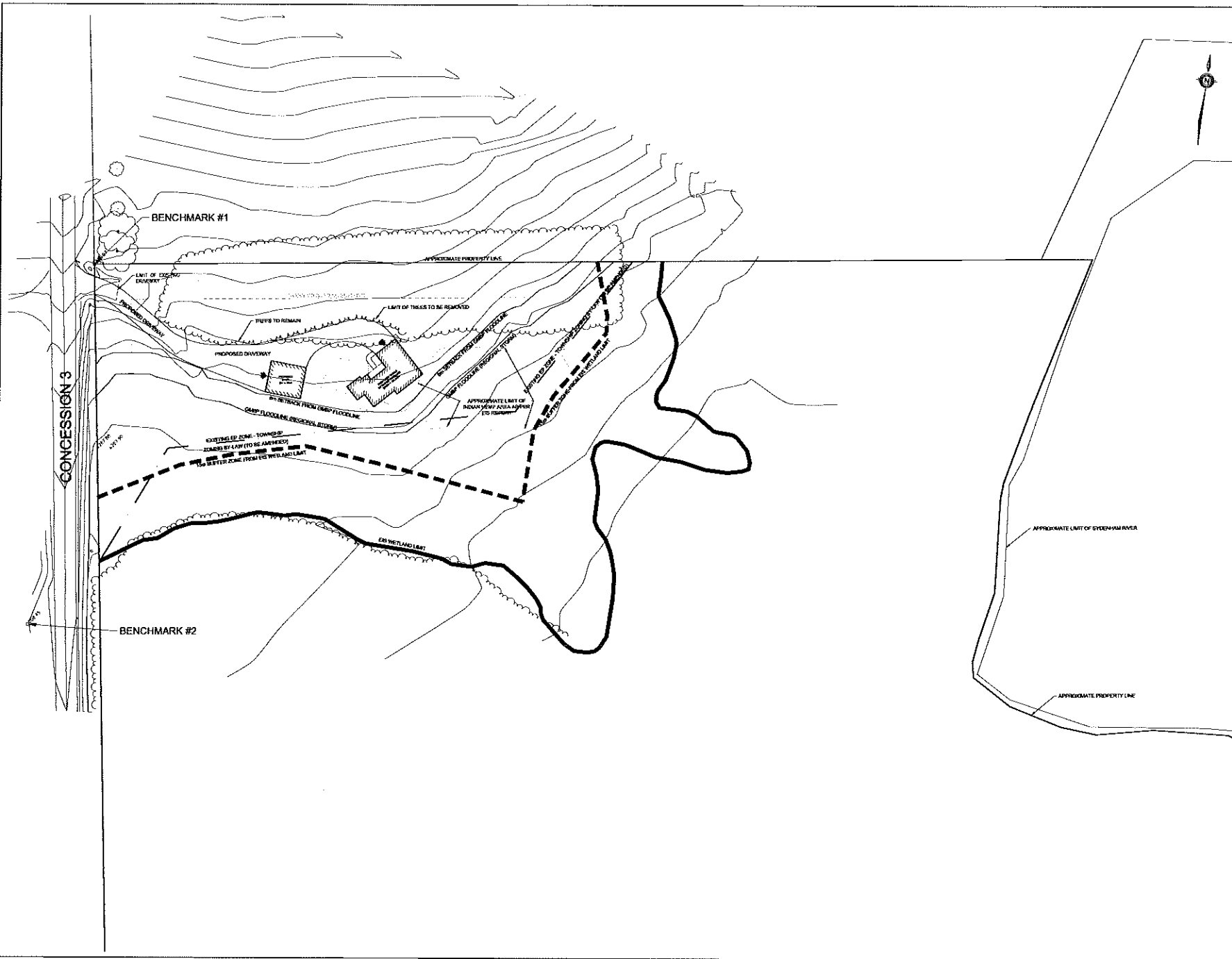
In summary the proposal would appear to be consistent with the policies of the Official Plan and generally meets the intent of the Zoning Bylaw. No negative impact would be experienced by abutting properties as a result of the development proposed.

The detailed site plan attached to the application shows that all other provisions of the By-law are met.

Site Plan
Applicant's Name
Municipal Address
Assessment Role Number



Sketch must be reproducible. Please do not use pencil.



TOWNSHIP OF GEORGIAN BLUFFS
KEY PLAN
1:4 TO SCALE

- NOTES:**
1. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE STATED.
 2. LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION PREPARED BY JUAN ESCOBAR (C.S.U.T.D. PLAN 198-1926, DATED MAY 26, 1981).
 3. ADDITIONAL TOPOGRAPHICAL SURVEY INFORMATION PREPARED BY GIMP ON MAY 25, 2021.
 4. ENVIRONMENTAL IMPACT STUDY (EIS) INFORMATION AS PER REPORT PREPARED BY AHS ENVIRONMENTAL CONSULTING INC.

#1 BENCHMARK ELEV. - 270.97m
TOP OF S/B LOCATED IN NORTH-EAST CORNER OF SUBJECT PARCEL.

#2 BENCHMARK ELEV. - 268.45m
TOP OF S/B ON NEIGHBORING PROPERTY ADJACENT TO THE WEST OF SUBJECT PARCEL.

THE POSITION OF POLE LINES, CONDUITS, UTILITY MAINS, SEWER AND OTHER EXISTING AND PROPOSED UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHILE SO SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL NOTIFY HIMSELF OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



NO	DATE	REVISION DESCRIPTION	CHKD
3	8/11/2022	ISSUED FOR APPROVAL	I.E.E.
2	8/10/2022	ISSUED FOR CLIENT REVIEW	I.E.E.
1	5/25/2022	ISSUED FOR CLIENT REVIEW	I.E.E.
		REVISION DESCRIPTION	CHKD

BluePlan
ENGINEERING

10077 16th Street | Unit 107 | Oakville, Ontario L6M 4G7
 Phone: (905) 846-1827 | Fax: (905) 846-1828 | Email: info@blueplan.ca
 Website: www.blueplan.ca

PROPOSED RESIDENTIAL DWELLING

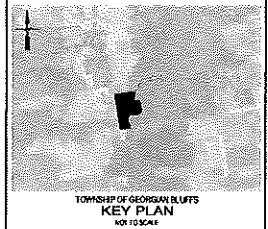
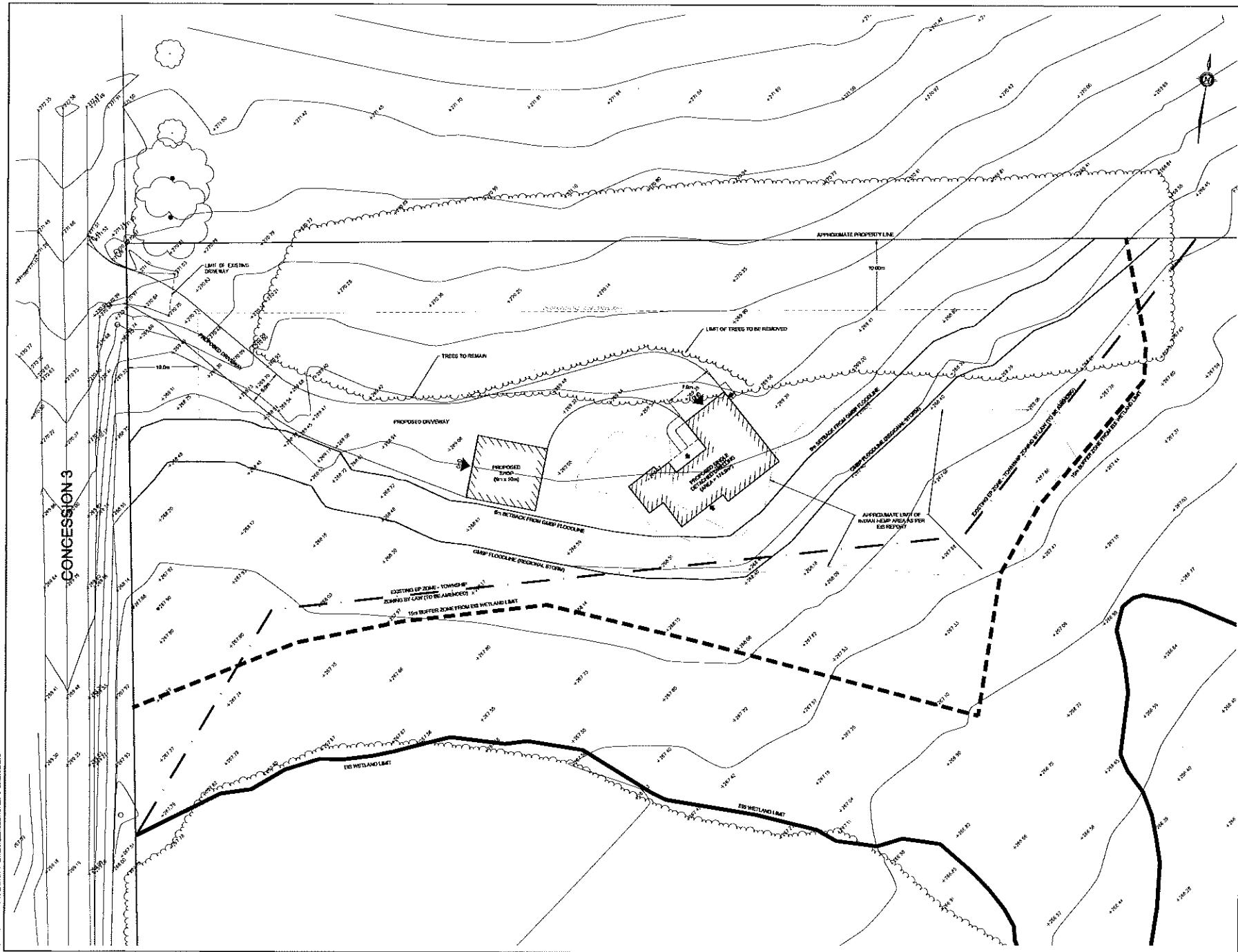
PART LOT 3, CONCESSION 2

TOWNSHIP OF GEORGIAN BLUFFS

CONCEPTUAL SITE PLAN

DRAWN BY: I.P.H.	APPROVED BY: I.E.E.	PROJECT NO.: 221136	DRAWING NO.: SP2
DATE: 11.4	DATE: MAY 2022	SCALE: 1:50	

I.P.H. is a registered professional engineer under the Professional Engineers Act, R.S.O. 1990, c. 19, and is a member of the Professional Engineers of Ontario. I.P.H. is not responsible for the accuracy of the information provided in this drawing. The user of this drawing is advised to verify the accuracy of the information provided in this drawing.



- NOTES:**
1. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE STATED.
 2. LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION PREPARED BY IVAN DICKSON, C.S.I.L.T.D. PLAN 198-1928, DATED MAY 26, 1981.
 3. ADDITIONAL TOPOGRAPHIC SURVEY INFORMATION PREPARED BY GWP/ON MAY 25, 2021.
 4. ENVIRONMENTAL IMPACT STUDY (EIS) INFORMATION AS PER REPORT PREPARED BY AVEG ENVIRONMENTAL CONSULTING INC.

#1 BENCHMARK ELEV. - 270.97m
TOP OF SB LOCATED IN NORTH-EAST CORNER OF SUBJECT PARCEL.

#2 BENCHMARK ELEV. - 268.45m
TOP OF SB ON NEIGHBORING PROPERTY ADJACENT TO THE WEST OF SUBJECT PARCEL.

THE BOUNDARY OF THE EIS BUFFER ZONE IS DEFINED BY THE WETLAND BOUNDARY AND OVERLAYS WITH EIS BUFFER ZONE. THE BOUNDARY OF THE EIS BUFFER ZONE IS NOT TO BE CONSIDERED AS A BOUNDARY FOR THE CONSTRUCTION OF ANY UTILITIES AND STRUCTURES IN ANY CO-LOCATED.

WORKS BEING DONE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES AND SHALL ASSUME FULL LIABILITY FOR ANY DAMAGE TO THEM.



1	4/11/20	ISSUED FOR APPROVAL	LEE
2	4/15/20	ISSUED FOR CLIENT REVIEW	LEE
3	5/20/22	ISSUED FOR CLIENT REVIEW	LEE
40	DATE	REVISION DESCRIPTION	CRP



PROPOSED RESIDENTIAL DWELLING
PART LOT 3, CONCESSION 2
TOWNSHIP OF GEORGIAN BLUFFS

CONCEPTUAL SITE PLAN

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
LEE	LEE	202202	SP1
DESIGNED BY:	DATE:	SCALE:	
LEE	MAY 2022	1:200	