

TOWNSHIP OF  
GEORGIAN BLUFFS  
MAR 18 2019  
Received \_\_\_\_\_

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, Albert E. Robinson of the City of Owen Sound,

in the County of Grey 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 City of Owen Sound in the  
County of Grey this 11th day of March, 2019.

  
A Commissioner of Oath

Sandra Gail Waller, a Commissioner, etc.,  
Province of Ontario, for The Alliance Lawyers  
Robinson Treslan Professional Corporation.  
Expires May 16, 2019.

\_\_\_\_\_  
Signature of Owner(s)

  
\_\_\_\_\_  
Signature of Owner(s) or Agent

**AUTHORIZATION**

I/We, The Rotary Club of Owen Sound (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize Albert E. Robinson to make this application on my/our behalf.

The Rotary Club of Owen Sound

Date: March 11, 2019 Signed:   
Kenton Acton, President

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

**ZONING BY-LAW AMENDMENT APPLICATION**

1. Assessment Roll Number: 420358000411200
2. Registered Owner's Name: The Rotary Club of Owen Sound  
Address: \_\_\_\_\_  
Postal Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Phone Number: (Bus.) \_\_\_\_\_ (Res.) \_\_\_\_\_
3. Authorized Agent's Name: Albert E. Robinson, The Alliance Lawyers  
Address: 142 10<sup>th</sup> Street West, Owen Sound ON  
Postal Code: N4K 3P9  
Email Address: rrobinson@owensoundlawyers.com  
Phone Number: (Bus.) 519 376 7450 (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:

The Toronto-Dominion Bank 901 2<sup>nd</sup> Ave East, Owen Sound ON N4K 5P5

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

See Schedule

Municipal Address (911#) 339639 PRESQU'ILE ROAD

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

5. Present Official Plan Designation Inland Lakes and Shoreline

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 R2 – Inland Lake and Shoreline Residential

Proposed Zoning of Subject Property I – Institutional

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

Relief from lot frontage and side yard set-back and minor existing encroachment  
on to "Centre Street" and "Wharf Street"

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

No

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.

No

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: 65.380 m Depth of Side Lot Line: 175.315 m Lot Area: @ 9,000 m2

Width of Rear Lot Line: irregular shoreline Depth of Side Lot Line: 126,793 m

Topographic or Special Features: \_\_\_\_\_

12a. Present Use of Subject Property

Residential  Farmland  Seasonal Residential  
 Industrial  Commercial  Institutional  
 Other (specify) Children's Camp

Date of acquisition by current owner: June 30, 1972

Length of time existing uses have continued: since at least June 30, 1972

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		
Main Hall	nil	100 m	30 m	nil	30 x 30 x 18	1996
Admin Building	35 m	60 m	nil	50 m	8 x 20 x 5	unknown
Cabin	55 m	55m	nil	50 m	5 x 5 x 4	unknown
Cabin	65 m	35 m	nil	55 m	7 x 5 x 4	2010
Cabin	70 m	30 m	4 m	45m	7 x 5 x 4	2010

13a. Proposed Use of Subject Property

Residential  Farmland  Seasonal Residential  
 Industrial  Commercial  Institutional  
 Other (specify) Children's Camp

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		
Main Hall	Nil	100 m	25m	Nil	35 x 30 x 18	
Admin Building	35 m	60 m	nil	50 m	8 x 20 x 5	unknown
Cabin	55 m	55m	nil	50 m	5 x 5 x 4	unknown
Cabin	65 m	35 m	nil	55 m	7 x 5 x 4	2010
Cabin	70 m	30 m	4 m	45m	7 x 5 x 4	2010

14. % of Lot Coverage: Present: 15% Proposed: 17%

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

North water South water  
 East vacant camp property West camp property with buildings

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 \_\_\_\_\_

**Schedule - Legal Description**

**LT 1 E/S KING ST, 2 E/S KING ST, 3 E/S KING ST, 4 E/S KING ST, 5 E/S KING ST, 6 E/S KING ST, 1 W/S MAIN ST, 2 W/S MAIN ST, 3 W/S MAIN ST, 4 W/S MAIN ST, 5 W/S MAIN ST, 6 W/S MAIN ST PL 142 SARAWAK, GEORGIAN BLUFFS being parcel 37037 0392 (LT),**

**LT 7 E/S KING ST, 7 W/S MAIN ST, 8 E/S KING ST, 87 W/S MAIN ST, 9 E/S KING ST, 9 7 W/S MAIN ST, 10 E/S KING ST, 10, 7 W/S MAIN ST, 11 E/S KING ST, 11 7 W/S MAIN ST, 12 E/S KING ST, PL 142 SARAWK, GEORGIAN BLUFFS being parcel 37037 0393 (LT)**

**LT 1 S/S CENTRE ST, 2 S/S CENTRE ST, 3 S/S CENTRE ST, A, B, E PL 142 SARAWAK, GEORGIAN BLUFFS being parcel 37037 0395 (LT)**

**LT 4 S/S CENTRE ST, 5 S/S CENTRE ST, 6 S/S CENTRE ST, C, D, K PL 142 SARAWAK, GEORGIAN BLUFFS being parcel 37037 0397(LT)**

**PT LT 41 CON 3 SARAWAK AS IN R80925 (SEVENTHLY), GEORGIAN BLUFFS being parcel 37037 0398 (LT)**

**PT WATER LT IN FRONT OF LT 41 CON 3 SARAWAK AS In R80925 (EIGHTHLY) being parcel 37037 0427 (LT)**





0374

0375

CONCESSION 3

37037

KING STREET

0399

KING STREET

0392  
1.8 EAST OF KING ST  
1.4 WEST OF MAIN ST  
REG PLAN 142

0393  
REG PLAN 142  
MAIN ST

16R8706 0428

0400

0401

MAIN STREET

ROAD ALLOWANCE

0390

0395

1.3 SOUTH OF CENTRE ST

0396

7-10 EAST OF MAIN ST

WATER STREET

0404

LAKE STREET

0397

C, D, K  
CENTRE ST

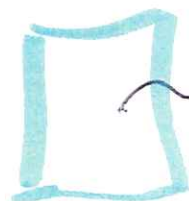
WHARF STREET

0427  
WATER LOT IN FRONT OF  
LOT 41 CONCESSION 3

0398

LOT 41  
CONCESSION 3  
OF OWEN SOUND

37306



to be rezoned