

# 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: NENKO & BOGDANKA ALEKSIC

Address: 293 BALMY BEACH RD.

Phone Number: 647 839 5316

Postal Code: N4K 5N4

Email: \_\_\_\_\_

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: PLAN 447 LOT 45 PLAN 231 L0L; 15

Former Municipality: TOWNSHIP OF GEORGIAN BLUFFS

Civic Addressing Number: 293 BALMY BEACH RD.

7. Description of Subject Land:

a) **Existing** use of Subject Land: SINGLE FAMILY DETACHED ON WATER

b) **Existing** Buildings: SEMI-DETACHED HOUSE WITH CARPORT AND SHED

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 14.26 m  
Depth: Side Lot Line 50.24 m  
57.46 m  
Width: Rear Lot Line 18.85 m  
Area 920 82 m<sup>2</sup>

Dimensions of land intended  
to be **retained**

Frontage 18.89 m  
Depth: Side Lot Line 60.94 m  
81.72 m  
Width: Rear Lot Line 18.85  
Area 1335 m<sup>2</sup>

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:  
NEVED AND BOGATNIK ALEKSIC

Address: \_\_\_\_\_

Buildings Proposed: \_\_\_\_\_

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

Buildings Proposed: \_\_\_\_\_

Specify Use: \_\_\_\_\_

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Township Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input checked="" 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  No

12. Servicing

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

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" 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 checked="" 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 NATURAL GAS

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? \_\_\_\_\_
- c) Area of total farm holding: Hectares \_\_\_\_\_ Acres \_\_\_\_\_
- d) Number of tillable: Hectares \_\_\_\_\_ Acres \_\_\_\_\_
- 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 NENAD AND BOGDANKA ALEKSIC  
(Applicant(s) Name(s))

Of the City of Toronto  
(City/Township)

In the \_\_\_\_\_ of \_\_\_\_\_  
(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

Township of Georgian Bluffs

In the County of Grey

This 27 day of January 20 25



CARLY CRAIG, a Commissioner, etc.,  
County of Grey, Clerk of the  
Corporation of the Township of Georgian Bluffs

Signature of Applicant's Agent

BOGDANKA ALEKSIC  
Name in Print

B. Aleksic  
Applicant(s) Agent Name in Print

Signature of Applicant(s)

Signature of Applicant(s)

Applicant(s) name in Print

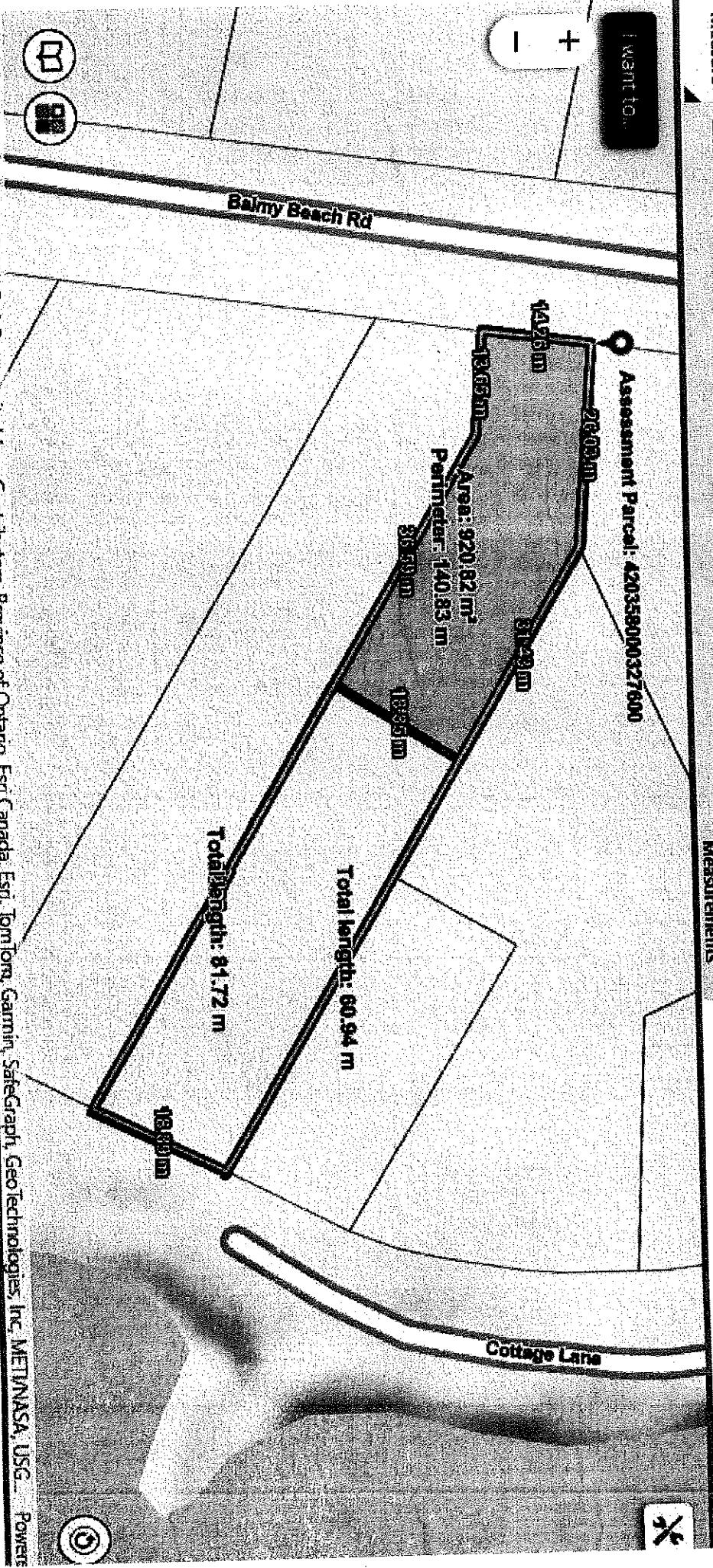
Applicant(s) name in Print

- Tools
- Query and Filter
- Draw and Measure
- Buffer
- Data
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- Measure
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- Area / Perimeter
- Circle
- Rectangle
- Units
- Erase
- Snapping
- Clear
- Measurements

I want to...

+ -



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USG, Powers

20 m  
50 ft

Send Feedback

Decimal Degrees (DD)

Lat: 44.6338  
Long: 80.936

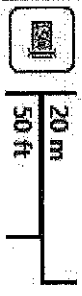
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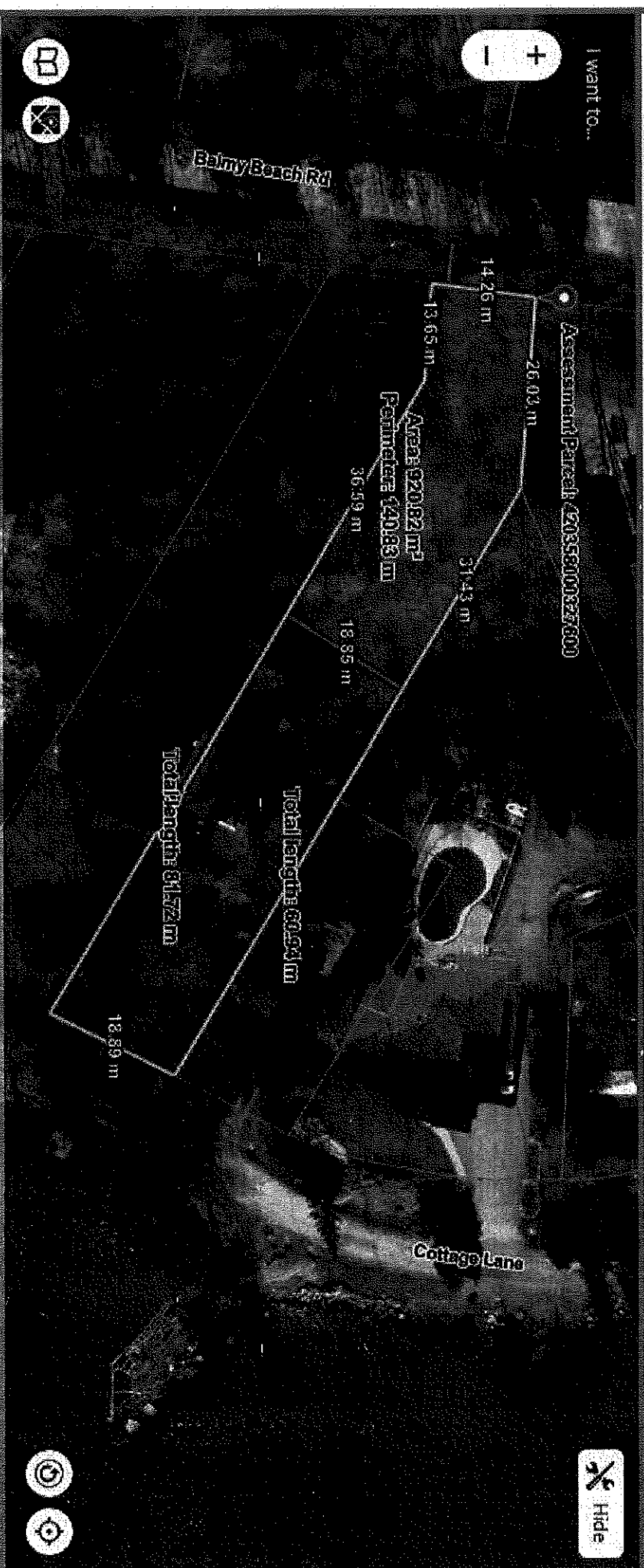
Ontario Ministry of Natural Resources and Forestry / Enquête sur l'usage des terres / Maps Contributor: Province of Ontario, Esri, Canva, Esri, Garmin, Garmin, SafeTron, GeoTechnoData, PowerGIS, etc.



Send Feedback

Decimal Degrees (DD)

Lat: 44.6340° N  
Long: 80.9342° W

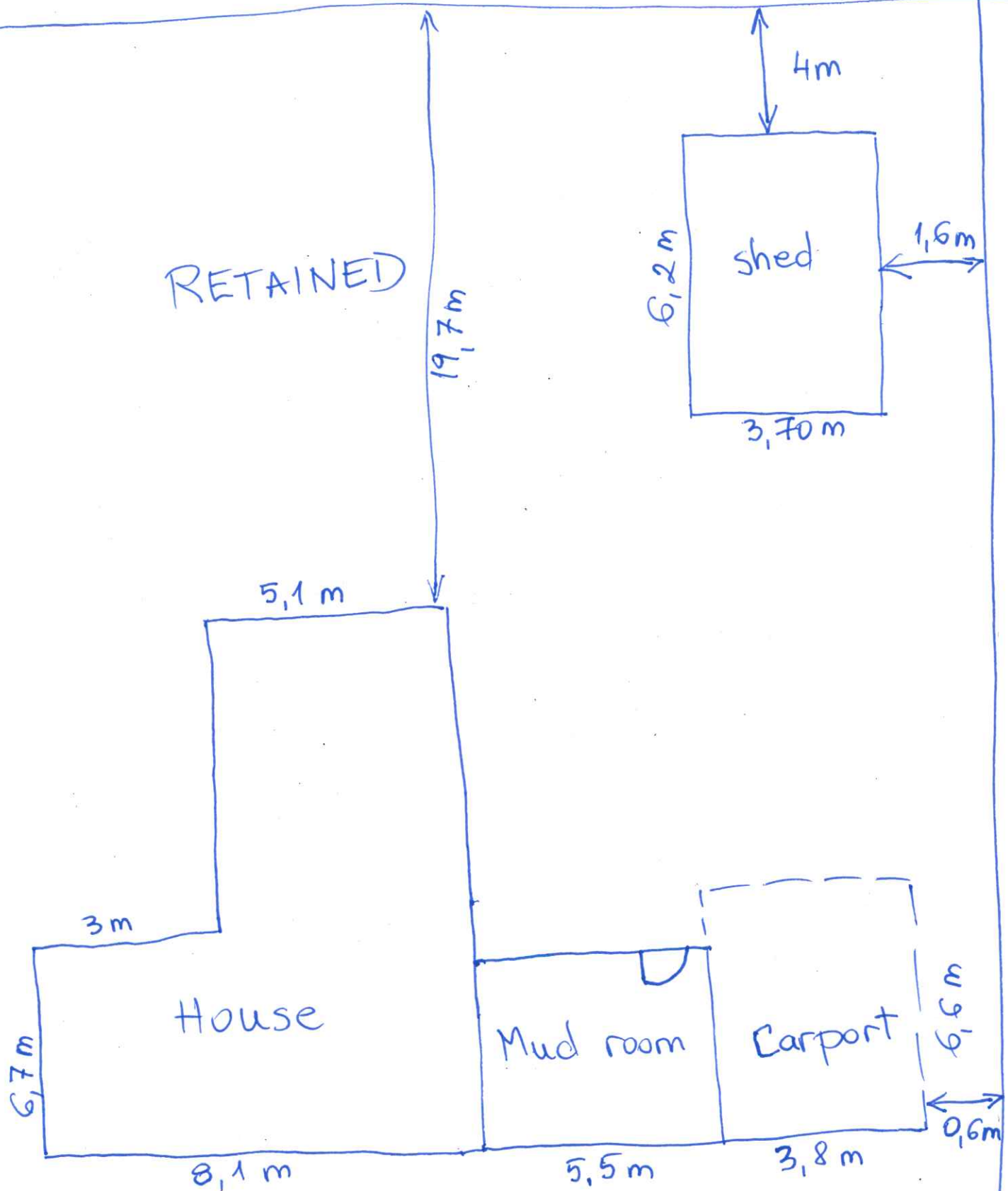






SEVERED

RETAINED





# Township of Georgian Bluffs

## Minor Variance Application

- **Pre-consultation** is required **prior** to the submission of applications for a Minor Variance.
- The Minor Variance 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 a Minor Variance to the Township of Georgian Bluffs Zoning By-law, in respect of the lands hereinafter described.

### Declaration:

I/We NENAD & BOGDANKA ALEKSIC of the TORONTO

In the \_\_\_\_\_ of \_\_\_\_\_ do solemnly declare:

- 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);
- 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;
- 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. L.P.A.T. hearing, legal or engineering fees); and
- 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 Committee of Adjustment
2. Registered Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Postal Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Phone Number: (Bus.) \_\_\_\_\_  
(Res.) \_\_\_\_\_

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:  
\_\_\_\_\_

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

\_\_\_\_\_

Municipal Address (911#): \_\_\_\_\_  
Assessment Roll No: \_\_\_\_\_

**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: \_\_\_\_\_
8. Briefly describe the nature and extent of relief from the Zoning By-law for the proposed Minor Variance: (i.e. relief for lot frontage, density, height, area, setbacks, etc.).

*Variance for frontage and area*

\_\_\_\_\_

\_\_\_\_\_

9. Reasons why Minor Variance is necessary:
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

10. Dimensions of Subject Lands (entire property): 50.24 m  
 Lot Frontage: 14.26 Depth of Side Lot Line: 57.46 m Lot Area: 920.82 m<sup>2</sup>  
 Width of Rear Lot Line: 18.85 Depth of Side Lot Line: \_\_\_\_\_

11. Present Use of Subject Lands:  
 Residential     Farmland     Seasonal Residential  
 Industrial     Commercial     Institutional  
 Other (specify) \_\_\_\_\_  
 Date of acquisition by current owner: \_\_\_\_\_  
 Length of time existing uses have continued: \_\_\_\_\_

12. List any existing Buildings or Structures on the Subject Lands:

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
<u>SEMI-DETACHED</u>	<u>1950</u>	<u>18.89</u>	<u>14.26</u>	<u>111</u>	<u>139</u>	<u>5.10m x 18.6 x 4 m</u>
<u>CARPORT AND MUD-ROOM</u>						<u>9.3m x 3.6 x 2.5m</u>
<u>SHED</u>	<u>2024</u>					<u>6.2m x 3.7m x 3.5m</u>

13. Proposed Use of Subject Lands:  
 Residential     Farmland     Seasonal Residential  
 Industrial     Commercial     Institutional  
 Other (specify) \_\_\_\_\_

14. List Proposed Buildings or Structures:

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

Municipal Requirement: \_\_\_\_\_

15. Lot Coverage (%): Present: 2255 m<sup>2</sup> (100%) Proposed: 920.82 m<sup>2</sup> (41%)  
 Municipal Requirement (%): 913 m<sup>2</sup> (40%)

16. Existing Uses of Abutting Lands: (include properties on opposite side of road allowance)  
 North \_\_\_\_\_ South \_\_\_\_\_  
 East \_\_\_\_\_ West \_\_\_\_\_

17. Types of Servicing (Check all that apply)

Water

- Publicly Owned and Operated Potable Water System
- Private Well/Source, Type \_\_\_\_\_
- Other (e.g. Lake), please specify \_\_\_\_\_

Sewage

- 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 \_\_\_\_\_

Drainage

- 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).