



**RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.**

January 20, 2025

Township of Georgian Bluffs
177964 Grey Road 18
R.R. #3
Owen Sound, ON
N4K 5N5

Attention: Michael Benner
Director, Development & Infrastructure

Dear Michael:

**Re: Application for Zoning By-law Amendment
Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and
Lot 4, Con 2 NCD, Geographic Township of Derby
Township of Georgian Bluffs
County of Grey
ARN: 420362000219200, 420362000219000, 420362000220800, and
420362000220600
Address: 258572 Grey Road 17
Owner: Glen Catto**

Enclosed please find a Zoning By-law Amendment application pertaining to a portion of the above-noted property.

The following is an explanation of the requested rezoning:

This property is the subject of an active Consent application that is proposing to sever a 131.1-hectare parcel of land from a 192.86-hectare holding, as illustrated on the first attached drawing. This new lot will be conveyed to the Escarpment Biosphere Conservancy and Ducks Unlimited and used only for conservation purposes. The current owner of the subject lands, Glen Catto, will retain a 61.76-hectare lot containing his house, barn, and other farm buildings.

Approximately 60% of the property falls within the jurisdiction of the Niagara Escarpment Plan Development Control Area, and therefore the Township's Zoning By-law does not apply to those particular lands.

The balance of the property, which is forested and contains no buildings, is regulated by the Township's Zoning By-law and is zoned 'RU' (Rural), 'EP' (Environmental Protection), and 'W' (Wetlands).

During the agency circulation of the Consent application, Saugeen Ojibway Nation requested that a holding (h) symbol be applied to those lands that fall within the jurisdiction of the Zoning By-law to ensure that no development or site alteration occurs unless an Archaeological Assessment is prepared and demonstrates that the site is not of archaeological significance. The lands to which the holding symbol would apply forms parts of the parcel that is being acquired by the Escarpment Biosphere Conservancy and Ducks Unlimited.

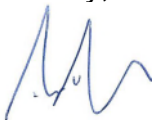
Given this request by Saugeen Ojibway Nation, an application for Zoning By-law Amendment to affix the holding symbol to the lands zoned 'RU' and 'EP' has been submitted. It is not necessary to apply the holding symbol to the 'W' zoned lands because no development or site alteration would be permitted within that zone. The second attached drawing identifies the lands to which thee holding symbol would be attached.

I wish to point out that the Escarpment Biosphere Conservancy and Ducks Unlimited have no intentions for developing or altering the subject lands.

Given the simple nature of this application, no additional information in support of the application would appear necessary.

I trust you will deem this application complete. Should you have any questions please contact the undersigned.

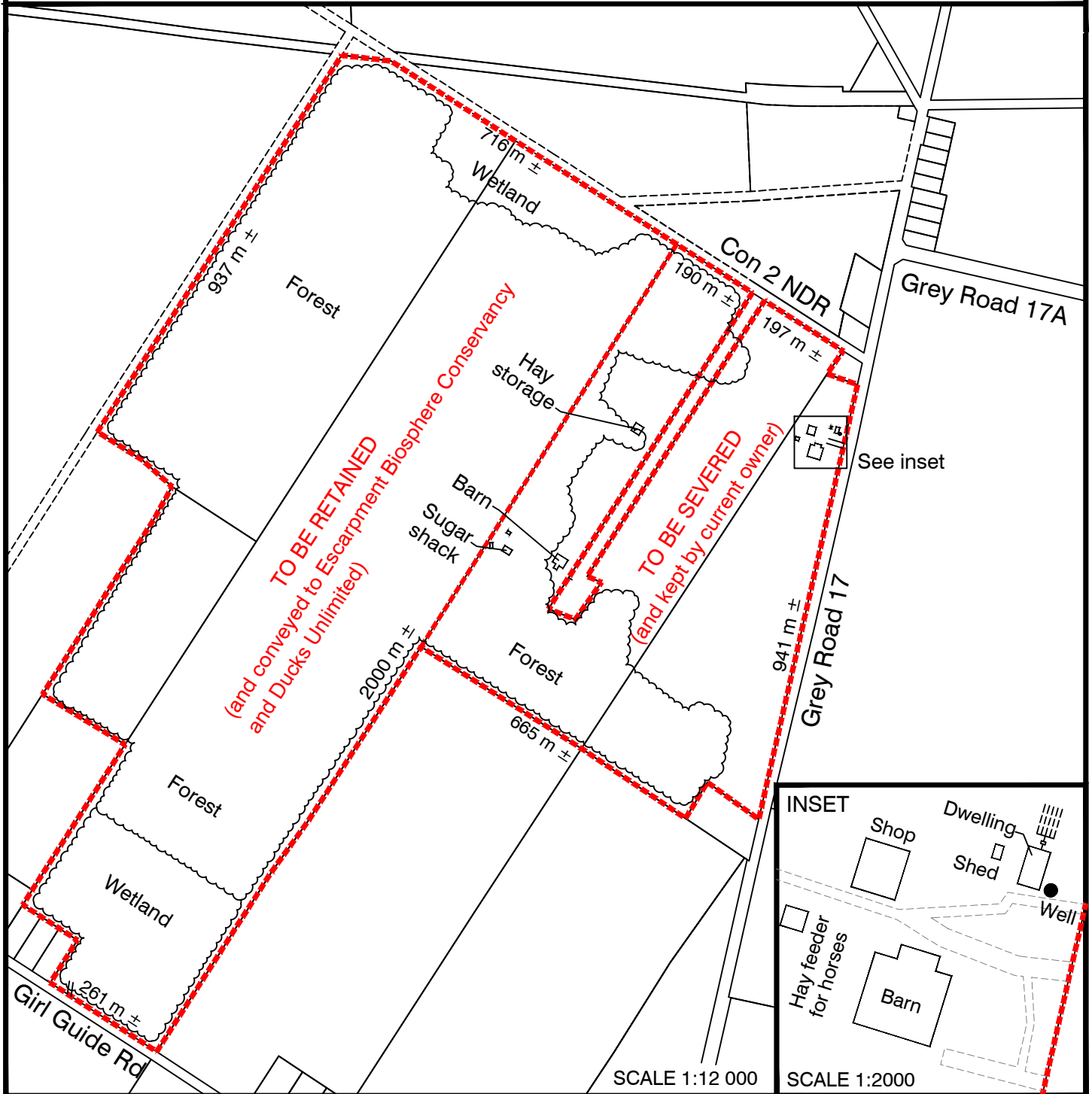
Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP
c.c. Shannon MacDonald, Escarpment Biosphere Conservancy

Proposed Lot Creation

 Subject property

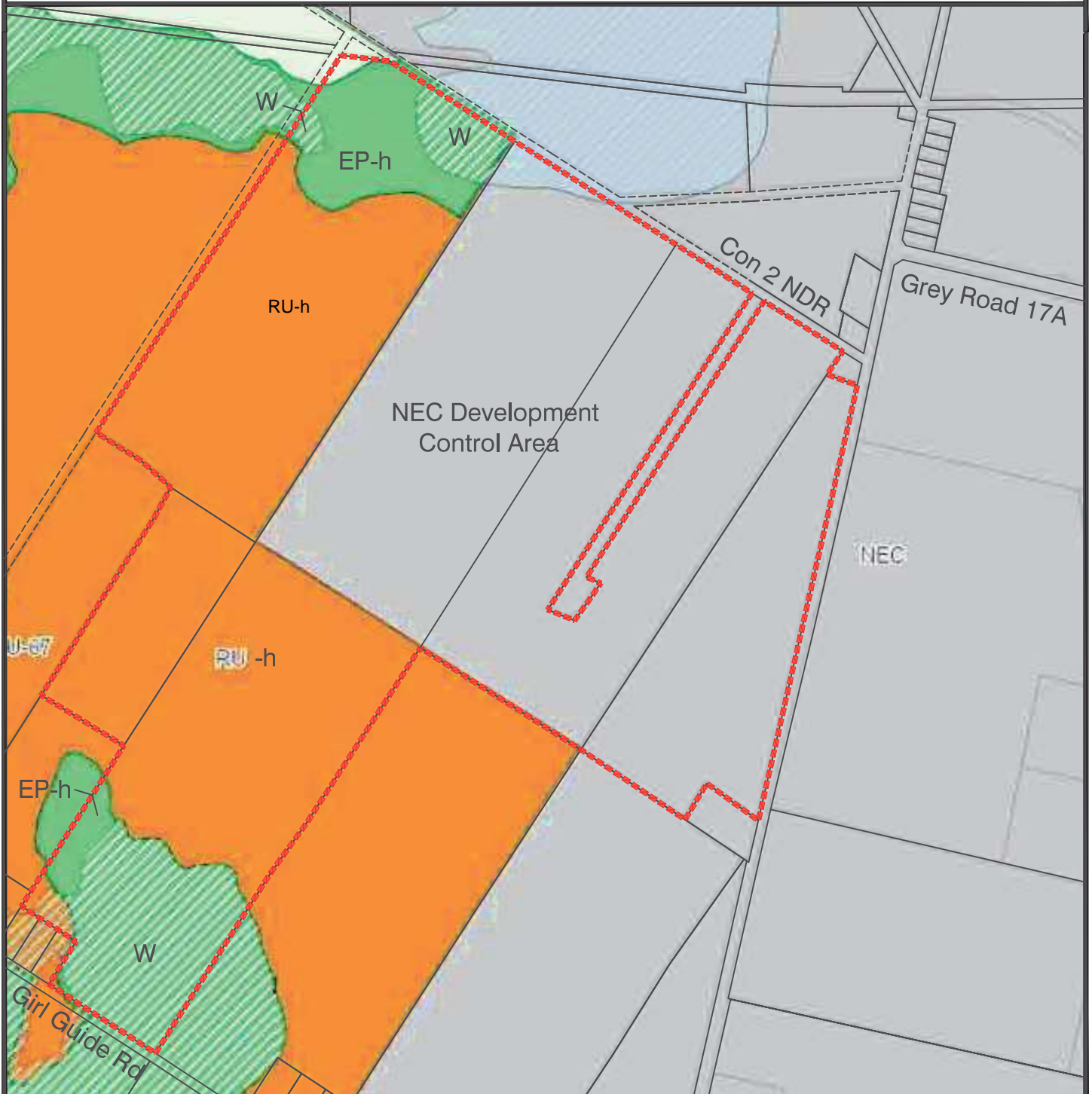


Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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OWEN SOUND, ONTARIO

Proposed Zoning

 Subject property



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SCALE 1:12 000