



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, J. ANDREW L. WILSON of the CITY OF LONDON,
in the COUNTY of MIDDLESEX do solemnly declare:

- a) 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).
- b) 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.
- c) 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).
- d) 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 _____ of _____ in
the _____ this _____ day of
_____, 20____.

A Commissioner of Oaths



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: _____

Witness to signature: _____

Updated: March 2020

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

2. Registered Owner’s Name: J. ANDREW L. WILSON

Address: 901 WILLOW DRIVE, LONDON, ON

Postal Code: N6E 1P2

Email Address: jalw901@start.ca

Phone Number: (Bus.) NA

(Res.) 519-319-3705

3. Authorized Agent’s Name:

Address:

Postal Code:

Email Address:

Phone Number: (Bus.)

(Res.)

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:

NA

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

PART LOT 23, GEORGIAN RANGE, KEPPEL

Municipal Address (911#): TBD (SEVERANCE FROM 505580 GREY RD 1)

Assessment Roll No: TBD (SEVERANCE FROM 4203 620 007 22650)

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

6. Present Official Plan Designation:

7. Current Zoning of Subject Lands: RU

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.).

NO RELIEF REQUIRED. SEE BELOW.

9. Reasons why Zoning By-law Amendment is necessary:

TO ESTABLISH A HOLDING PROVISION ON THE SEVERED LAND REQUIRING ISSUANCE OF A LIMITED SERVICE AGREEMENT PRIOR TO ANY DEVELOPMENT BEING APPROVED.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 130 M Depth of Side Lot Line: 130 M Lot Area: 1.45 H/3.5 A

Width of Rear Lot Line: 130 M Depth of Side Lot Line: 130 M

11. Present Use of Subject Lands:

- ☐Residential
- ☒Farmland
- ☐Seasonal Residential
- ☐Industrial
- ☐Commercial
- ☐Institutional
- ☐Other (specify) _____

Date of acquisition by current owner: MAY 2018

Length of time existing uses have continued: + 50 YEARS

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

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) _____

14. List Proposed Buildings or Structures: NA

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

Municipal Requirement: _____

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

Municipal Requirement: _____

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

North UNOPENED ROAD ALLOW. South WOODLAND

East FIELD/WOODLAND West WOODLAND

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

Water NONE PRESENTLY

☐ Publicly Owned and Operated Potable Water System

☐ Private Well/Source, Type

☐ Other (e.g. Lake), please specify

Sewage NONE PRESENTLY

☐ Publicly Owned and Operated Sanitary Sewage System

☐ Septic Tank and Tile Field

☐ Other (e.g. Lake), please specify _____

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 PUBLIC ROAD OWNED AND MAINTAINED SEASONALLY BY GEOR. BLU.

Drainage NONE PRESENTLY

☐ 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)

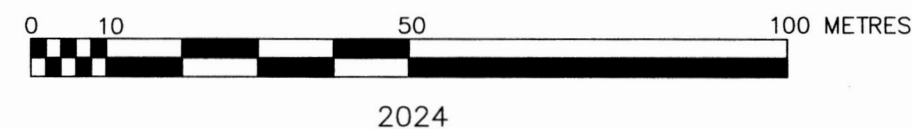
- ☐ Conceptual Site Plan Layout
Showing all proposed building envelopes, driveways, parking, landscaping, existing structures, sewage system, water supply and unique site features and any other permanent features, including a legend or key showing how the site plan meets the Bylaw or amendment proposed. (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**.

PLAN OF SURVEY
OF PART OF
LOT 23
GEORGIAN RANGE
GEOGRAPHIC TOWNSHIP OF KEPPEL
TOWNSHIP OF GEORGIAN BLUFFS
COUNTY OF GREY

HEWETT & MILNE LIMITED

SCALE - 1 : 1000



LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- H&M DENOTES HEWETT AND MILNE LTD., O.L.S.
- 823 DENOTES IVAN DINSMORE LTD., O.L.S.
- P1 DENOTES PLAN 16R-6914
- P2 DENOTES PLAN 16R-3420



I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

DATE DECEMBER 12, 2024

Neil C. Milne
NEIL C. MILNE, O.L.S.

PLAN 16R-12156
RECEIVED AND DEPOSITED

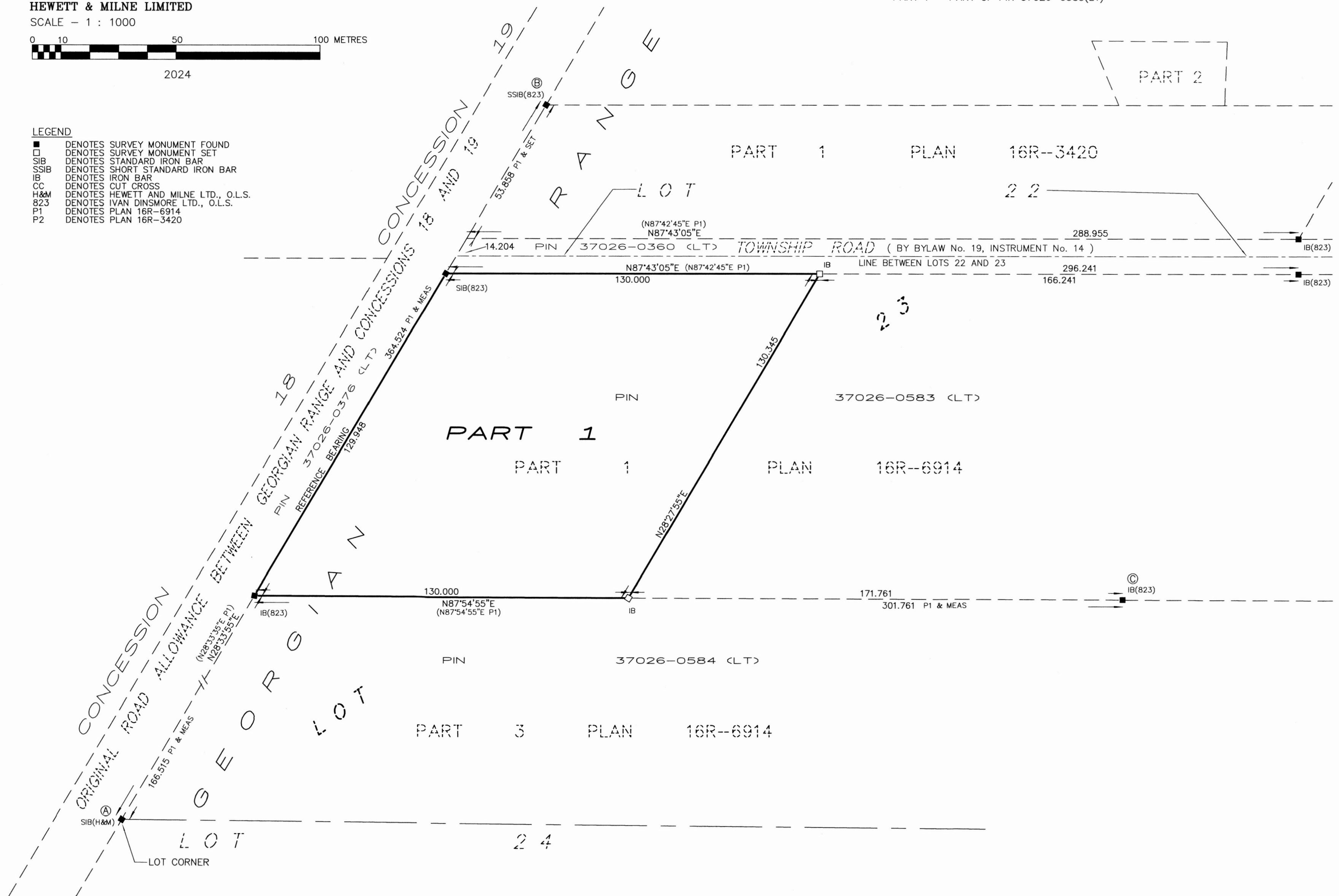
DATE Dec. 12, 2024

A. H. H. H.
"A. H. H. H."
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION
OF GREY (No. 16)

SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART OF 23	GEORGIAN RANGE	PART OF 37026-0583(LT)

PART 1 - PART OF PIN 37026-0583(LT)



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF DECEMBER 2024.

DECEMBER 5th 2024

Neil C. Milne
NEIL C. MILNE,
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER 2219336.

METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

INTEGRATION DATA

ALL COORDINATES ARE IN METRES, ARE DERIVED FROM GPS
RTK OBSERVATIONS USING THE CAN-NET NETWORK
AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)
NAD83(CSRS)(2010.0)

COORDINATE VALUES ARE TO A RURAL ACCURACY IN
ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
A	4951102.91	505938.16
B	4951422.90	506112.37
C	4951260.05	506319.15

CAUTION: COORDINATES CANNOT, IN THEMSELVES BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

INTEGRATION NOTES

BEARINGS ARE UNIVERSAL TRANSVERSE MERCATOR (UTM)
GRID, DERIVED FROM NETWORK GPS OBSERVATIONS
TRANSFERRED TO MONUMENTS 'A' AND 'B' SHOWN HEREON.
THE UTM GRID BEARING BETWEEN POINTS 'A' AND 'B' IS
N28°33'55"E, NAD83(CSRS)(2010.0), AND IS REFERRED TO THE
CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND
CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE
COMBINED SCALE FACTOR OF 0.99956

BEARING COMPARISONS TO REGISTERED INSTRUMENTS AND
PLANS SHOWN ON THIS PLAN ARE ASTRONOMIC BEARINGS.
A CLOCKWISE ROTATION OF 359°59'40" CAN BE APPLIED TO
THESE ASTRONOMIC BEARING COMPARISONS TO CONVERT TO
UTM GRID BEARINGS

HEWETT AND MILNE LIMITED
ONTARIO LAND SURVEYORS



105 SHANE ST, UNIT 3
OWEN SOUND, ONTARIO
N4K 5N7
TEL. 519-376-5528
EMAIL : info@hewettmilne.ca

DRAWN BY	FILE #	FILE LOCATION
TB	24-218	206



Township of Georgian Bluffs Committee of Adjustment

Severance Application

Date Accepted: _____ File No: B _____ / _____ 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 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: _____ ANDREW WILSON _____

Address: _____ 901 WILLOW DRIVE, LONDON, ON _____

Phone Number: _____ 519-319-3705 _____ Postal Code: _____ N6E 1P2 _____

Email: _____ jalw901@start.ca _____

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 ☐ Other: _____

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: _____

Witness to signature: _____

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

6. Subject Land:

Legal Description: KEPPEL PT LOT 23 GEORGIAN RANGE RP 16R6914 PARTS 1 AND; 2

Former Municipality: KEPPEL TOWNSHIP

Civic Addressing Number: 505580 GREY ROAD 1

7. Description of Subject Land: VACANT RECREATIONAL/NATURALIZATION BY

a) **Existing** use of Subject Land: NON-FARMER WITH PORTION FARMED

b) **Existing** Buildings: 19TH CENTURY BANK BARN

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**

Frontage 129.95 METRES

Depth: Side Lot Line 130 METRES

Width: Rear Lot Line 130.36 METRES

Area 3.596 ACRES/1.455 HECTARES

Dimensions of land intended
to be **retained**

Frontage 166.1 METRES

Depth: Side Lot Line 1520.4 METRES

Width: Rear Lot Line 130.36 METRES

Area 45.346 ACRES/18.352 HECTARES

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:

Address: _____

Buildings Proposed: _____

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

Buildings Proposed: 0

Specify Use: RECREATION, CONSERVATION

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Township Road	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input 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

☒

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

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

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

☐ Electricity ☐ School Bus ☐ Telephone ☐ Garbage Collection ☐ Other _____

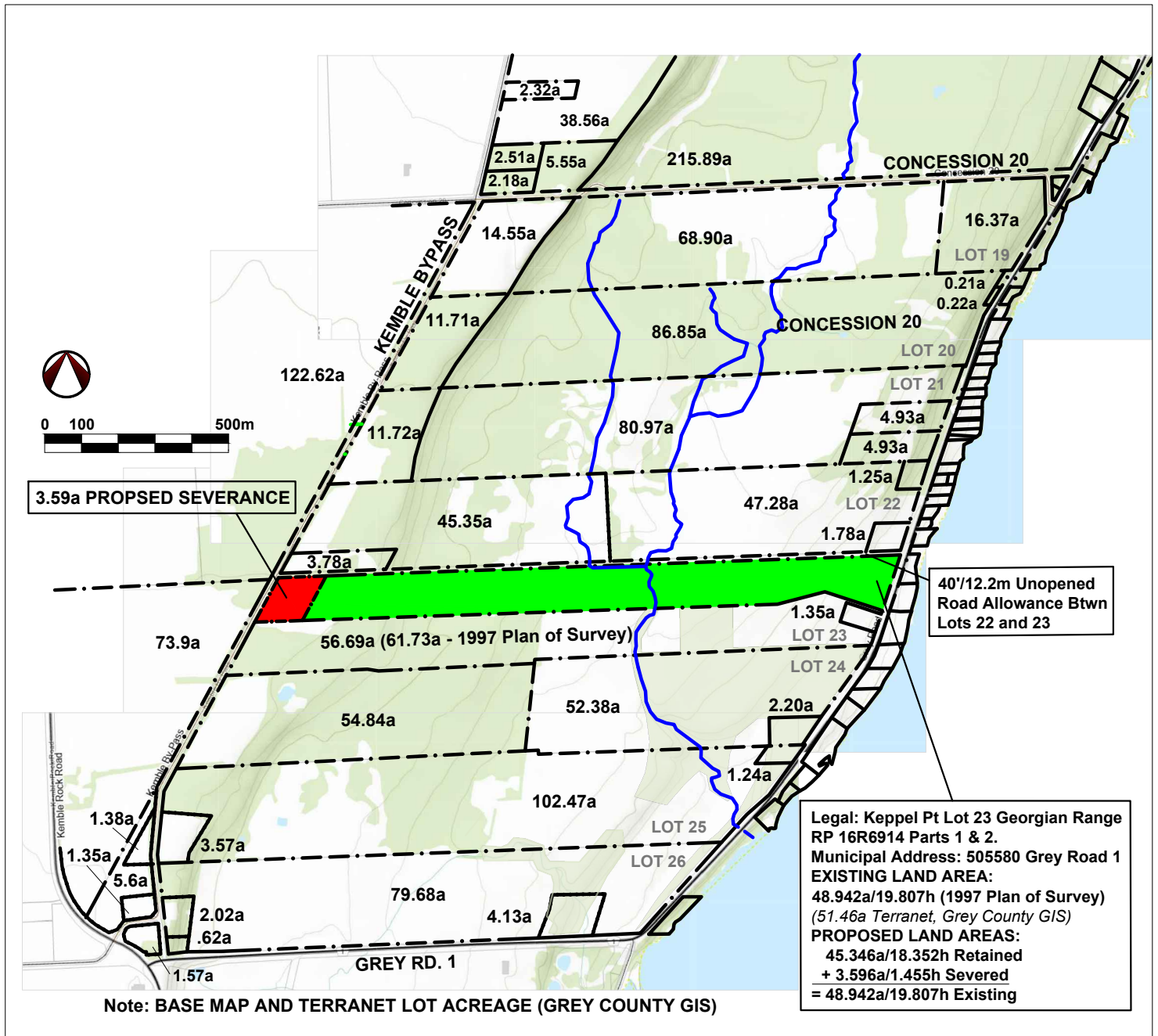
13. Agricultural Property History

- 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? MAY 18, 2018 - PRESENT DAY
- c) Area of total farm holding: Hectares 19.807 Acres 48.942
- d) Number of tillable: Hectares 10.28 Acres 25.40
- 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 GOOD Present Use STORAGE, WORKSHOP
Capacity of barn in terms of livestock NONE
- 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:



SUBJECT PART LOT 23 (505580 GREY RD. 1) CONTEXT

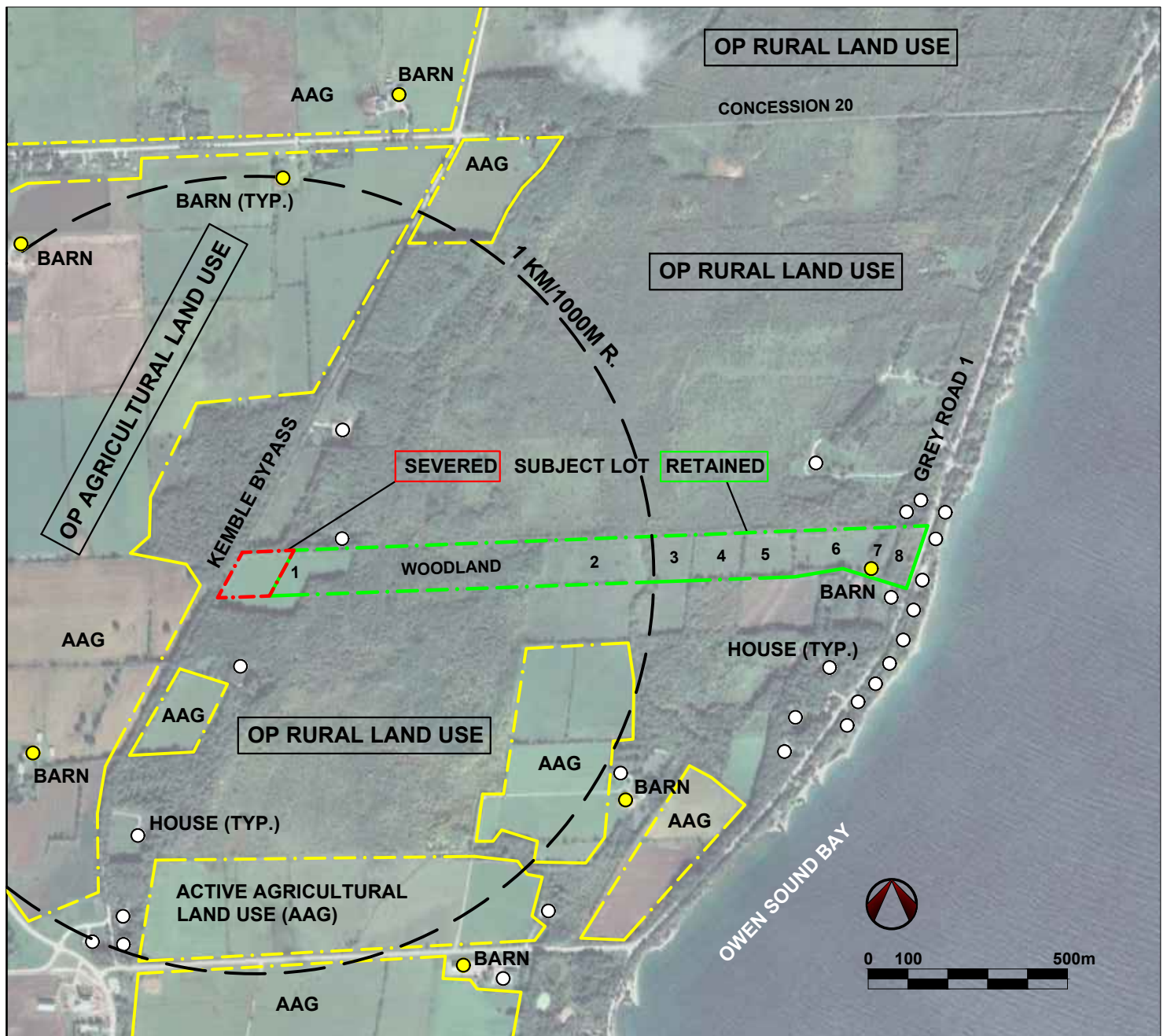
Georgian Bluffs area shown is defined by the following road R.O.Ws:
 North - Concession 20; East and South - Grey Road 1; West - Kemble Bypass.

Subject Lot Boundaries:

North - 40'/12.2h wide Unopened Road Allowance between Lots 22 and 23; East - Grey Rd. 1;
 South - property line dividing Lot 23 into 2 east-west oriented parts; West - Kemble Bypass.

39 noted Lot areas range from 1.24 acres - 215.89 acres (excluding the two .2+ acre lots).
 Lots east of the Kemble Bypass are zoned RURAL land use.
 Existing lots shown: 12 Lots > 50 acres; 27 Lots < 50 acres.

Note: Subject Lot Terranet land area - 51.46 acres (Grey County GIS) is greater than the 1997 Registered Plan of Survey land area = 48.942 acres / 19.807 hectares.

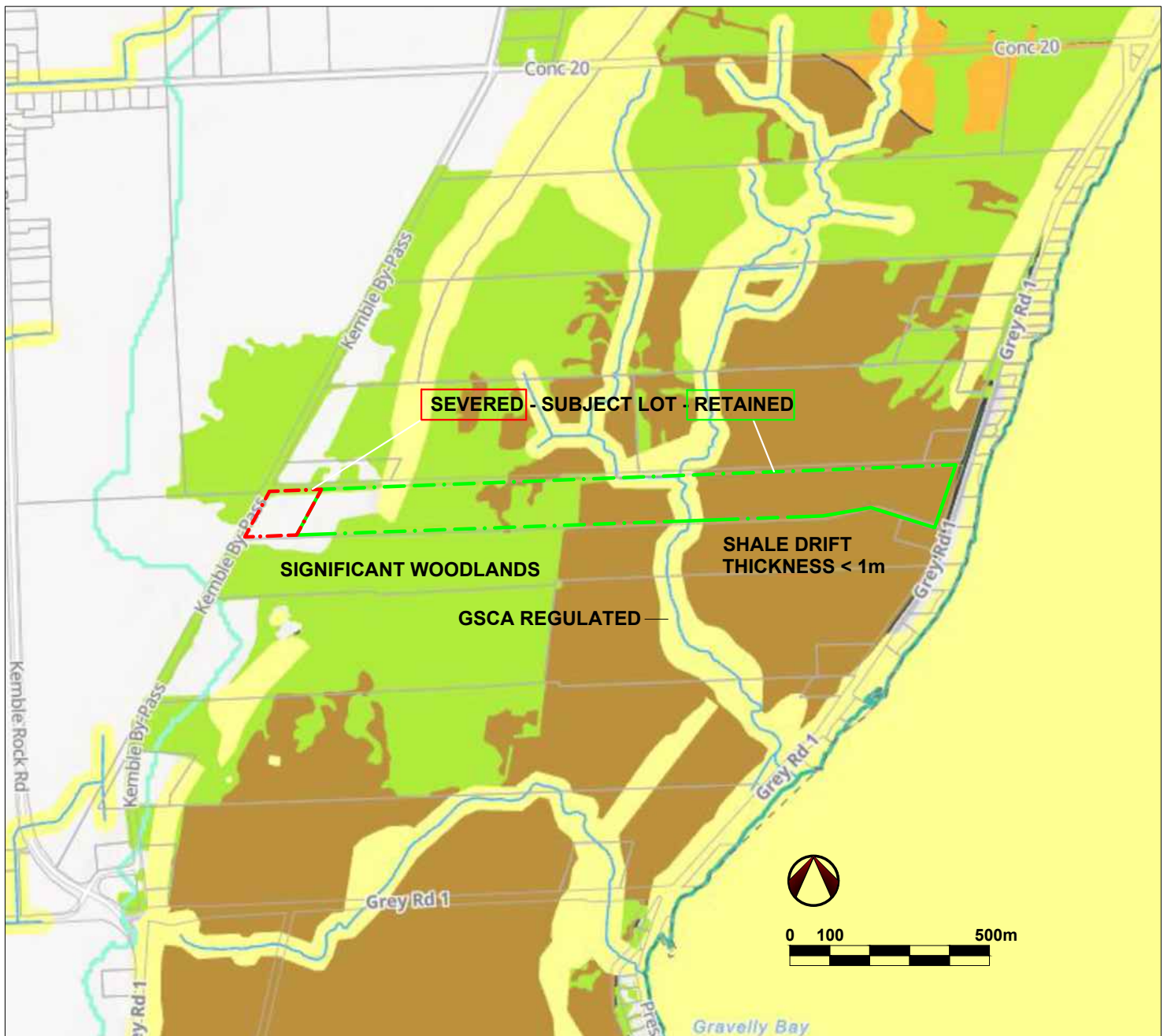


SUBJECT PART LOT 23 (505580 GREY RD. 1) CONTEXT OP ZONING, ACTIVE AGRICULTURAL LAND USE, SUBJECT LOT LAND USE

Official Plan land use in the area is Rural east of the Kemble Bypass and Agricultural land use west of the Kemble Bypass. Active agricultural land use in the area is noted in the above 2021 Google Earth image.

Subject Lot landscape:

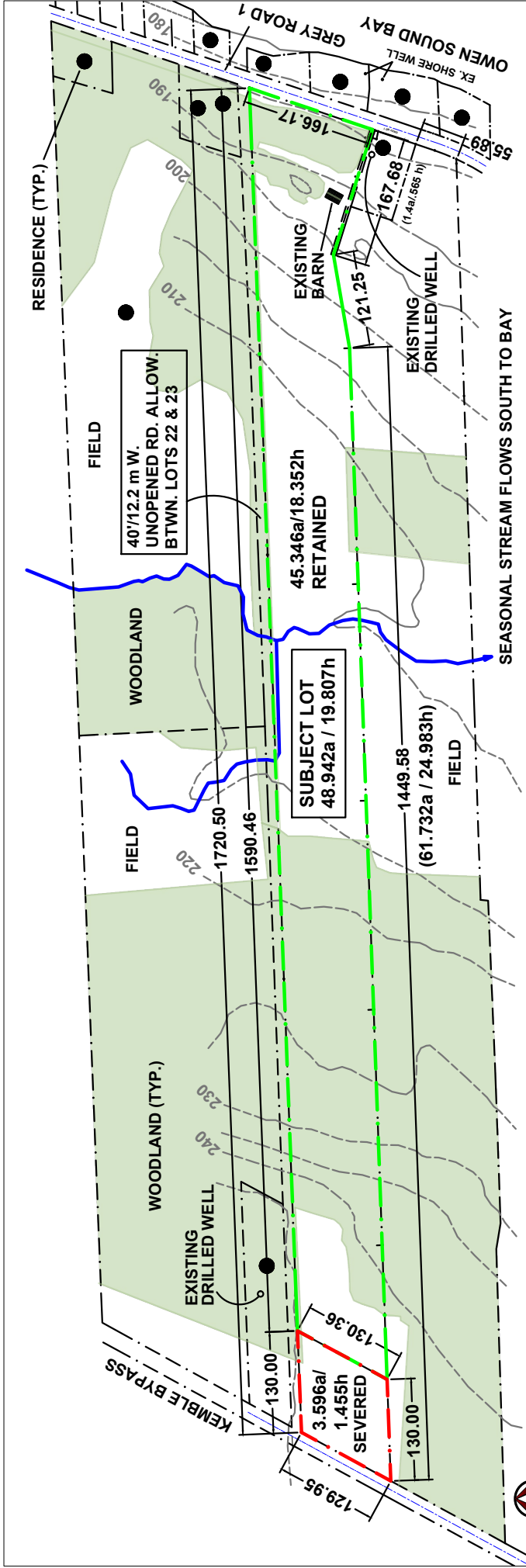
- Field 1 - hay field used by a local farmer. *Farm machinery access is from the Kemble Bypass only.*
- Woodland area - mixed forest. Mature Great Lakes Maple-Beech Forest section follows a ridge paralleling existing shoreline (evident in image - part of significant contiguous forest area). Land never cultivated - could not be due to bedrock at the surface, significant stoniness. Land at base of ridge is wet, distinguished by Karst topography.
- Seasonal stream flowing south to Owen Sound Bay splits Fields 2 and 3. Fields 4 and 5 defined by hedgerows - mature Maples, Ash and Basswood and dry stone walls ("Stoney Keppel" heritage). Fields 2, 3, 4, 5 naturalizing, significant native tree establishment. Field 6 maintained as naturalizing meadow.
- Areas 7 and 8 - old cobble shoreline berms, primarily wooded - mix of native trees.
- Lot elevation change - 60 m from Grey Road 1 to Kemble Bypass.
- Unopened Road Allowance - use by ATV drivers - associated degradation through trenching of surface, trail braiding, vegetation clearing.
- Current land use of retained area - recreation and conservation, no full-time residence.
- Proposed land use of severed lot - Rural Residential (as with 3.78 acres lot to the north).



SUBJECT PART LOT 23 (505580 GREY RD. 1) GREY COUNTY OFFICIAL PLAN EXISTING APPENDED LAND USE (GREY COUNTY GIS, 2023)

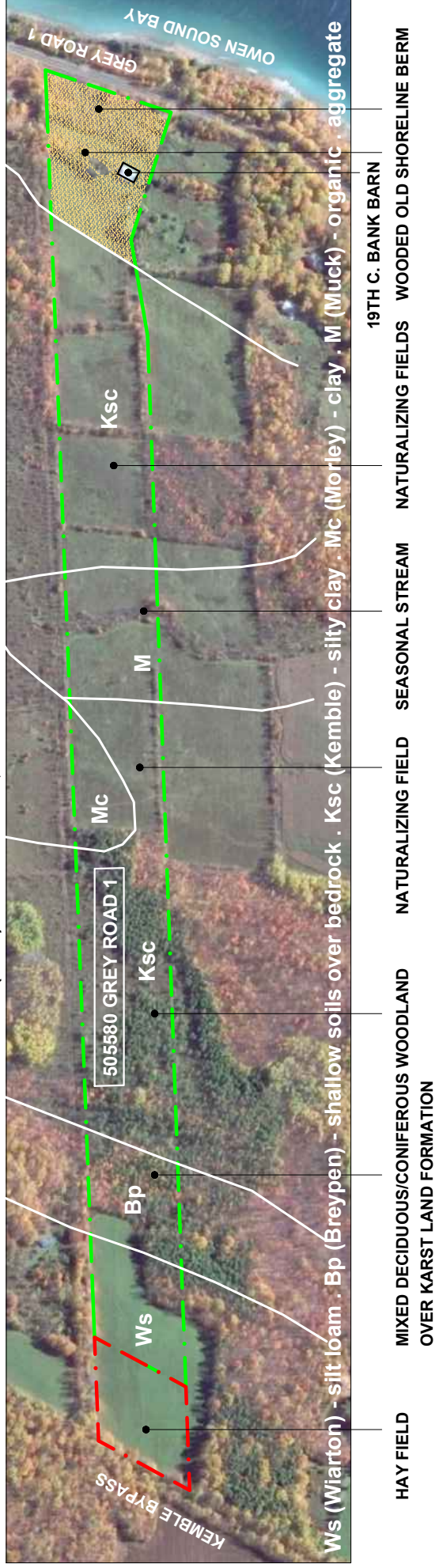
The subject land is distinguished by three Grey County landscape elements:

- Significant Woodlands
- Geology - Shale Drift thickness less than 1 metre
- GSCA regulated Hazard Lands



Existing Part Lot 23 areas are based on 1997 Registered Plan of Survey 16R-6914. Lot dimensions and elevations in METRES.

SUBJECT LOT GOOGLE EARTH IMAGE (2014) - VEGETATION, SOIL TYPE AREAS



SUBJECT LOT: KEPPEL PART LOT 23 GEORGIAN RANGE RP 16R6914 PARTS 1 AND 2; GEORGIAN BLUFFS - 505580 GREY RD. 1

Existing Lot Area = 48.942 acres/19.807 hectares

Proposed Lot Areas = 45.346 acres/18.352 hectares RETAINED + 3.596 acres/1.455 hectares SEVERED

16. Affidavit or Sworn Declaration

I/We ANDREW WILSON

(Applicant(s) Name(s))

Of the CITY of LONDON
(City/Township)

In the COUNTY of MIDDLESEX
(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 Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print

Signature of Applicant(s)

Signature of Applicant(s)

Andrew Wilson

Applicant(s) name in Print

Applicant(s) name in Print

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 indicate 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 _____



Township of Georgian Bluffs

Committee of Adjustment Notice of Decision Consent B21/24 Andrew Wilson

Take Notice that the enclosed is a Copy of the Decision of the above-mentioned Committee in the matter of an application pursuant to Section 53 of the *Planning Act, R.S.O. 1990, as amended, c. P.13.*

On September 17, 2024 the Committee of Adjustment considered all written submissions before its Decision on the application.

You will be entitled to receive notice of any changes to the Conditions of the Provisional Consent if you have made a written request to be notified of changes to the Conditions of the Provisional Consent.

The applicant, the Minister, a specified person or any public body may, not later than 20 days after the giving of notice is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal. Fees, in accordance with the Fee Chart provided by the Ontario Land Tribunals, should be made payable to the Minister of Finance and must be a certified cheque or money order.

The appeal must be received by the Secretary-Treasurer of the Committee of Adjustment for the Township of Georgian Bluffs by 4:30 p.m. on October 22, 2024.

If no notice of appeal is filed within twenty days, the decision of the Committee is final and binding.

Michael Benner
Director of Development and
Infrastructure
mbenner@georgianbluffs.ca

Date of Notice: October 2, 2024



The Township of Georgian Bluffs
Committee of Adjustment
177964 Grey Road 18
Georgian Bluffs, ON N4K 5N5
Telephone: 519 376 2729

Committee of Adjustment
Notice of Decision
Application for Consent/Land Severance

Application No.: B21/24

Owner(s): Andrew Wilson

Civic Address: 505580 Grey Road 1, Georgian Bluffs

Legal Description: Pt. Lot 23, Georgian Range, Keppel

Assessment Roll Number: 4203 620 007 22650

Purpose and Effect:

Application B21/24 proposes to sever an area of approximately 1.45 ha with frontage of approximately 130 m along the Kemble Bypass for the future residential use. The retained parcel would have an area of approximately 18.35 ha with frontage of approximately 166 m along Grey Road 1 and is occupied by an existing barn used for storage.

The Decision of the Committee is:

That the said application, as set out above, is **APPROVED**, for the following reasons:

1. The matters pursuant to Section 53 of the *Planning Act* have not been satisfied.
2. The Committee considers the proposal to be in keeping with development in the area.
3. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following conditions:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That a supporting Zoning By-law Amendment be in force and effect that enacts a Holding provision on the severed lands requiring the issuance of a Limited Service Agreement prior to any development being approved.

Dated at Georgian Bluffs this 17th day of September 2024

DocuSigned by:
[Redacted Signature]
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Chair – Ryan Thompson

DocuSigned by:
[Redacted Signature]
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Member – Michelle Le Dressay

ABSENT
Member – Ron Glenn

DocuSigned by:
[Redacted Signature]
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Member – Egin McVillan

DocuSigned by:
[Redacted Signature]
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Member – Cathy Moore-Coburn

The date of giving this notice of decision is September 26, 2024. Herein noted conditions must be met within two (2) years of the date of this notice of decision (September 26, 2026) or the application shall be deemed to be refused (Planning Act, Section 53(41)).

Note: The last date on which an appeal to the Ontario Land Tribunal (OLT) may be filed is October 22, 2024.

Note: This decision is not final and binding unless otherwise noted.