



# Georgian Bluffs

**Date of this Notice: May 14, 2026**

**Owner(s):** Georgian Escapes c/o Laurance Olivier  
**Agent:** Ron Davidson Land Use Planning Consultant Inc.  
**Address:** 505153 Grey Road 1, Georgian Bluffs  
**Legal Desc:** Part Lots 9 and 10, Georgian Range, Geographic Township of Keppel  
**Roll Number:** 4203-620-007-23402

## Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z05-25  
on June 17, 2026, at 5:00 pm.

Council Chambers are **OPEN** to the Public.

Council Chambers: 177964 Grey Road 18  
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate virtually or in person at the public meeting, please register by contacting the Clerk's Department by email or phone at:

✉ By email: [clerks@georgianbluffs.ca](mailto:clerks@georgianbluffs.ca)

☎ By telephone: 519-376-2729 ext. 922

View electronic public and Council meetings here:

[www.youtube.com/@georgianbluffscouncil](https://www.youtube.com/@georgianbluffscouncil)

If you wish to be notified of the decision of the Township Council in respect of the proposed zoning by-law amendment, you must make a written request to the Clerk's Department at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

### What is proposed?

The subject lands are currently zoned Shoreline Residential (SR) in accordance with the Township of Georgian Bluffs Zoning By-law 2020-020.

Application Z05-25 proposes to rezone the northern portion of the property to 'C3' (Tourist Commercial). While the 'C3' zone permits a "cabin rental establishment," the Zoning By-law definition of a cabin does not include cooking facilities. Accordingly, the applicant has requested that the proposed 'C3' zoning to include site-specific provisions to permit a "cottage rental establishment," which allows for such facilities. In addition, the site-specific 'C3' zoning provisions will exclude other uses that are otherwise permitted within the 'C3' zone. Due to the size and irregular configuration of the property, relief is also required from the minimum lot area, front yard setback, rear yard setback, and County Road centreline setback requirements.

In the future, the applicant intends to sever the southern portion of the property for residential purposes. This portion is proposed to remain zoned Shoreline Residential (SR), subject to a site-specific provision. As the proposed severed parcel will be deficient in lot area, a special provision is required to reduce the minimum lot area requirement from 4,047 square metres to 3,559 square metres. The proposed 'SR-X' (special) zoning would provide that all uses, buildings, and structures permitted in the SR zone shall continue to apply, with the exception that the minimum lot area shall be reduced to 3,559 square metres.

Staff note that the creation of the proposed southern parcel will require a consent application under the Planning Act. This application must be considered by the Committee of Adjustment for review and decision. At the time of this notice, a consent application has not been submitted.

In support of the application, several studies have been submitted, including a Planning Justification Report, Site Servicing Report, Archaeological Assessment, Environmental Impact Study, and a Slope Stability Study.



# Georgian Bluffs

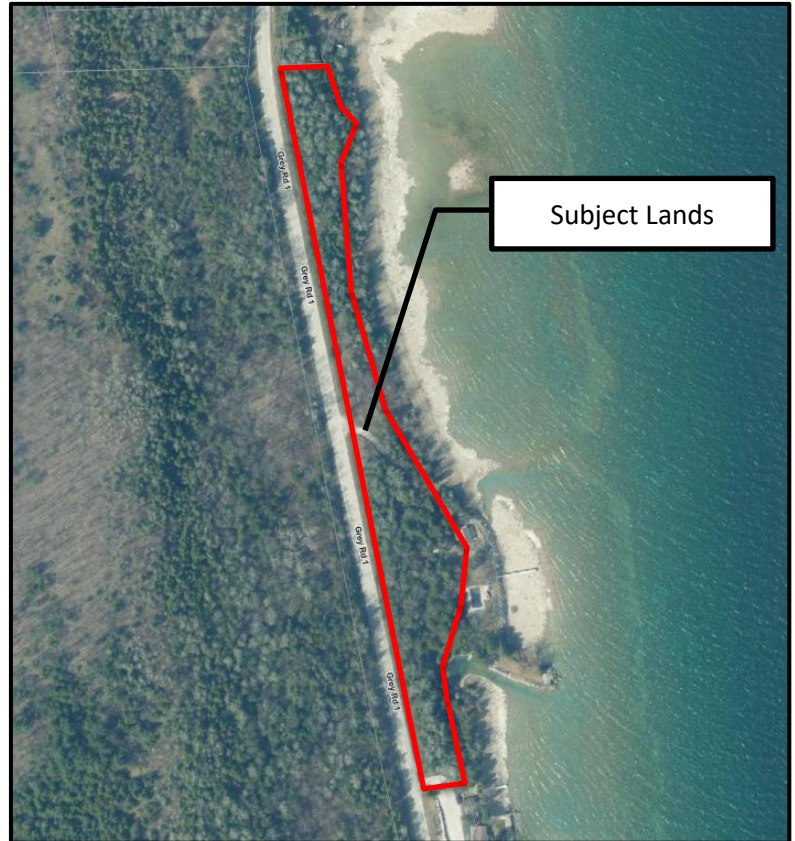
## How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to:

Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON

✉ By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **June 3<sup>rd</sup> 2026**, for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.



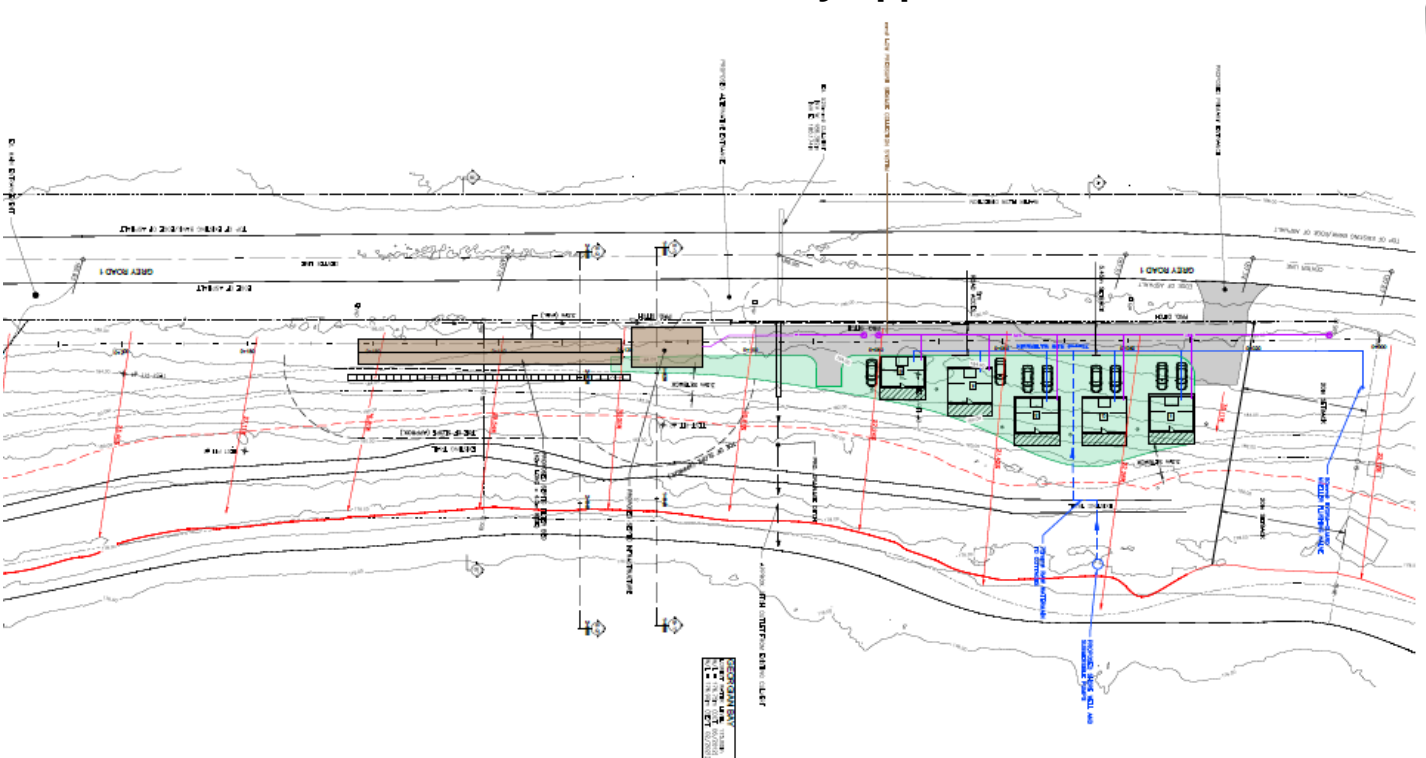
## For more information about this matter, contact:

For more information regarding this application, please contact the Township of Georgian Bluffs Planning Department at:

✉ By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

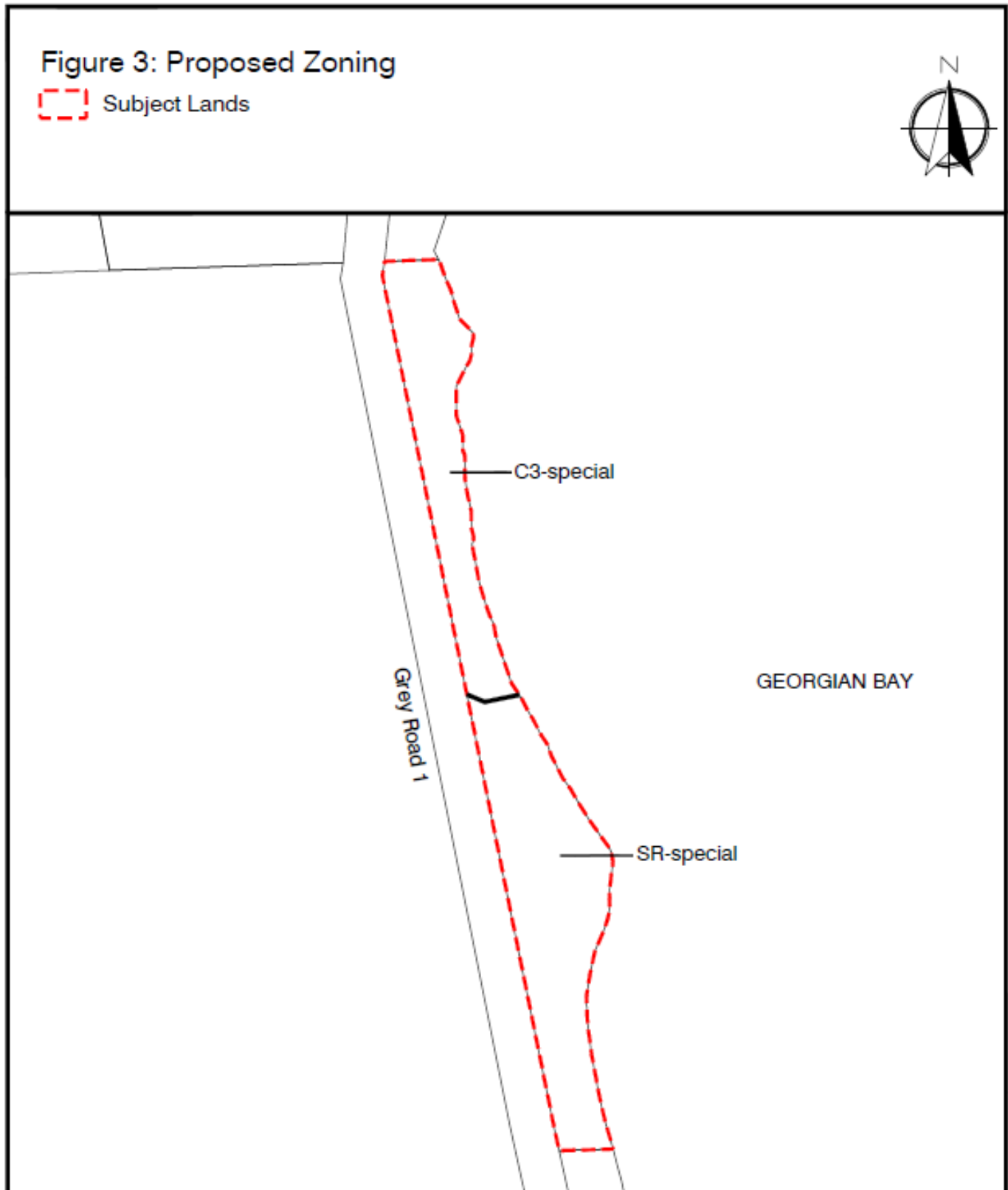
☎ By telephone: 519-376-2729 ext. 908

## Site Plan Provided by Applicant





# Georgian Bluffs



Georgian Escapes Cottage Park  
505153 Grey Road 1  
Georgian Bluffs

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO  
SCALE 1:2500