



## Township of Georgian Bluffs Committee of Adjustment

### Severance Application

Date Accepted: \_\_\_\_\_ File No: B 11 / 25 Roll #: 42 03 540 004 06400

**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: Gabriela Berger

Address: 201248 Hwy. 21 / Owen Sound, ON

Phone Number: [REDACTED] Postal Code: N4K5N7

Email: georgianbayhoney@gmail.com

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, Gabriela Berger (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: May 12 / 2025 Signed: [REDACTED]

Date: \_\_\_\_\_ Signed: [Signature]

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: Derby Con. II, Part Lot 15+16 Pt Rd. Allow+Rp 16R 10200 P.1  
136,73

Former Municipality: Derby

Civic Addressing Number: 201248, Hwy. 21 / RR #5

7. Description of Subject Land:

a) **Existing** use of Subject Land: Agricultural

b) **Existing** Buildings: Honey house, implement shed, dwelling

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 140 m

Depth: Side Lot Line 266 m

Width: Rear Lot Line 140 m

Area 3.76 ha.

Dimensions of land intended  
to be **retained**

Frontage 438 + 169.

Depth: Side Lot Line \_\_\_\_\_

Width: Rear Lot Line \_\_\_\_\_

Area 37.67 ha

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:

Don Curry

Address: 102238 Grey Road 5, Owen Sound, ON / N4K 5N5

Buildings Proposed: none, retain farmland

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

Buildings Proposed: none

Specify Use: agricultural

11. Road Access

**Severed Parcel**

**Retained Parcel**

Provincial Highway

☒☐

County Road (Provide Road Number)

☐☐

Township Road

☒☐

Non-maintained/seasonally maintained

☐☐

Municipal road allowance

☐☐

Private Right-of-Way

☐☐

**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

☐ No

12. Servicing

a) What type of **water supply** is proposed?

**Severed Parcel**

**Retained Parcel**

Municipally owned/operated

☐☐

Lake/River

☐☐

Well

☐☐

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

☐☐

Septic

☐☐

Other

☐☐

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

Cashcrop

- 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? June 12011
- c) Area of total farm holding: Hectares \_\_\_\_\_ Acres 136.73
- d) Number of tillable: Hectares \_\_\_\_\_ Acres 85
- 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 \_\_\_\_\_ Present Use \_\_\_\_\_  
Capacity of barn in terms of livestock \_\_\_\_\_
- 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:

## 15. Sketch

1. You must show **all** of the **required information**.
2. The sketch must be submitted with the application on paper **no larger** than 8 1/2" x 14".
3. Outline the **severed** parcel in **red** and the **retained** parcel in **green**
4. Clearly **label** which is the **severed** parcel and which is the **retained** parcel
5. See page 8 for Sample Sketch.

### Required Information:

- a) North Arrow
- b) Subject Land (land owned by the applicant) boundaries and dimensions
- c) Distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) Parcel of land that is the Subject of the application, its boundaries and dimensions, the **part** of the parcel that is to be **severed**, the **part** that is to be **retained** and the location of all land **previously severed**.
- e) The **approximate location** of all natural and artificial features on the Subject Land (eg. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application.
- f) The **use of adjoining lands** (eg. residential, agricultural, cottage, commercial, etc.)
- g) The location, width and names of **all** road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- h) The location and nature of **any** easement affecting the subject land.
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

**Please ensure your sketch is legible and reproducible.**

16. Affidavit or Sworn Declaration

I/We

(Applicant(s) Name(s))

Of the

(City/Township)

of

In the

(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)

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	<input checked="" type="checkbox"/>	Wetlands	<input type="checkbox"/>
Rural	<input type="checkbox"/>	Urban	<input type="checkbox"/>
Urban Fringe	<input type="checkbox"/>	Hamlet	<input type="checkbox"/>
Hazard Lands	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
NEC Area	<input type="checkbox"/>	Inland Lakes & Shoreline	<input type="checkbox"/>
Special Agriculture	<input type="checkbox"/>	Mineral Resource Extraction	<input type="checkbox"/>
Space Extensive Commercial	<input type="checkbox"/>	Space Extensive Industrial	<input type="checkbox"/>

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	<input type="checkbox"/>	Special Policy	<input type="checkbox"/>
Life ANSI	<input type="checkbox"/>	Existing Land Fill Sites	<input type="checkbox"/>
Earth ANSI	<input type="checkbox"/>	Abandoned Land Fill Sites	<input type="checkbox"/>
Earth Life ANSI	<input type="checkbox"/>	Cold Water Streams	<input type="checkbox"/>
Cool/Warm Water Lake	<input type="checkbox"/>	Cool/Warm Water Stream	<input type="checkbox"/>
Warm Water Streams	<input type="checkbox"/>	Cold Water Lake	<input type="checkbox"/>
Warm Water Lake	<input type="checkbox"/>		

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 \_\_\_\_\_

Please return this completed form to:  
Attention: Committee of Adjustment  
Township of Georgian Bluffs  
177964 Grey County Road 18  
Owen Sound, Ontario N4K 5N5

