

Memorandum

To: City Council
From: Jocelyn Wainwright, Junior Planner
Date: December 12, 2022
Subject: External Planning Policy Comment Summary – November 2022

The Planning & Heritage Division is in receipt of a number of Planning-related policies, statutory notices and inquiries from the Province, County, and/or neighbouring municipalities. In consideration of Policy CS81 and the City's interest in upper-tier Planning matters, the following circulations merit note for Council's information:

A. Minor Variances:

- A10-22, 237193 Sunny Valley Rd. S., Township of Georgian Bluffs
- A11-22, 504693 Grey Rd 1, Township of Georgian Bluffs
- A16-22, 151 Kiwana Beach Rd, Municipality of Meaford.
- A17-22, 69 Denmark Street, Municipality of Meaford.
- A18-22, 206080 Hwy 26, Municipality of Meaford.

The Planning & Heritage Division is in receipt of five (5) Notices of Application for Minor Variances; two (2) within the Township of Georgian Bluffs and three (3) within the Municipality of Meaford.

City Comment:

Planning Staff have reviewed the notices of application and have no comments or concerns.

B. Consent

- B24-22 and B25-22, Unassigned Big Rock Road, Francis Drive and Concession 14 (Associated Application Z-18-22), Township of Georgian Bluffs
- B17-22 and B18-22, 498260 6th Concession North, Municipality of Meaford.
- B19-2022, 137295 Grey Rd 12, Municipality of Meaford

The Planning & Heritage Division is in receipt of five (5) Notices of Application for Consent; (two) 2 in the Township of Georgian Bluffs and three (3) Municipality of Meaford.

City Comment:

The subject lands are generally located >8km from the City limits. Staff have no comments or concerns with the application.

C. Zoning By-law Amendments:

- Z-16-22, 102759 Grey Road 18, Township of Georgian Bluffs.
- Z-18-22, Unassigned Big Rock Road, Francis Drive and Concession 14, Township of Georgian Bluffs. (Associated Applications B24-22 and B25-22)
- Z09-22, 065199 4 Sideroad, Municipality of Meaford.
- Z11-22, 123312 Storybook Park Rd, Municipality of Meaford.

The Planning & Heritage Division is in receipt of four (4) Notices of Complete Application for Zoning By-law Amendment; two (2) within the Township of Georgian Bluffs and two (2) within the Municipality of Meaford.

City Comment:

Staff have reviewed the Notices of Complete Application and have no comments or concerns.

EP Notices – November 2022

Georgian Bluffs

No concerns:

- Notice of Complete Application and Public Hearing – Minor Variance (A10-22) – 237193 Sunny Valley Rd. S.
 - Seeks to increase accessory structure lot coverage from 1% to 5% for a 2.1438 ac rural residential lot.
 - < 8km
- Notice of Complete Application and Public Hearing – Minor Variance (A11-22) – 504693 Grey Rd 1
 - Seeks to increase the total lot coverage in the Shoreline Residential (SR) zone from 15% to 25% to permit a detached dwelling to be built.
 - An engineered lot grading and drainage plan was submitted to support the development.
 - The existing cottage and accessory structure located on the Township owned shore road allowance will be removed.
 - > 8km
- Notice of Complete Application, Public Hearing and Public Meeting – Zoning By-law Amendment (Z-18-22) Severance Applications (B24-22 & B25-22) – Unassigned Big Rock Road, Francis Drive and Concession 14
 - Proposes to reduce the minimum lot size in the Shoreline Residential zone from 4047 m² to 4013 m² to facilitate Severance applications B24-22 & B25-25.
 - Severance applications B24-22 & B25-25 propose to recreate lots that merged when registered in the same name.
 - Site plan control applies, and application SP-13-22 has been submitted to address Environment Impact Study (EIS) mitigation measures.
 - >8km
- Notice of Complete Application and Public Meeting – Zoning By-law Amendment (Z-16-22) – 102759 Grey Road 18
 - Proposes to rezone the property from PD-Planned Development to Residential – R1 and permit a detached

garage to be built in the front yard 95 ft from the front lot line.

- This will locate the garage 13 ft in front of the dwelling.
- <8km

Meaford

No concerns:

- Committee of Adjustment Notice of Public Meeting– Minor Variance (A16-2022) – 151 Kiwana Beach Rd
 - The Applicants requesting relief from the Zoning By-law 60-2009 to permit a new dwelling to be built within the 15 m setback from the flood hazard line on Georgian Bay, where Section 5.1.1 does not allow new habitable area below the flood hazard line of 177.9 m elevation.
 - The application is also requesting to build an accessory structure closer than 6 m to the 177.9 m elevation, which Sec. 5.1.5 prohibits.
 - > 8km
- Committee of Adjustment Notice of Public Meeting– Minor Variance (A17-2022) – 69 Denmark Street
 - The Applicants are seeking to build an enclosed vestibule under the existing roof structure of the building.
 - Requesting relief from Zoning By-law 60-2009 to permit a the vestibule to be built 3.6 m from the front lot line where Table 6.2.2 of Sec. 6.2 requires a setback of 7.5 m.
 - >8km
- Committee of Adjustment Notice of Public Meeting– Minor Variance (A18-2022) – 206080 Hwy 26
 - The Applicant is requesting permission to build a temporary retail sales office on the lands zoned Highway Commercial (C2-40) on the subject property.
 - There are three (3) additional development applications in process for this site: a Redline Revision to Plan of Subdivision, an OPA, and a ZBA.
 - >8km
- Committee of Adjustment Notice of Public Meeting – Consent (B17 & B18-2022) - 498260 6th Concession North

- Severed parcel 1 would be 25 ha with 565 m of frontage onto 6th Concession North.
 - Severed parcel 2 would then be 16 ha with 350 m of frontage onto 6th Concessions North.
 - The retained parcel would be 46 ha with 915.4 m of frontage on 6th Concession North.
 - <8km
- Committee of Adjustment Notice of Public Meeting – Consent (B19-22) - 137295 Grey Rd 12
 - The severed parcel would be 20.6 ha with 90 m of frontage onto Grey Road 12.
 - The retained parcel would then be 20.7 ha with 132.3 m of frontage onto 6th Concessions North.
 - >8km
- Notice of Public Meeting–Zoning By-law Amendment (Z09-2022) – 065199 4 Sideroad
 - Proposes to rezone a portion of their lands from Rural Exception 78 (RU-78) to Rural with a Holding Symbol (RU-Hx). The purpose is to fulfill a condition of a previous severance application B14-2022, which was conditionally approved on October 26, 2022. The Holding Symbol will limit development of the property in the western portion of the lands.
 - > 8km
- Notice of Public Meeting–Zoning By-law Amendment (Z11-2022) – 123312 Storybook Park Rd
 - Proposes to rezone a portion of their lands to fulfill a condition of a previous severance application B05-2022, which was conditionally approved on July 27, 2022.
 - The ZBA would add a Holding Symbol to a portion of the proposed severed lot, which is intended to limit development of the property to a specific area of the lands to ensure there is no negative impact to any natural heritage features on the property.
 - <8km



Notice of Complete Application and Public Hearing

Hearing Date: January 17, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-10-22
Owner(s): Michael Vandembos
Subject Lands: 237193 Sunny Valley Rd. S.
ARN: 4203 540 001 00145
Legal: Con 1 Pt Lt 1 RP16R5983 Pt 1
Related File(s): n/a

Council Chambers are OPEN to the Public.

Proposal: Minor Variance Application A-10-22 seeks to increase accessory structure lot coverage from 1% to 5% for a 2.1438 ac rural residential lot. No other relief to the By-law was requested.



For more information, visit our website today at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab.

Register on-line to participate in a virtual Public Meeting at:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

or contact Raeburn Murray, Legislative Services Coordinator at 519-376-2727 ext. 603

Electronic Council Meetings and Electronic Public Meetings can be viewed here:

<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

Date of Notice: November 28, 2022

Submitting Comments: Written comments are due to planning@georgianbluffs.ca by **December 19, 2022** 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 Planner, Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: jburnett@georgianbluffs.ca

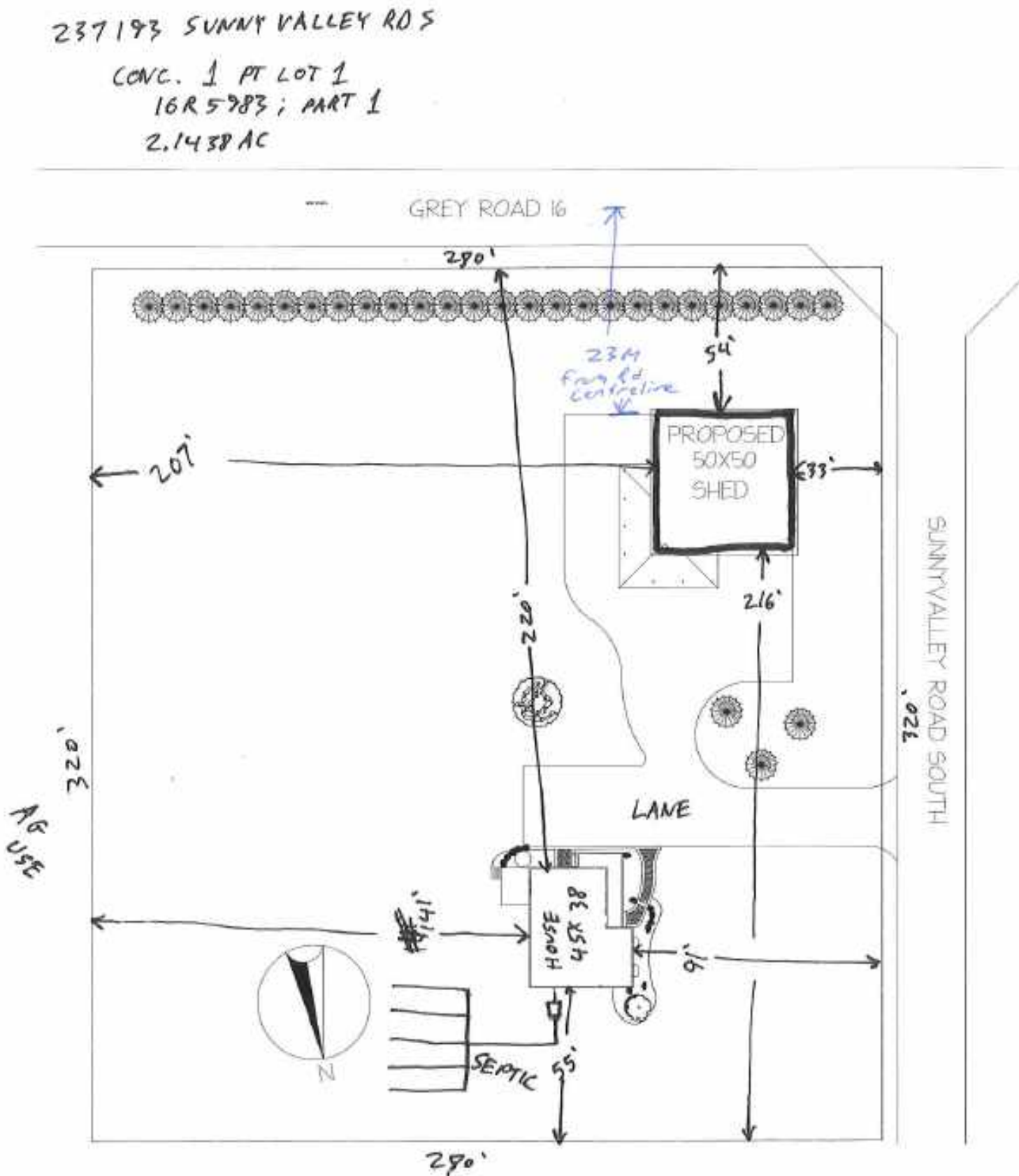
You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee at the address shown above.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing in the event of the decision of this application is appealed.

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.

237193 Sunny Valley Rd. S.
4203 540 001 00145

Site Plan submitted by applicant. This plan is available online for viewing at <https://www.georgianbluffs.ca/en/business-development/planning.aspx> under the Public Notices tab.



This document can be made available in other accessible formats as soon as practicable and upon request.



Township of Georgian Bluffs

Minor Variance Application

TOWNSHIP OF
GEORGIAN BLUFFS

OCT 14 2022

Received

- **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 MICHAEL VANDENBOS of the TOWNSHIP OF GEORGIAN BLUFFS
In the COUNTY of GREY 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. L.P.A.T. hearing, legal or engineering fees); and
- d) 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 Township of Georgian Bluffs in
the County of Grey this 14th day of
October, 2022.

Jennifer Lyn Arnold, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Township of Georgian Bluffs
Expires April 20, 2025

Signature of Owner(s)

Signature of Owner(s) or Agent

Authorization:

I/We, MICHAEL VANDENBOS (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: MICHAEL VANDENBOS

Address: 237193 SUNNY VALLEY RD. S

Postal Code: N0H 1G0

Email Address: MIKE VDBOS17@GMAIL.COM

Phone Number: (Bus.) 226-923-2899

(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)

CONCESSION 1 PT LOT 1

Municipal Address (911#): 237193 SUNNY VALLEY RD. S

Assessment Roll No: ~~237193~~ SW 420354000100145

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

6. Present Official Plan Designation: RURAL

7. Current Zoning of Subject Lands: RURAL

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.).

RELIEF FOR SIZE OF BUILDING
RELIEF TO ACCESSORY STRUCTURE LOT COVERAGE
FROM 1% TO 5%

9. Reasons why Minor Variance is necessary:

BY-LAW STATES I CAN BUILD AS BIG AS 1% OF
LOT SIZE. THIS MEANS I CAN ONLY BUILD UP TO
933 SQ. FT. I NEED 2500 FT² FOR MY STORAGE
NEEDS

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 320 Depth of Side Lot Line: 292 Lot Area: 2.1438 AC

Width of Rear Lot Line: 320 Depth of Side Lot Line: 292

11. Present Use of Subject Lands:

☒ Residential ☐ Farmland ☐ Seasonal Residential

☐ Industrial ☐ Commercial ☐ Institutional

☐ Other (specify) _____

Date of acquisition by current owner: 2010

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>HOUSE</u>	<u>1983/2010</u>	<u>9'</u>	<u>161'</u>	<u>55'</u>	<u>220'</u>	<u>44x38x14</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	
<u>ACCESSORY BUILDING</u>	<u>33'</u>	<u>208'</u>	<u>50'</u>	<u>216'</u>	<u>50x50x21'</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Municipal Requirement: _____

15. Lot Coverage (%): Present: 1.5 Proposed: 27% 5%

Municipal Requirement (%): 10

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

North RESIDENTIAL South RESIDENTIAL AG

East AGRICULTURE West RESIDENTIAL

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).

Justification Report

Mike Vandenbos

237193 Sunny Valley rd S

Purpose:

A storage garage is a usual and recognized accessory structure in a rural area. The by law states for lots over .8Ha, a building can only be 1% of the lot size which in my circumstance lets me build about 933 sq ft which is very small. I would like to build 2500 sq ft, which is a reasonable size for any such structure on any lot.

Property Description:

the property is located at conc 1, pt lot 1, of plan 16R-1111 in the geographic township of former twp of Derby. The fire number is 237193 Sunny Valley rd S.

The size of the lot (2.1438 AC) dictates the allowable size of the building, whis is 1% of the lot size, allowing me to only build 933 sq ft. this is too small for anything larger than a car. I would like to build bigger for the following reasons.

- Adequate space to store boat and trailers
- Space to work on personal vehicles

The proposed shop will have access from Sunny Valley rd.

Compliance with Policy

The official plan designation is RU abd this would not change with this application. A Garage/ Shop is a normal and permitted accessory use for this zoning.

Section table states for these lots an accessory building cannot be bigger than 1% of the property. This only allows 933 sq

There are ~~now~~ livestock facilities within the Minimum Distance Separation requirements.

There are no Stormwater or drainage issues on the land.

Summary

In Summary the proposal would not have any negative impacts on the area as the land use stays the same and the building size is no more than typical for similar sized lots. (less than .8 HA can build 4300 sq ft with no minor variance.

Mike Vandenbos

Oct 14 2022



Notice of Complete Application and Public Hearing

Hearing Date: January 17, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-11-22
Owner(s): Keith & Cathie Fleming
Subject Lands: 504693 Grey Rd 1
ARN: 4203 620 008 41800
Legal: Plan 557 Lot 6
Related File(s): n/a

Council Chambers are OPEN to the Public.

Proposal: Minor Variance Application A-11-22 seeks to increase the total lot coverage in the Shoreline Residential (SR) zone from 15% to 25% to permit a detached dwelling to be built. All required setbacks can be achieved. No other relief to the By-law was requested. An engineered lot grading and drainage plan was submitted to support the development. The existing cottage and accessory structure located on the Township owned shore road allowance will be removed.



For more information, visit our website today at:
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or contact Raeburn Murray, Legislative Services Coordinator at 519-376-2727 ext. 603

Electronic Council Meetings and Electronic Public Meetings can be viewed here:

<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

Date of Notice: November 28, 2022

Submitting Comments: Written comments are due to planning@georgianbluffs.ca by **December 19, 2022** 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 Planner, Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: jburnett@georgianbluffs.ca

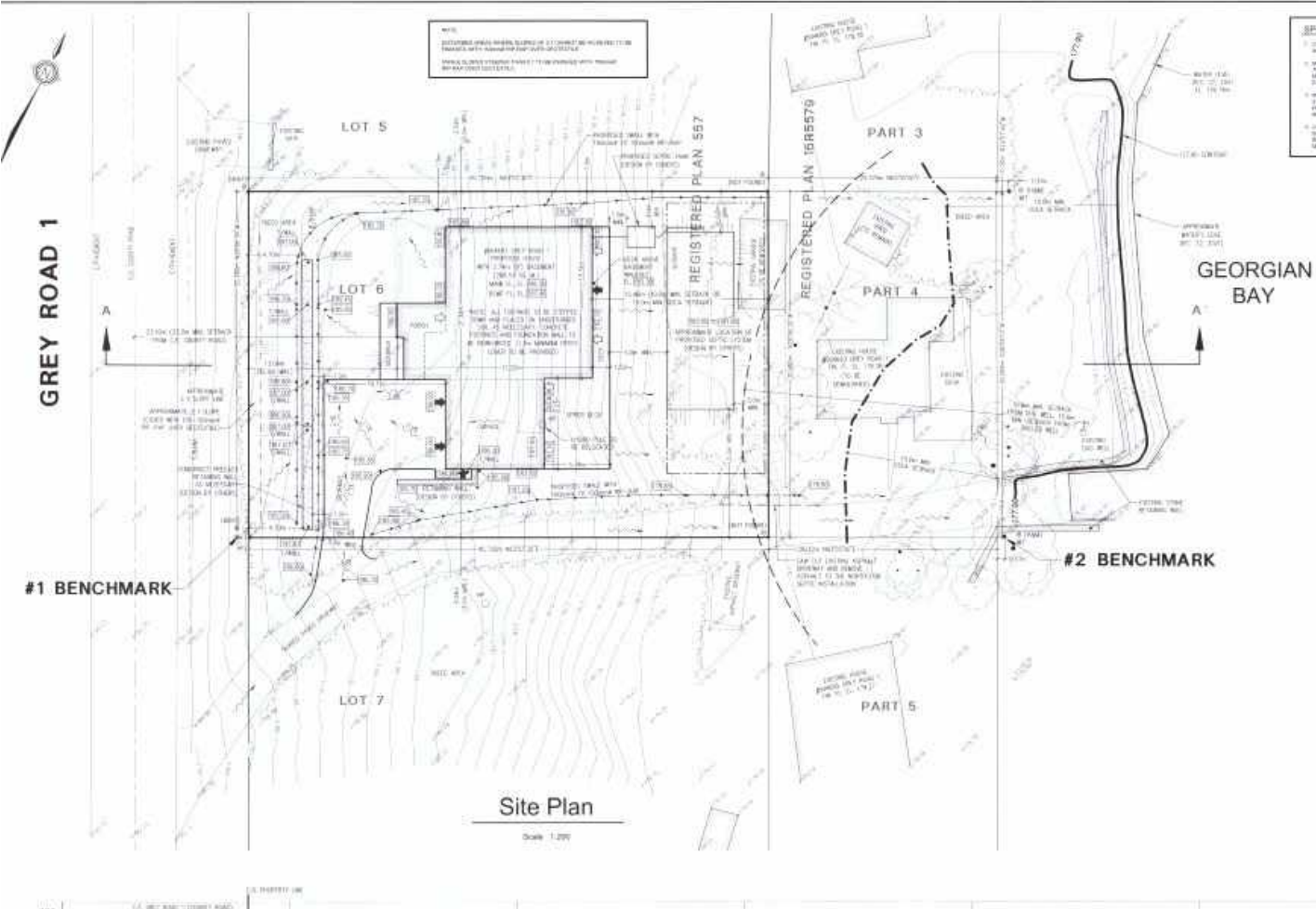
You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee at the address shown above.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing in the event of the decision of this application is appealed.

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504693 Grey Rd 1
4203 620 008 41800

Site Plan submitted by applicant. This plan is available online for viewing at <https://www.georgianbluffs.ca/en/business-development/planning.aspx> under the Public Notices tab.



This document can be made available in other accessible formats as soon as practicable and upon request.



Township of Georgian Bluffs

Minor Variance Application

TOWNSHIP OF
GEORGIAN BLUFFS

NOV 23 2022

Received _____

- **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 Keith & Cathie Fleming of the Township of Georgian Bluffs
In the County of Grey 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. L.P.A.T. hearing, legal or engineering fees); and
- d) 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 Township of Georgian Bluffs in
the County of Grey this 23rd day of
November, 20 22

Jennifer Lyn Arnold

A Commissioner of Oaths

Keith R Fleming

Signature of Owner(s)

Cathie Fleming

Signature of Owner(s) or Agent

Jennifer Lyn Arnold, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Township of Georgian Bluffs.
Expires April 20, 2025

Jennifer Lyn Arnold, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Township of Georgian Bluffs.
Expires April 20, 2025

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: Keith Robson Fleming + Catharine Elaine Fleming
Address: 12626 Ilderton Road, Ilderton, ON
Postal Code: N0M 2A0
Email Address: kffleming@uwo.ca
Phone Number: (Bus.) _____
(Res.) 226-236-6616

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: none

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

Lot 6 Plan 557 Keppel Township

Municipal Address (911#): 504693 Grey Road 1
Assessment Roll No: 42 03 620 008 41800

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

6. Present Official Plan Designation: Inland Lakes + Shoreline + Hazard Lands
7. Current Zoning of Subject Lands: Shoreline Residential
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.).

Relief for lot area

9. Reasons why Minor Variance is necessary:

- to accommodate a residential house build that exceeds by 9.05% the municipal requirement of 15% lot coverage

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 30.48m Depth of Side Lot Line: 45.72m Lot Area: 1393.55m²

Width of Rear Lot Line: 30.48m Depth of Side Lot Line: 45.72m

11. Present Use of Subject Lands:

☐ Residential ☐ Farmland ☒ Seasonal Residential

☐ Industrial ☐ Commercial ☐ Institutional

☐ Other (specify) _____

Date of acquisition by current owner: August 1989

Length of time existing uses have continued: 33 years

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

n/a.

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:

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
<u>Residential</u>	<u>23.1m</u>	<u>15.46m</u>	<u>3.1m</u>	<u>6.04m</u>	<u>24m x 18.8m x 4.3m</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Municipal Requirement:	<u>23m</u>	<u>10m</u>	<u>3m</u>	<u>3m</u>	

15. Lot Coverage (%): Present: 0 Proposed: 24.05

Municipal Requirement (%): 15

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

North Seasonal residential (Telford) South seasonal residential (Grimm)
East shore road allowance West vacant (owned by applicants)

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 (swales)
- ☐ 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).

Justification Report (Fleming Minor Variance Application)

Purpose:

To enable construction of a permanent residence in a Shoreline Residential (SR) area. The By-law will need to be amended as the 24% lot coverage of the proposed residence exceeds by 9% the maximum lot coverage of 15% permitted in the SR zone for privately serviced lots.

Property Description and Background

The property is located at Lot 6, Plan 557 in the geographic Township of Keppel.
Fire Number: 504693 Grey Road 1.

Without a minor variance of 9%, the proposed residence could not accommodate an attached garage and an attached deck.

Compliance with Policy

Official Plan

The Official Plan designation is Inland Lakes & Shoreline & Hazard Lands. The OP permits low density residential development in this area and that will not change with this application. An attached garage and an attached deck are normal in a residential area.

Zoning

Section 10 (Shoreline Residential Zone) [see Table 10.3] of the By-law requires a maximum lot coverage of 15% for privately serviced lots. A minor variance of 9% is required as the proposed residence has a 24.05% lot coverage.

The proposed residence meets all the required setbacks: the 3.0 m side yard setback; the 10m front and rear yard setbacks; and the 23m setback from the centreline of Grey Road 1

The existing cottage with attached deck and detached garage (combined area: 161 m²) currently situated on the adjoining shore road allowance (Part 4) will be demolished, and that area leveled and seeded. We consider removal of those existing seasonal buildings (constructed 1964) a significant improvement to the residential area.

The proposed new residence of 335.25m² (268.53m² houseprint + deck 66.72m²) exceeds by only 174.25 m² the size of the existing structures (cottage/deck/garage) that will be removed from the shore road allowance.

The site plan also identifies a small (8.9m²) utility shed marked as "To Remain" on the shore road allowance. However, that shed also will be removed from the property and not replaced.

Stormwater/Drainage Plan

As indicated on the site plan, all drainage issues have been addressed and will not interfere with neighbouring properties. The proposed swales on both the north and south sides of the property

essentially replicate existing drainage patterns on the property by directing drainage towards the bay and away from neighbouring properties.

Summary

In summary, the proposal would appear to be consistent with the policies of the Official Plan and generally meets the intents of the Zoning Bylaw.

No negative impact would be experienced by abutting properties as a result of the development proposed.

The detailed site plan attached to the application shows that all other provisions of the By-law are met.

Site Plan # 221465

Applicants: Keith and Cathie Fleming

Municipal Address: 504693 Grey Road #1

Assessment Role Number: 42 03 620 008 41800



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The property owners are seeking to demolish the existing dwelling and shed and build a new dwelling and shed on the site. The purpose of this application is to request relief from Zoning Bylaw 60-2009 to permit the new dwelling to be built within the 15 metre setback from the flood hazard line on the Georgian Bay, where Section 5.1.1 does not allow new habitable area below this flood hazard line of 177.9 metre elevation. The applicants also request to build the accessory building closer than 6 metres to the 177.9 metre elevation, which Section 5.1.5 prohibits.

The Official Plan designation of the lands is Shoreline and Environmental Protection (EP). The zoning on the lands is Residential Limited Service (RLS) and Environmental Protection (EP).

Property Location: 151 Kiwana Beach Road (Concession 6, Lot 25, Meaford, St. Vincent)

Meeting Date and Time: Wednesday, November 23, 2022, at 3:00 PM



Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

For more information about this application, please use the contact information below or visit us during normal office hours.

To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on November 23, 2022, at the contact information below.

Denise McCarl, (Acting) Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1120

[illegible]

This document can be made available in other accessible formats as soon as practicable upon request.



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The applicants are seeking to build an enclosed vestibule under the existing roof structure of the building. The purpose of this application is to request relief from Zoning Bylaw 60-2009 to permit the vestibule to be built 3.6 metres from the front lot line where Table 6.2.2 of Section 6.2 requires a setback of 7.5 metres.

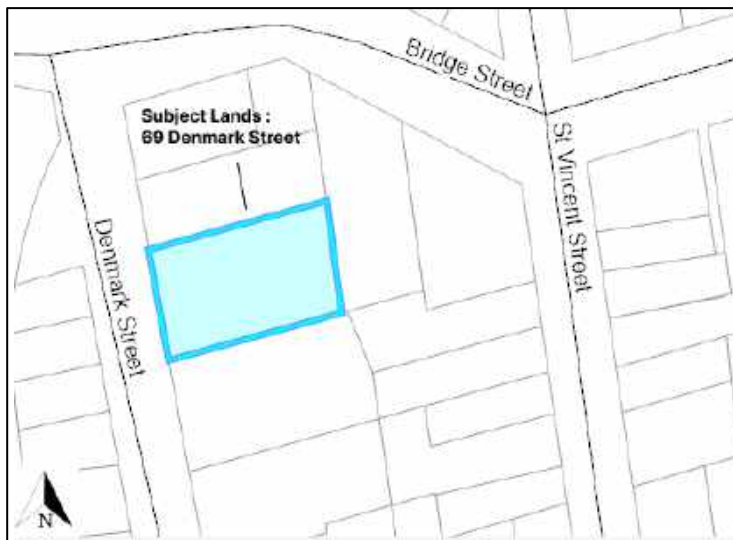
The Official Plan designation of the lands is Urban Living Area. The zoning on the lands is Residential Multiple (RM-134).

Property Location: 69 Denmark Street (Concession 5, Lot 16, Meaford)

Meeting Date and Time: Wednesday, November 23, 2022, at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.



You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

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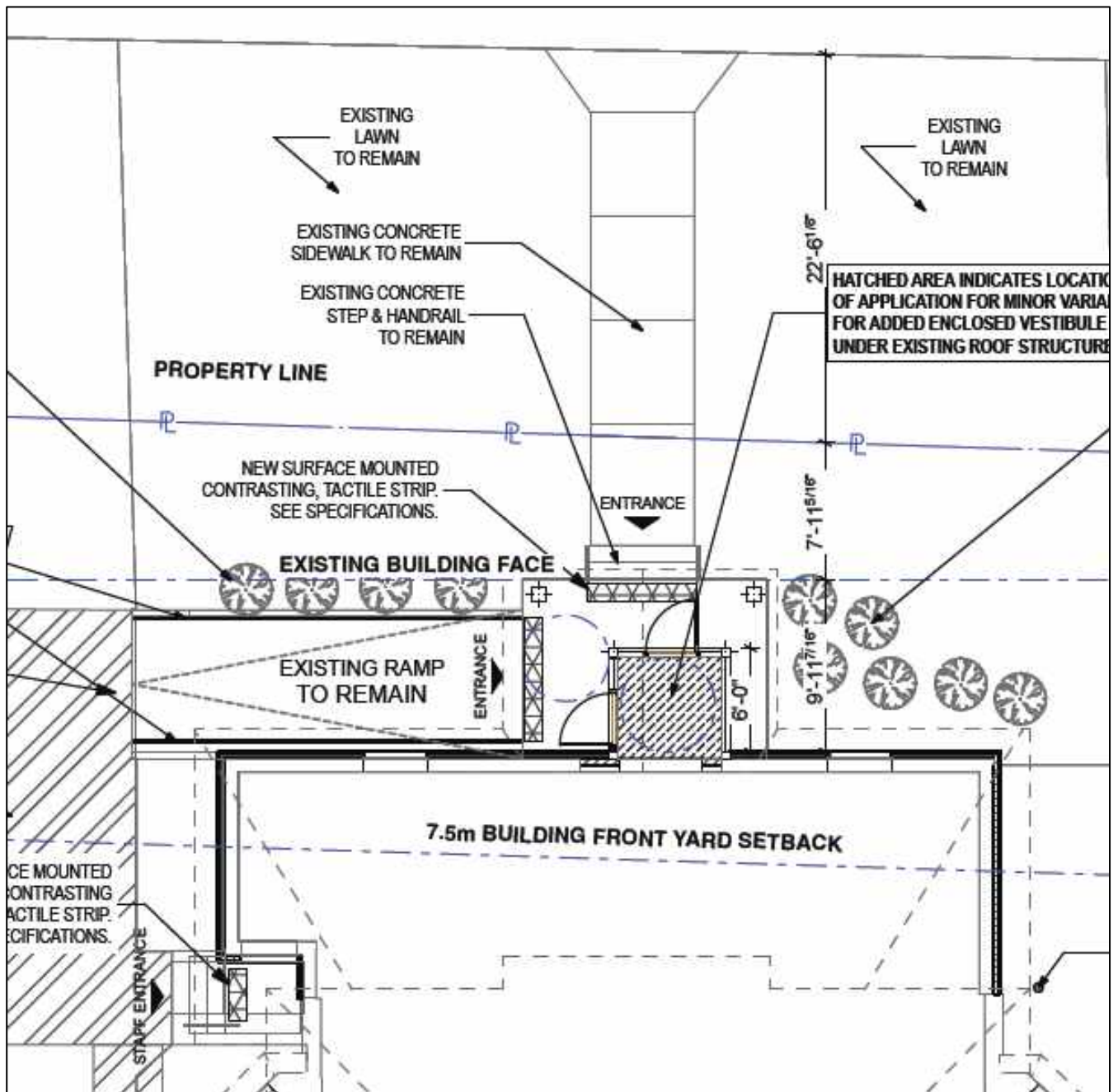
To join by Zoom, register in advance with the Secretary-Treasurer by noon on November 23, 2022, at the contact information below.

Denise McCarl, (Acting) Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1

planning@meaford.ca 519-538-1060 Extension 1120

Figure 1: Excerpt from the Applicant's Site Sketch



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipality's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The applicant is requesting permission to build a temporary retail sales office on the lands zoned as Highway Commercial (C2-240) on this subject property. There are three additional development applications in process for this site: a Redline Revision to Plan of Subdivision, an Official Plan Amendment, and a Zoning By-Law Amendment.

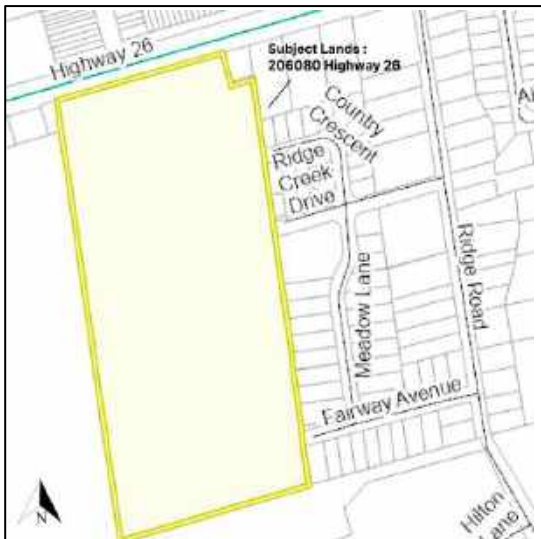
The Official Plan designation of the lands is Urban Highway Commercial, Urban Living Area, and Environmental Protection. The zoning on the lands is Highway Commercial with exceptions (C2-239-241), Open Space with exception (OS-200), Residential Multiple, and Environmental Protection (EP).

Property Location: 206080 Highway 26 (Concession 6, Lot 25, Meaford, formerly St. Vincent)

Meeting Date and Time: Wednesday, November 23, 2022, at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Figure 1: Key Map



Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

For more information about this application, please use the contact information below or visit us during normal office hours.

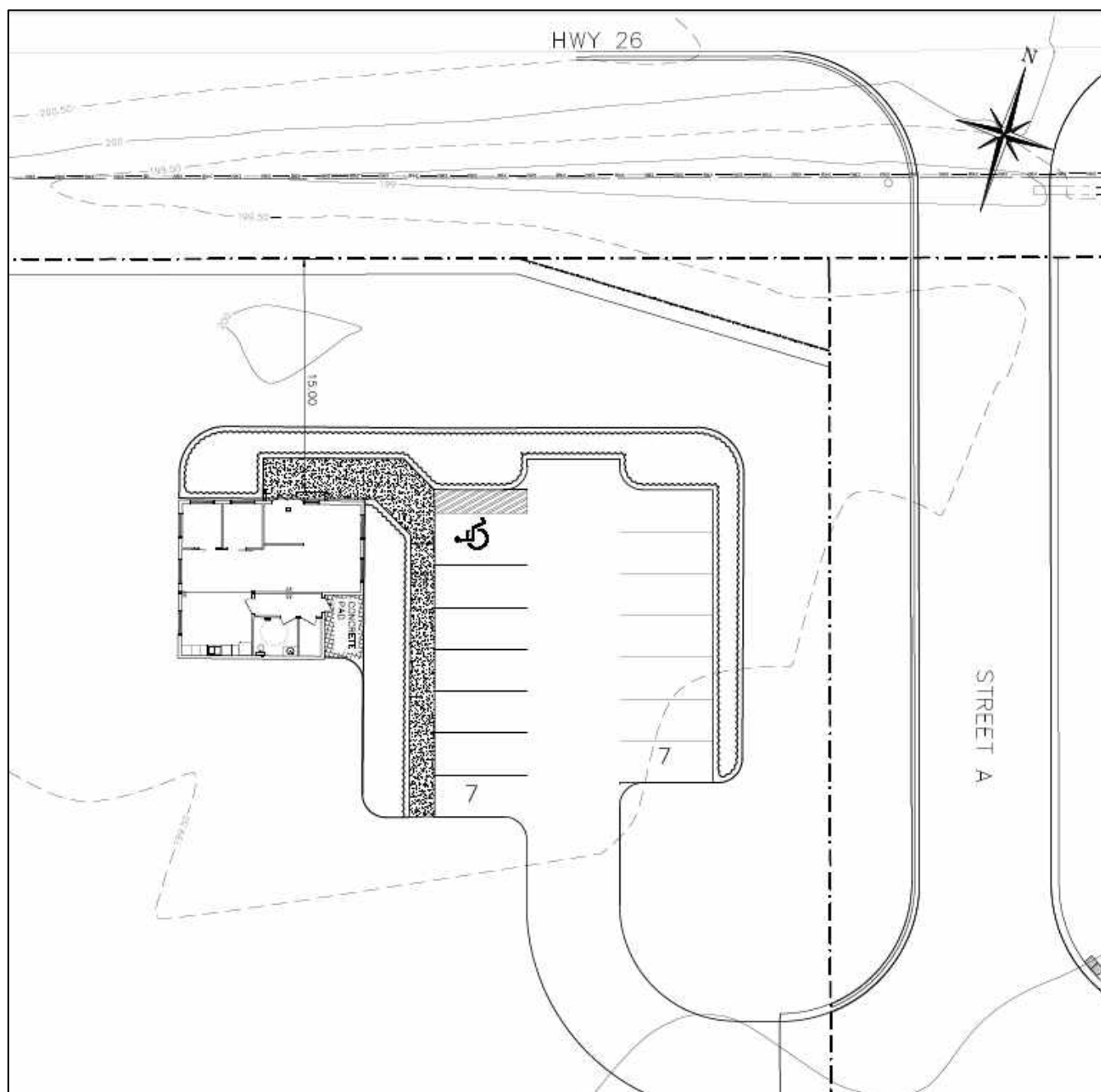
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on November 23, 2022, at the contact information below.

Denise McCarl, (Acting) Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1120

Figure 2: Excerpt from the Applicant's Site Sketch



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipality's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.

Owner: Estate of Murial McCrabb c/o Erma Speer/Gary Aiken **Date of this Notice:** November 28, 2022
Agent: Ron Davidson Planning Consultant Inc.
Civic: unassigned Big Rock Road, Francis Drive and Concession 14
Legal: Pt Lots 23 & 24, Conc 14 and Pt Lt 24, Conc 15, Georgian Bluffs (Keppel)
ARN: 420362000420200, 420362000418600 & 420362000422903
Related applications: SP-13-22

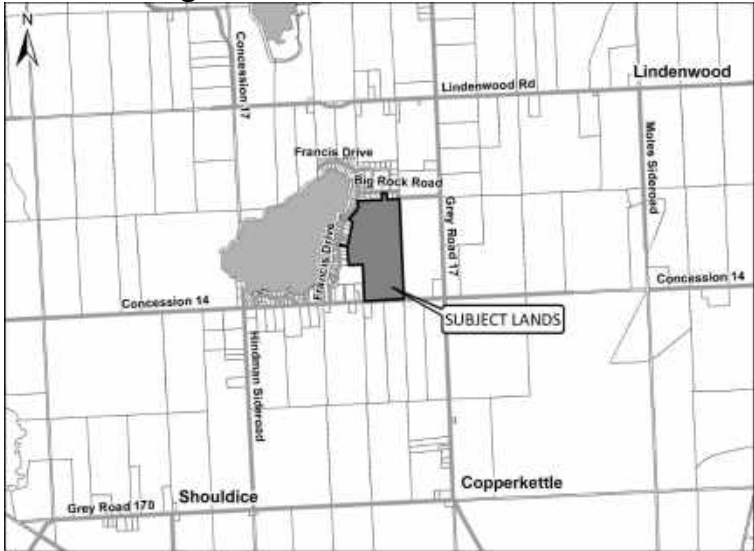
Notice of Complete Application, Public Hearing and Public Meeting

Severance Applications B24/22 & B25/22 on January 17, 2022 at 5:00 p.m.
Zoning By-law Amendment Z-18-22 on January 18, 2022 at 5:00 p.m.

What is being proposed?

Zoning Amendment Application Z-18-22 proposes to reduce the minimum lot size in the Shoreline Residential zone from 4047 m² to 4013 m² to facilitate Severance application B24/25. No other relief to the By-law was requested. Severance applications B24/22 and B25/22 propose to recreate lots that merged when registered in the same name. Site plan control applies and application SP-13-22 has been submitted to address Environmental Impact Study (EIS) mitigation measures.

Location Diagram



The new residential lot proposes the following dimensions:

	B24/22	B25/22	Retained
Frontage	+/-55.8 m	+/-141 m plus 72 m	+/-404 m
Width: Rear Lot Line	+/-55.8 m	+/-645 m	+/-404 m
Depth: Side Lot Line	+/-73.1 m	+/-19 m to 142 m	+/-1022 m
Area	+/-4013 m ²	+/-6.78 ha.	+/-40.94 ha.

For more information and to read the Planning Justification Report, visit our website today at: <https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab.

Council Chambers are OPEN to the Public.
Register on-line to participate in a virtual Public Meeting at:
<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>
or contact Raeburn Murray, Legislative Services Coordinator at 519-376-2727 ext. 603

Electronic Council Meetings and Electronic Public Meetings can be viewed here:
<https://www.youtube.com/channel/UCVD5m65mWH42XTTxR5tSfafQ/videos>

If you wish to be notified of the decision of the Council of the Township of Georgian Bluffs on the proposed zoning by-law amendment, you must make a written request to the Township of Georgian Bluffs at the address noted below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT), unless in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of

the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the address noted below.

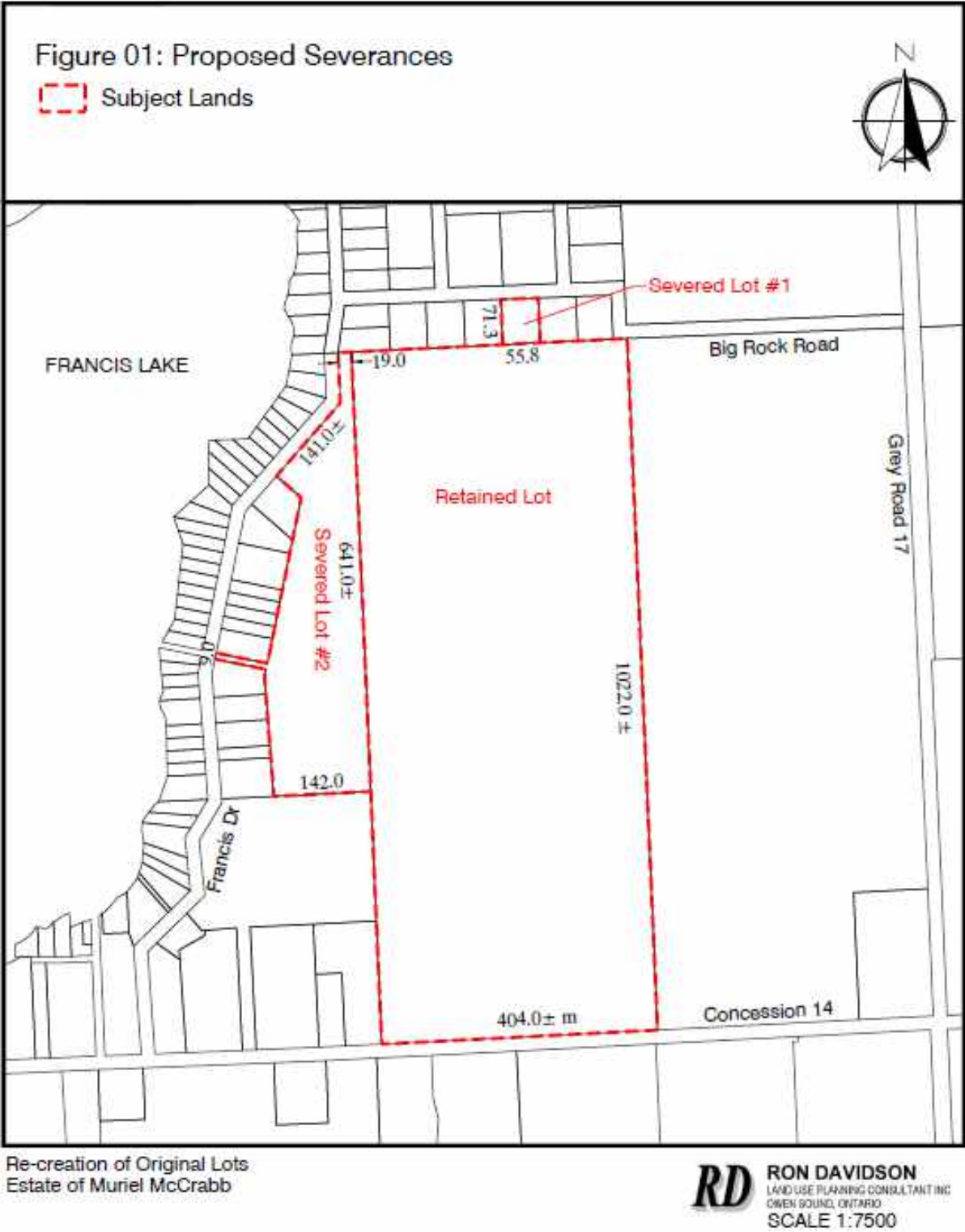
How do I submit my comments?

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 Jenn Burnett, Senior Planner at:

177964 Grey Road 18, Owen Sound
Telephone: 519-376-2729 ext. 206
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the public record, including names and addresses. Written comments are due by **December 19, 2022** so that they may be read at the meetings for the benefit of everyone in attendance.

Site Plan provided by applicant:
Pt Lots 23 & 24, Conc 14 and Pt Lt 24, Conc 15, Georgian Bluffs (Keppel)



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request. This document can be made available in other accessible formats upon request.



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, Ron Davidson of the City of Owen Sound,
in the County of Grey 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 City of Owen Sound in
the County of Grey this 29 day of
August, 2022.

A Commissioner of Oaths

Heather Ann Watts, a Commissioner, etc.,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

Signature of Agent

Authorization:

I, Erma Speer, have signing authority on behalf of the owner of the lands subject to this application and I authorize Ron Davidson to make this application on my behalf.

Date: See attached letter Signed See attached letter

Witness to signature: See attached letter

1. Name of Approval Authority: Township of Georgian Bluffs Council
2. Owner: Estate of Muriel McCrabb c/o Erma Speer
- Address: c/o Erma Speer 018053 BRUCE ROAD 10, RR 5 Owen Sound, ON
Phone Number: (519) 934-2422 Postal Code: N4K 7N7
- Address: c/o Gary Aiken 197674 Grey Road 7, Meaford, ON
Phone Number: (519) 934-2422 Postal Code: N4I 1W7
3. Authorized Agent's Name: Ron Davidson Land Use Planning Consultant Inc.
- Address: 265 Beattie Street, Owen Sound, ON
- Postal Code: N4K 6X2
- Email Address: ronalddavidson@rogers.com
- Phone Number: (Bus.) (519) 371-6829
(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:

No mortgage

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

Part Lots 23 and 24, Concession 14, and Part Lot 24, Concession 15, Geographic Township of Keppel

Municipal Address (911#): None assigned

Assessment Roll No: 420362000420200, 42036200041860 and 420360004229030

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

6. Present Official Plan Designation: Inland Lakes and Shoreline, Rural
7. Current Zoning of Subject Lands: SR and 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.). The amendment will rezone reduce the 'minimum lot area' requirement of the SR zone as it applied to proposed Lot 1 from 4047 square metres to 4013 square metres as required to facilitate the severance of this parcel which has merged on title with adjacent lands held in the same ownership.
9. Reasons why Zoning By-law Amendment is necessary: The lot is slightly undersized.
10. Dimensions of Subject Lands (entire property):
Lot Frontage: Various Depth of Side Lot Line: Various Lot Area: 48.12 ha
Width of Rear Lot Line: Various Depth of Side Lot Line: Various

11. Present Use of Subject Lands:

☐Residential

☐Farmland

☐Seasonal Residential

☐Industrial

☐Commercial

☐Institutional

☒Other (specify) Forested

Date of acquisition by current owner: 2016

Length of time existing uses have continued: 100 years +/-

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

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions			
		Front	Rear	Side	Side	W	x	D	x
<u>No buildings exist</u>									

13. Proposed Use of Subject Lands:

☒Residential

☐Farmland

☐Seasonal Residential

☐Industrial

☐Commercial

☐Institutional

☒ Other (specify) Forested/conservation

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions				
	Front	Rear	Side	Side	W	x	D	x	H
<u>A detached dwelling per lot</u>	<u>To be determined</u>				<u>To be determined</u>				
Municipal Requirement:	<u>Depends on the zone</u>								

15. % of Lot Coverage: Present: 0% Proposed: To be determined

Municipal Requirement: Depends on the zone

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

North Residential

South Residential

East Forested

West Residential

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

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**.

Authorization:

I, Gary Aiken, have signing authority for the registered owner of the lands subject to these applications and I authorize Ron Davidson to make these Consent, Zoning By-law Amendment and Site Plan applications on my behalf.

I, also hereby authorize Municipal staff to access our property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Land Tribunal hearing resulting from this application.

Date:

Sept 11/22

Signed:

Gary Aiken

Witness to signature:

A

Authorization:

I, Erma Speer, have signing authority for the registered owner of the lands subject to these applications and I authorize Ron Davidson to make these Consent, Zoning By-law Amendment and Site Plan applications on my behalf.

I, also hereby authorize Municipal staff to access our property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Land Tribunal hearing resulting from this application.

Date:

Aug 30, 2022

Signed:

Erma Speer

Witness to signature:

[Signature]

Erma Speer

R.R.S.

Owen Sound

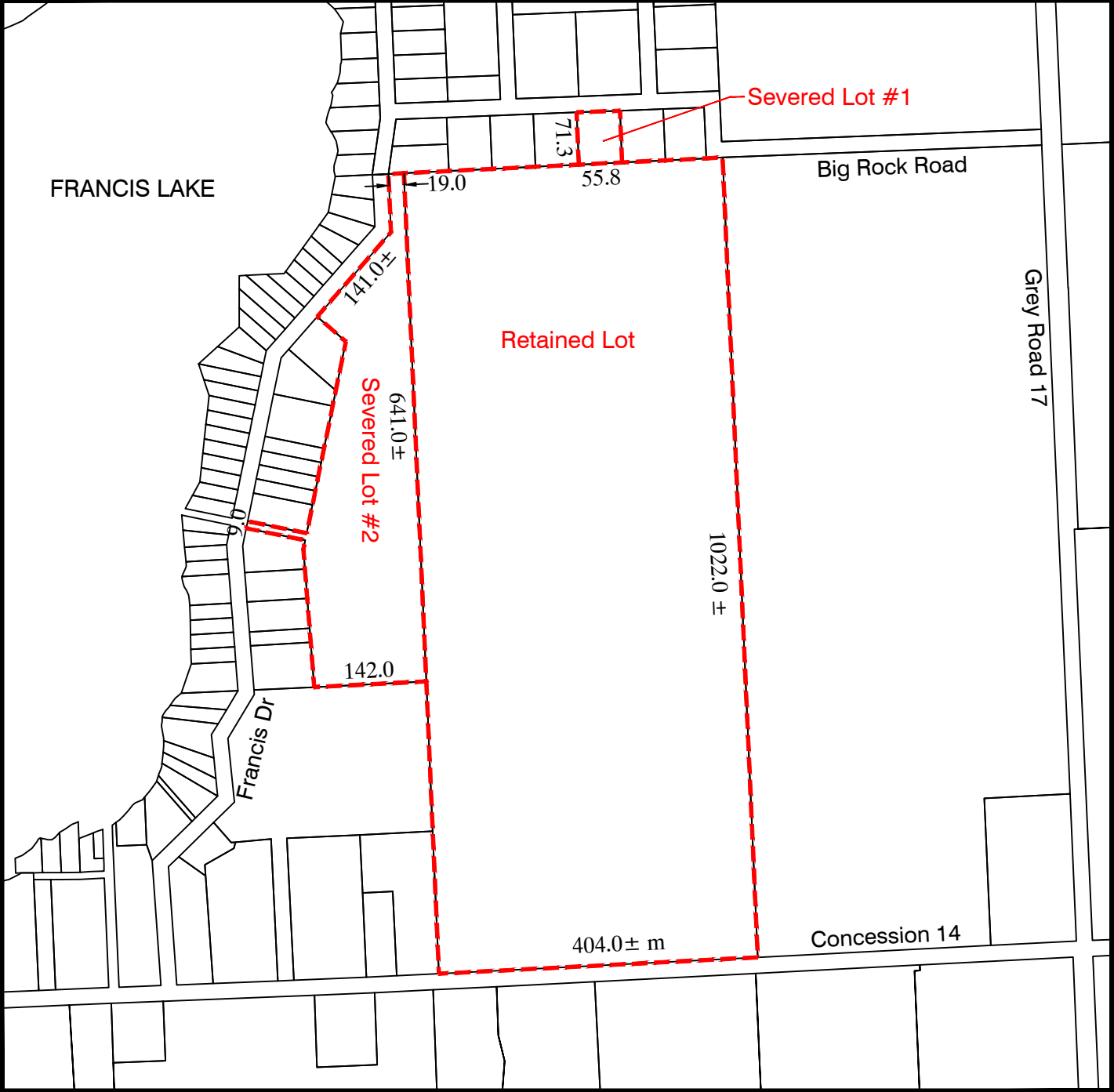
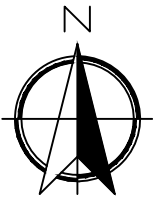
Ont.

N4K5N7

018053

Figure 01: Proposed Severances

 Subject Lands



Re-creation of Original Lots
Estate of Muriel McCrabb



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 21, 2022

Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5N5

Attention: Jennifer Burnett

Dear Jennifer:

**Re: Applications for Consent, Zoning By-law Amendment and Site Plan Control
Part Lots 23 and 24, Concession 14 and Part Lot 24, Concession 15,
Geographic Township of Keppel, Township of Georgian Bluffs
Owner: Estate of Muriel McCrabb**

Further to our recent preconsultation discussions regarding the re-creation of three previous lots on the above-noted property, enclosed please:

- two Consent applications;
- Zoning By-law Amendment application;
- Site Plan Control application;
- Township's application fees;
- Grey Sauble Conservation Authority review fees;
- Environmental Impact Study;
- Bedrock Resource Area Viability Letter of Opinion; and,
- Karst Topography Assessment.

To assist your office with its evaluation of these applications, I offer the following:

The Proposal:

The Estate of Muriel McCrabb owns a 48.12 hectare parcel of land in close proximity to Francis Lake, in the Township of Georgian Bluffs. This parcel previously comprised three separate lots and, in fact, still appears as three lots on the County GIS and are taxed in the same manner. The owner's lawyer, however, advises that the lands here merged on title into one holding.

The owner wishes to re-establish the original lots as illustrated on Figure 1 of this Planning Report. The proposed lots are described as follows:

- Severed Lot 1 comprises 0.401 hectares of land and fronts onto Big Rock Road;
- Severed Lot 2 comprises 6.78 hectares of lands and fronts onto Francis Drive; and,
- The retained lot comprises 40.92 hectares of land and fronts onto Concession 14.

A Site Plan showing the proposed building envelopes on the three parcels is provided in this Planning Report.

Approvals Required:

In order to re-create the original parcels, two Consent applications - one for each of the severed lots - is being filed with the Township.

A Zoning By-law Amendment application is also being submitted. The requested Amendment will reduce the 'minimum lot area' requirement of the 'SR' (Shoreline Residential) zone, as it applies to Lot 1, from 4047 square metres to 4010 square metres.

Furthermore, a Site Plan Agreement application has also been submitted. The Agreement is necessary in order to implement the recommendations of the Environmental Impact Study by identifying the recommended development envelopes (i.e., areas to be cleared of trees) and stipulating the time of year in which the tree removal can occur. The Site Plan is enclosed in this Planning Report.

Subject Lands:

The 48.1 hectare subject property is entirely forested, and has frontages along three Township roads as explained above. Lot 2 has two areas of frontage along Francis Street.

Adjacent Lands:

The subject lands are located partially within the Lake Francis settlement area and, because of this, a large number of residential lots – both year-round and seasonal – exist nearby, on lands to the north, west and south. The large property to the east is heavily forested.

Preconsultation Discussions and Submission Requirements:

The proposed lot creation was discussed with the Township Planner, Grey County Planning and Grey Sauble Conservation Authority during the summer of 2021. As a result of the preconsultation discussions, the following special studies were conducted:

- Environmental Impact Study (EIS);
- Karst Topography Assessment;
- Bedrock Resource Area Viability Letter of Opinion; and,
- Planning Report.

Grey County Official Plan:

Schedule A of the County of Grey Official Plan designates the entire Lot 1 and a small area of Lot 2 as 'Inland Lakes and Shoreline', as illustrated on Figure 2 of this Planning Report. The balance of Lot 2 and the entire Lot 3 are designated 'Rural'.

The 'Inland Lakes and Shoreline' designation applies to areas of concentrated development in the vicinity of inland lakes and the Georgian Bay shoreline. Permitted uses within this land use designation are limited to low-density residential dwellings, bed and breakfast establishments, marina, resource-based recreational uses, convenience commercial, and public uses. It is evident that the re-creation of Lot 1 for the purposes of erecting a detached dwelling conforms with the 'Inland Lakes and Shoreline' policies.

As noted above, a portion of Lot 2 falls within the 'Inland Lakes and Shoreline' designation as well; however, that portion of the parcel is a "leg" that is only 9.0 metres wide, which renders that particular area of the site as undevelopable given the side yard requirements of the Zoning By-law. The balance of the property, including the area where future development would occur, is designated 'Rural'. In this regard, Section 5.4.3 *Consent Policies* of the Official Plan gives consideration to limited lot creation within the 'Rural' land use designation. The lot density is based on the original Township lot fabric and permits up to four lots per original Crown-surveyed 40 hectare parcel, including the retained lot. Proposed Lot 2 forms part of the original 40 hectare Crown-surveyed parcel described as Lot 23, Concession 14, Geographic Township of Keppel. Determining the existing lot density of this original Crown-surveyed parcel is difficult given that a large number of lots have already been severed but are within the 'Inland Lakes and Shoreline' designation. Given, however, that four other 'Rural' designated lots have been severed from the original Lot 23, Concession 14, it can be stated that the maximum density allowed under the 'Rural' consent policies has been reached. This notwithstanding, the re-creation of Lot 2 would follow the original boundary between Lot 23, Concession 14 and Lot 24, Concession 14 which means that lot density of Lot 23, Concession

14 is not actually changing, as per the County's historical interpretation of this severance policy. As such, the re-creation of Lot 2 does conform to the 'Rural' density policies of the Official Plan.

The retained parcel is designated 'Rural' and comprises the entire, original 40 hectare Crown-surveyed parcel described as Lot 24, Concession 14, Geographic Township of Keppel. As such, the re-creation of this 40 hectare, retained parcel conforms to the 'Rural' density policies of this Official Plan.

Appendix A of the Official Plan recognizes portions of Lot 2 and the retained parcel, including the identified building envelope on both of these lots, as 'Karst Area' as illustrated on Figure 3 of this Planning Report. This mapped constraint implies that the lands may exhibit karst topographic features. The Official Plan policies states that development shall generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated. For any Planning Act application (e.g., Consent) where the lands are identified as 'Karst Area' on Appendix A, the proponent shall provide an assessment of the proposed area of development. In this regard, GM BluePlan Engineering was retained by the owner to conduct the required Karst Topography Assessment. Their onsite investigation began with a visual investigation of the three building envelopes of the proposed three lots which did not show surface evidence of hydraulically active karstic features. Given, however, the mapping of the County Official Plan which suggest that karstic features could exist within the development envelopes on Lot 2 and the retained lot, test pitting was subsequently conducted within these two particular areas and confirmed no evidence of active karst features that would cause a direct risk to the proposed development. The Assessment did, nevertheless, provide some recommendations that should be followed at the time of development. Please review the Assessment for additional information.

Appendix B of the Official Plan identifies the entire subject property as 'Significant Woodland' as illustrated on Figure 4 of this Planning Report. The natural heritage policies of the Official Plan state that development and site alteration is not permitted in a 'Significant Woodland' or within 120 metres unless it can be demonstrated that this feature or its function would not be impacted. On this note, Palmer (Ecologist) has conducted an Environmental Impact Study and determined that development can proceed on each of the three proposed parcels provided the disturbed area is limited to 0.4 hectares of land in each parcel and that the any tree removal must occur outside of bird nesting season. The 0.4 hectare development envelopes have been specifically identified for Lot 2 and the retained parcel. It isn't necessary to identify the development envelope on Lot 1 since this parcel is only 0.4 hectares in size. In order to implement these recommendations, a Site Plan Agreement is necessary. In this regard, a Site Plan Agreement application has been filed with the Township in conjunction with the Consent applications.

Appendix E of the Official Plan applies the 'Selected Bedrock Resource Area: Covered by Drift (1 to 8 metres)' constraint to most of Lot 2 and a large portion of the retained lot, as illustrated

on Figure 5 of this Planning Report. A small area of the retained parcel is designated 'Selected Bedrock Resource Area: Covered by Drift (Less than 1 metres'. The mapping is provided to identify where these resources exist, where resource use or extraction could reasonably be predicted in the future, and to guide strategic land use decisions where future development may pose land use incompatibilities within the resource. Within this constraint area, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the resource use would not be feasible or the proposed land use or development serves a greater long-term public interest, and issues of public health, public safety and environmental impact are addressed. This policy, however, does not apply to the creation on farm-sized lots, which is any parcel in the non-urban area comprising 20 hectares of land or more. Lot 1 is not identified on Appendix E as having either of these two bedrock constraints. The retained parcel is not affected by these policies since this lot will constitute a farm-sized parcel. Lot 2, however, is subject to the above-noted policy evaluation, and in this regard GM BluePlan Engineering prepared a Letter of Opinion on this matter. Based on the test pitting described above, it was determined that the depth of bedrock in the vicinity of the areas of the property that are proposed for future development is between approximately 0.3 and 1.5 metres below ground surface (mbgs) and, that although there is the potential in some instances for the extraction of dolostone of the Amabel or Guelph formation for use as either dimension stone or for crushing to produce aggregate resources, the area of the subject property proposed for severance and/or development is not considered to be feasible for the extraction of these resources, for the following reasons, as stated in the GM BluePlan letter:

1. *Proximity to Existing Residential Development, Francis Lake and Community Opposition*

The subject property is situated in locations adjacent to the ROW of Concession Road 14, Francis Drive, and Big Rock Road, respectively. The surrounding properties in the vicinity of the development areas of the proposed severance lots consist of single residential dwellings. In particular, the property is bound to the south, north, and extensively to the west, by rural and recreational residential lots. The majority of lots are along the shore of Francis Lake, The property itself, is approximately 100 m to 750 m away from Francis Lake. A proposed quarry development in this location would be expected to be met with strong community opposition, regardless of the findings of background studies and a design that could meet mitigative requirements. The work required to address the opposition would decrease the viability of the use of the property for extraction considerably. Should bedrock extraction be considered on this Site in the future, the setbacks from the existing residential dwellings would need to be considered, which would be expected to limit the extraction of the rock to greater than 120 metres from the nearest residence. The setbacks along the west, north and south would further limit viability of the pit through loss of extractable area.

2. Significant Woodlands

Perhaps the most significant issue with respect to use for bedrock extraction is the fact that the entire subject Site is currently designated as “Significant Woodlands” as per Appendix B of the Grey County Official Plan, which indicates that “no development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study.” The use of the Site for a quarry is considered to be significantly invasive with potential risk to the ecological health on the Site. As such, quarrying on this property would likely be difficult to obtain a licence for under the Aggregate Resources Act due to the requirement for an Environmental Impact Study that would be required to show little to no impact on ecological health. Since large swaths of woodland would need to be clear cut in order to accommodate quarrying operations, it is not likely possible to achieve. The land designation as Significant Woodland is considered to be a significant hurdle that would likely stand in the way of the approval of a quarry operation on this Site.

Based on the foregoing, it is evident that the proposal conforms to the County of Grey Official Plan.

Provincial Policy Statement:

Section 3 of the Planning Act (PPS) requires all decisions made under the Act by an approval authority to “be consistent with” the Provincial Policy Statement (PPS). The PPS provides a number of policies that are designed to protect planning matters of interest to the Ontario Government. The following is an evaluation of the proposed development within the context of the relevant PPS (2020) policies:

The ‘Rural’ land use designations that applies to the subject property in the Grey County Official Plan acknowledged that the site does not qualify as ‘Prime Agricultural Lands’ under the PPS but rather as ‘Rural Lands’.

According to Section 1.1.5.2 of the PPS, permitted uses of rural lands include:

c) *residential development, including lot creation, that is locally appropriate;*

In other words, the County and local Official Plan (where applicable) are to determine the appropriate policies for lot creation in the rural areas of the municipality. This policy has been implemented through the County Official Plan which allows for limited lot creation within the ‘Rural’ and ‘Inland Lakes and Shoreline’ designations.

Section 2.1 *Natural Heritage* states (edited for relevancy):

2.1.5 *Development and site alteration shall not be permitted in:*

- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

- 2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and .1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

As explained earlier in this Planning Report, the subject lands are recognized in the County Official Plan as 'Significant Woodlands'. As such, an Environmental Impact Study has been conducted, and it concluded that development on each of the three parcels could occur without negatively impacting the woodland feature if the development envelope (i.e., area to be cleared) on each parcel was limited to 0.4 hectares and tree removal did not occur during bird nesting season, as explained earlier in this Planning Report.

Section 2.5 *Mineral Aggregate Resources* states (edited for relevancy):

- 2.5.2.5 *In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*

- a) *resource use would not be feasible; or*
- b) *the proposed land use or development serves a greater long-term public interest; and*
- c) *issues of public health, public safety and environmental impact are addressed.*

In this regard, the definition of "mineral aggregate resources" includes shale. As noted above, the Schedule E of the Grey County Official Plan applies the 'Selected Bedrock Resource Area: Covered by Drift (1 to 8 metres)' constraint to most of Lot 2 and a large portion of the retained lot. A small area of the retained parcel is designated 'Selected Bedrock Resource Area: Covered by Drift (Less than 1 metres'. The Official Plan policies which serve to implement the above-noted PPS policy doesn't apply to the retained parcel because the lot is greater than 20 hectares in size. This policy is, however, applicable to proposed Lot 2. GM BluePlan has addressed this issue, as stated above.

Section 3.1 *Natural Hazards* states (edited for relevancy):

3.1.1 *Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:*

- a) *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) *hazardous sites.*

In this regard, the definition of “hazardous sites” in the PPS includes lands exhibiting karst topographic features. As noted above, the County Official Plan identifies the severed parcel as possibly having karst topography; however, the expert has determined after visiting the site and conducting test pitting that karst does not exist on the severed parcel.

Based on the foregoing, the proposal would be consistent with the natural heritage policies of the PPS.

Township of Georgian Bluffs Zoning By-law:

Lot 1 is zoned ‘SR’ (Shoreline Residential) on Schedule A of the Township’s Zoning By-law, as illustrated on Figure 6 of this Planning Report. The ‘minimum lot area’ and ‘minimum lot frontage’ requirements of the ‘SR’ zone are 4047 square metres and 36 metres respectively. Lot 1 will have an area of 4010 square metres, which is slightly undersized. In this regard, a Zoning By-law Amendment is necessary. Given that Amendment would allow for a decrease in lot area of less than 1%, the proposal would still maintain the intent and purpose of the Zoning By-law, and additional justification should not be necessary.

Lot 2 is also zoned ‘SR’. This parcel will comply with the minimum lot area and frontage provisions stated above.

The retained lot is zoned ‘RU’ (Rural), a zone which requires a ‘minimum lot area’ of 20 hectares and a ‘minimum lot frontage’ of 200 metres. This parcel will comply with these minimum standards.

Conclusion / Recommendation:

The re-creation of the three original lots conforms to the County Official Plan and is consistent with the PPS. As such, approval of the submitted Consent and Zoning By-law Amendment applications should be granted.

As a condition of severance approval, the owner will be required to enter into a Site Plan Agreement in order to implement the recommendations of the Environmental Impact Study, as explained earlier in this Planning Report.

Closing Remarks:

I trust this information is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

On a final note, it would be sincerely appreciated if your office could advise me of the possible Public Meeting dates before actually scheduling the meetings in order to ensure my availability.

Sincerely,

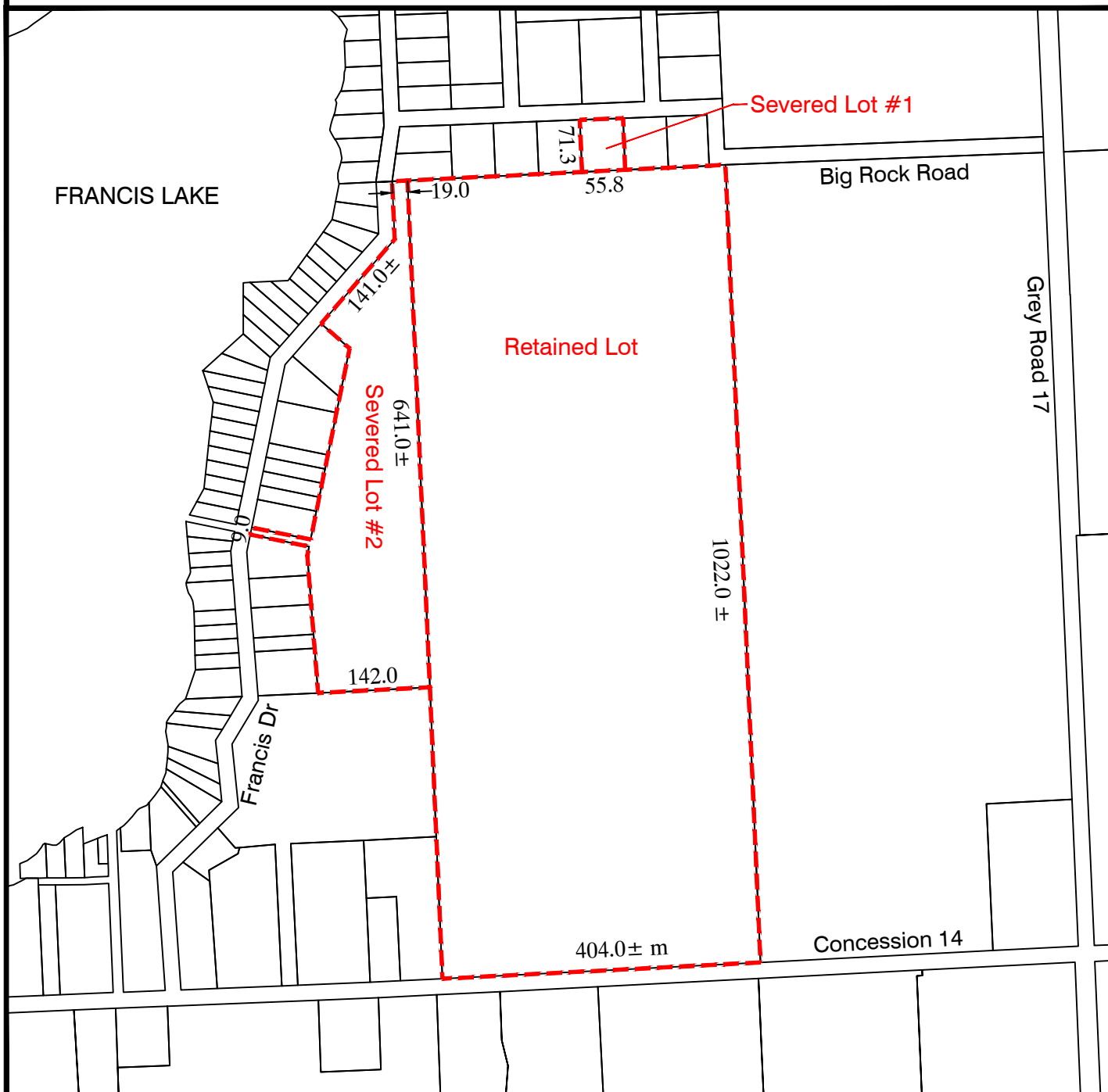
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, BES, RPP, MCIP

c.c. Allan Speer

Figure 01: Proposed Severances

 Subject Lands



Re-creation of Original Lots
Estate of Muriel McCrabb


Figure 02: County of Grey Official Plan Schedule A

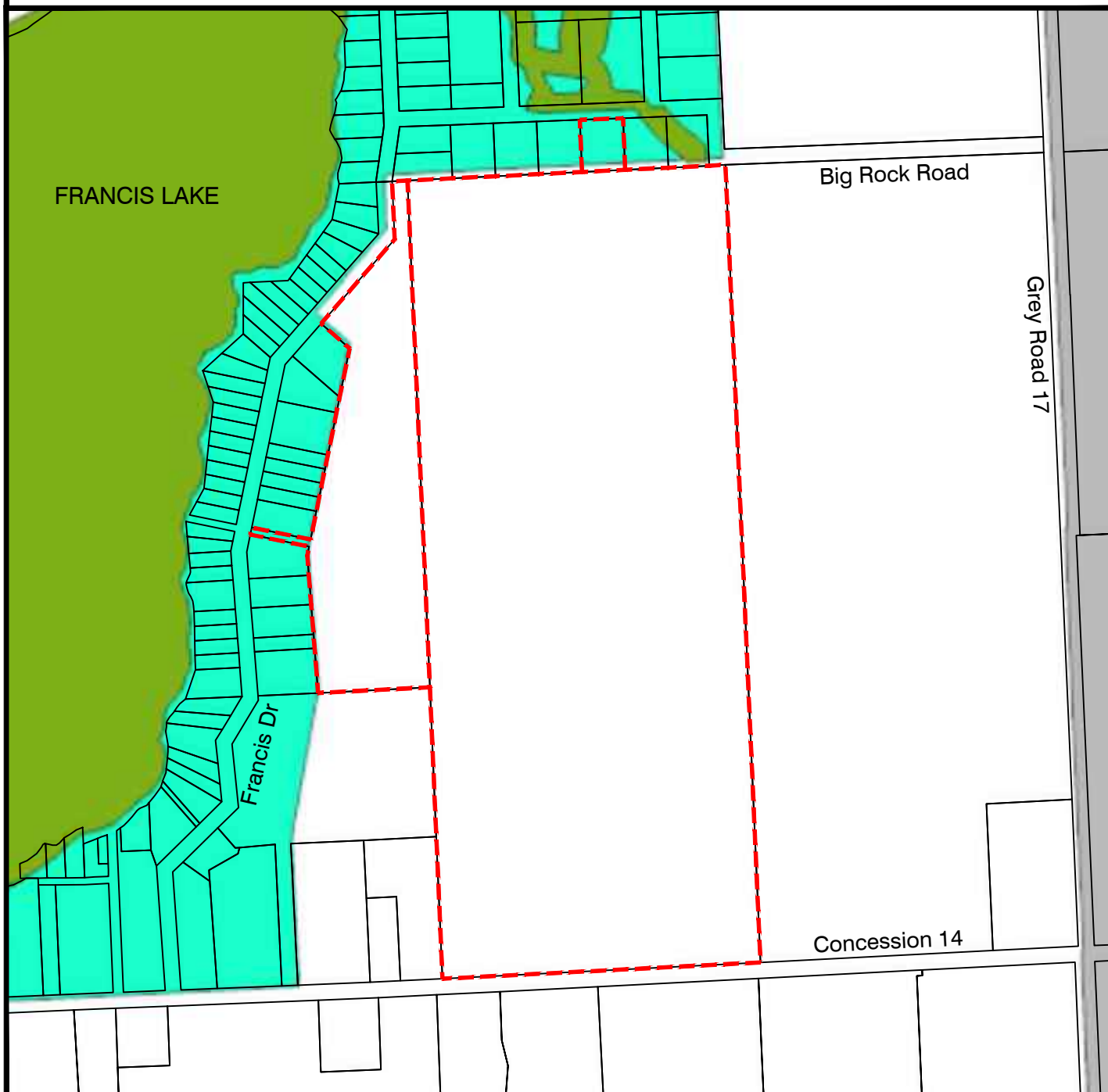
 Subject Lands

 Rural

 Hazard Lands



 Inland Lakes and Shoreline

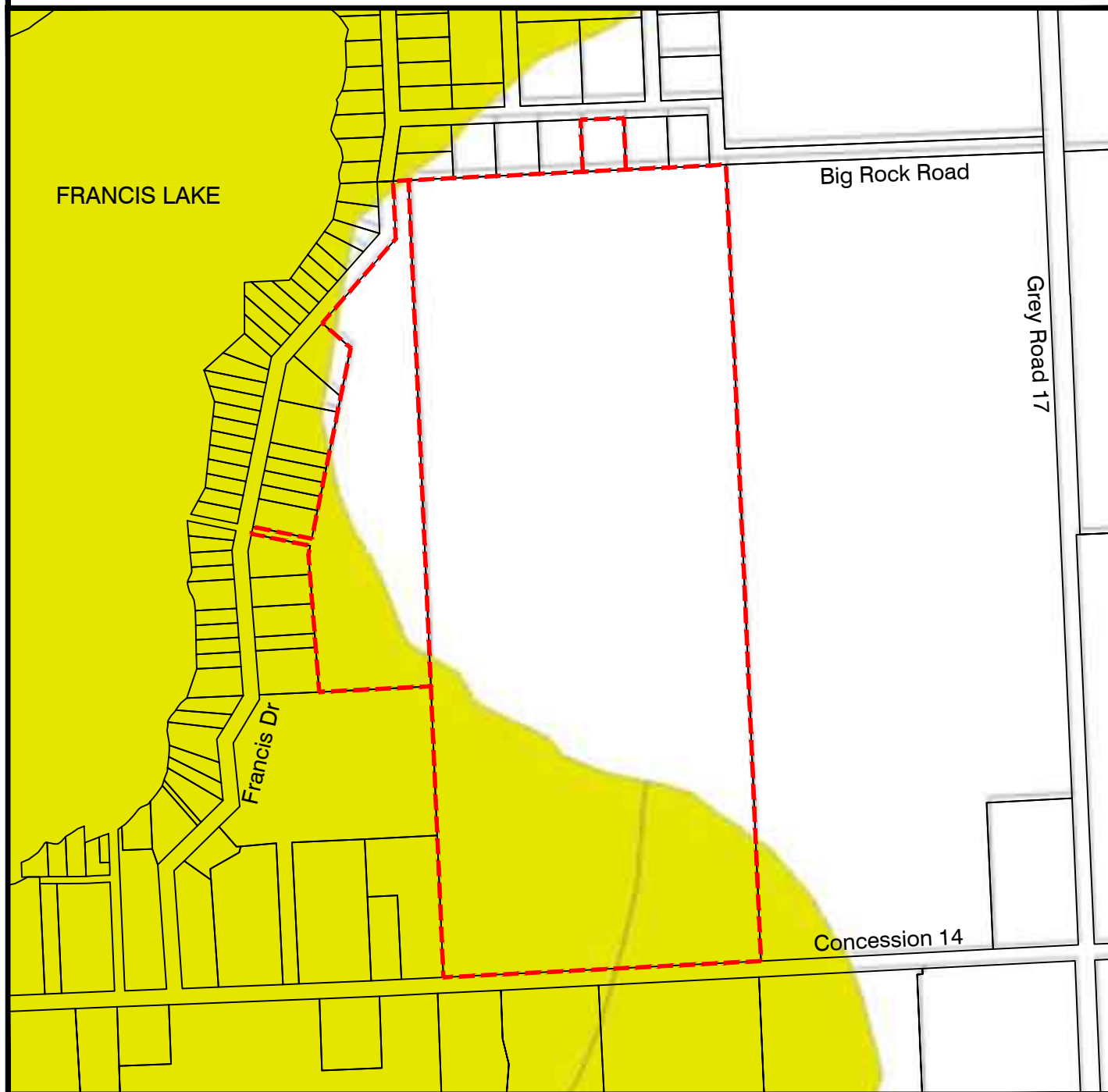
 Niagara Escarpment Plan Area



Re-creation of Original Lots
Estate of Muriel McCrabb



Figure 03: County of Grey Official Plan Appendix A

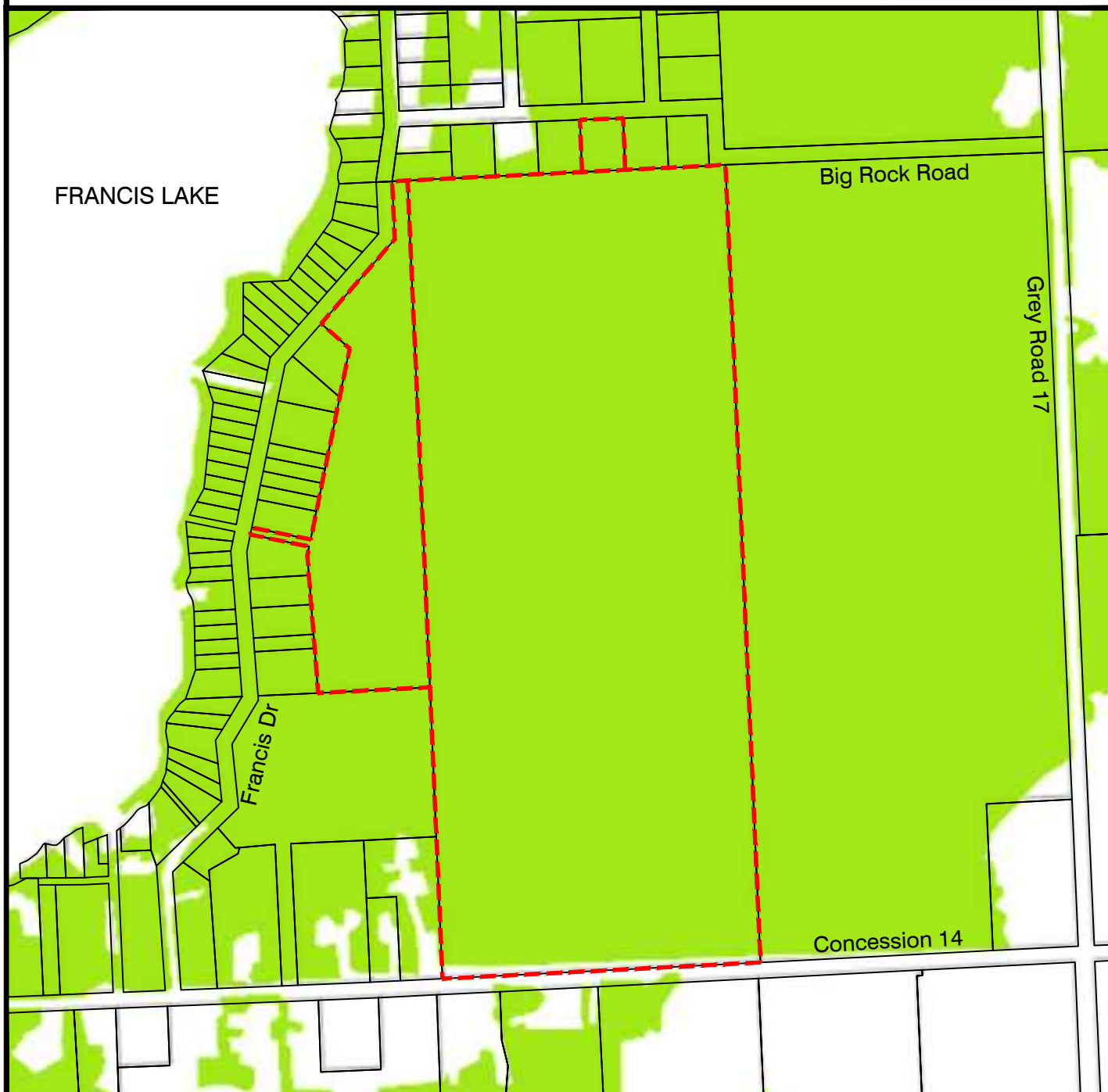
-  Subject Lands
-  Karst Area



Re-creation of Original Lots
Estate of Muriel McCrabb

Figure 04: County of Grey Official Plan Appendix B

-  Subject Lands
-  Significant Woodlands



Re-creation of Original Lots
Estate of Muriel McCrabb


RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC.
OWEN SOUND, ONTARIO
SCALE 1:7500

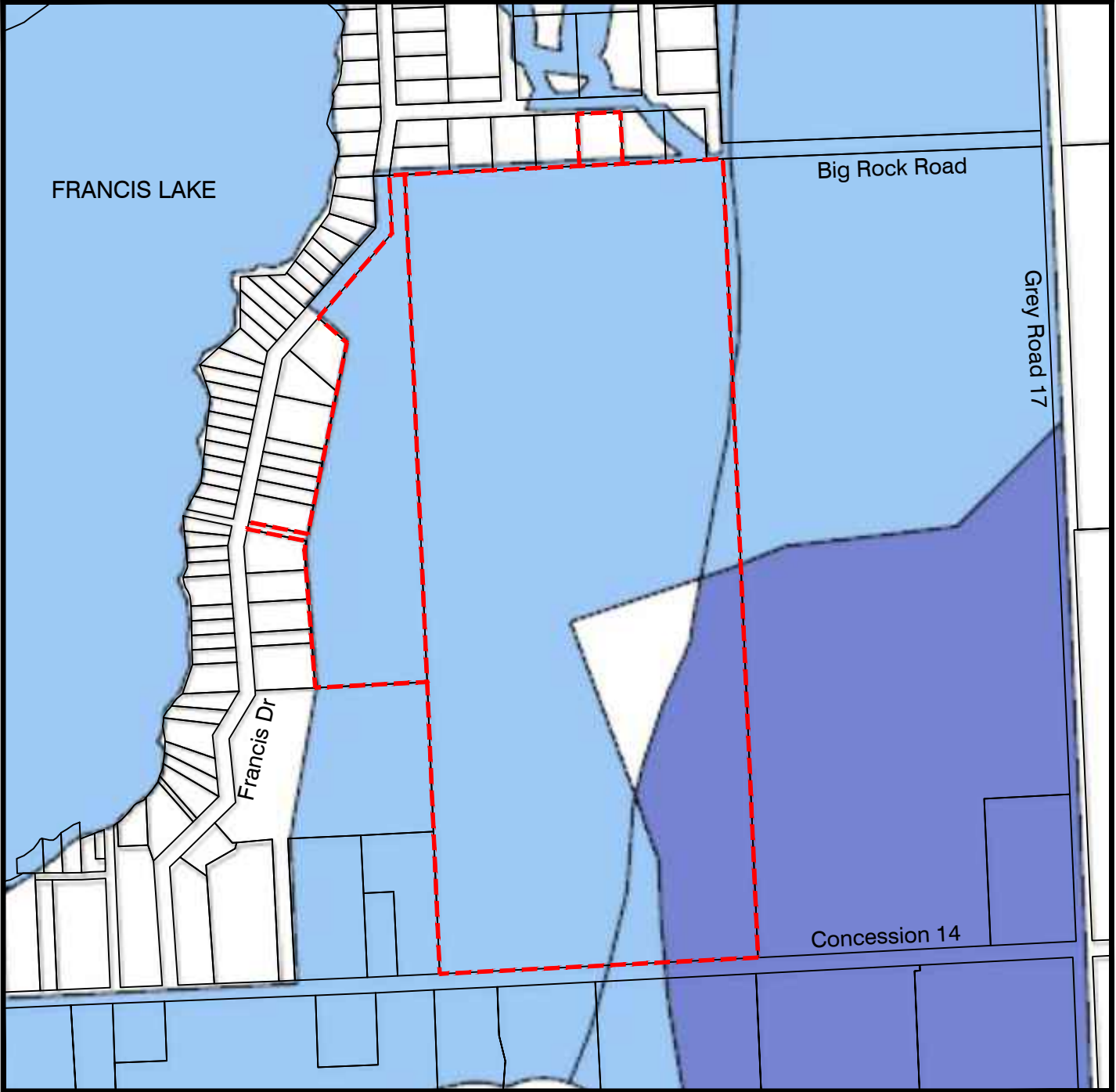
Figure 05: County of Grey Official Plan Appendix E

 Subject Lands

Bedrock Drift Thickness

 Less than 1m

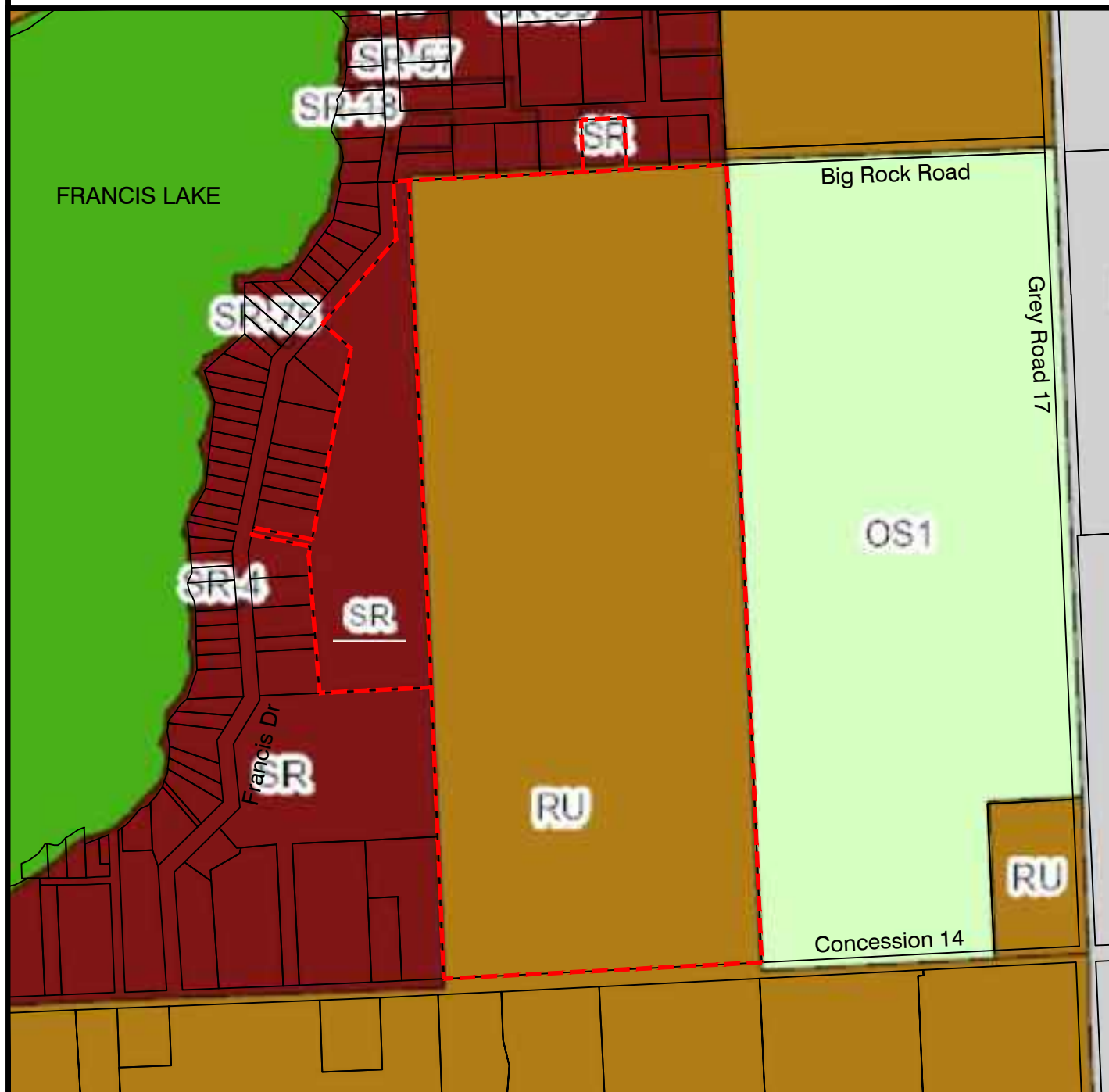
 1m to 8m



Re-creation of Original Lots
Estate of Muriel McCrabb

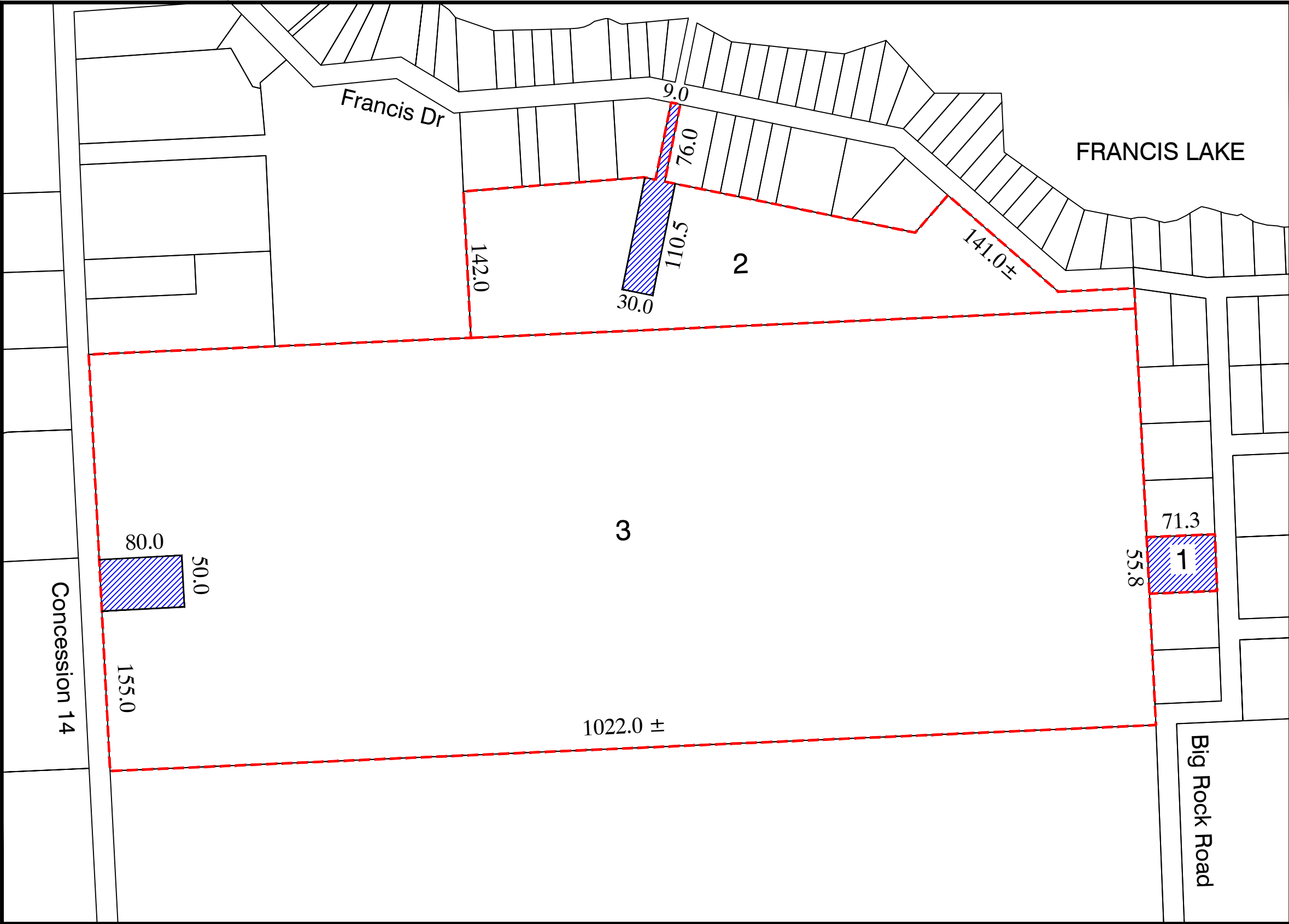
Figure 06: Township of Georgian Bluffs Zoning By-law Schedule A

 Subject Lands

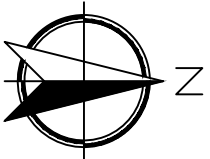


Re-creation of Original Lots
Estate of Muriel McCrabb

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC.
OWEN SOUND, ONTARIO
SCALE 1:7500



SITE PLAN



Part Lots 23 and 24, Concession 14
and Part Lot 24, Concession 15
Geographic Township of Keppel
Township of Georgian Bluffs
County of Grey

- Subject Lands
- Development Envelope

SCALE 1:4000

October 3, 2022



October 17, 2022
Our File: 222360

Via Email – fireside@bmts.com

Estate of Muriel McCrabb
c/o Allan Speer
P.O. Box 1817
Port Elgin, ON N0H 2C0

Re: Karst Topography Assessment
Concession 14/15, Lot 24 and Part Lot 23
Township of Georgian Bluffs

Dear Allan,

This letter report provides the findings of the Karst Topography Assessment that was conducted on the subject Site, which consists of three lots that were recently separate properties. It is our understanding that these lots were recently merged by the Township of Georgian Bluffs as a result of administrative estate matters. It is our understanding that the individual(s) managing the estate are attempting to re-sever the overall Site (i.e. recently merged parcel) into the lots that were legally separate in 2017. The legal descriptions of the proposed lots are as follows, as reported in the Grey County GIS online mapping service:

- Lot 1: Concession 15, Part Lot 24, Survey PCL 3 ROW, RP16R297 Part 1, RP16R328 Part 1, Municipality of Georgian Bluffs (0.36 ha)
- Lot 2: Keppel Concession 14, Part Lot 23, Municipality of Georgian Bluffs (6.8 ha)
- Lot 3: Concession 14, Lot 24, Municipality of Georgian Bluffs (40.9 ha)

The overall subject site is currently vacant and contains no structures. The property consists of primarily forested lands with various ATV and snowmobile trails stretch across some portions of the Site. No municipal sanitary sewer or water services are provided to the property.

The subject Site, including each of the three lots, encompasses approximately 48 hectares (118.7 acres) and is located on the north side of Concession Road 14 (i.e. Lot 3). Lot 1 can be accessed from the south side of Big Rock Road and Lot 2 is accessible from a relatively narrow extent of property on the east side of Francis Drive. The location of the property is presented in the attached Figure 1.

We understand that although the proponent is proposing to sever lots 1 and 2 from the parent lot, with Lot 3 to be retained, no specific development is proposed at this time. However, ultimately the lots are expected to be sold and developed as a single residential lots. Therefore, this Karst Topography Assessment is being completed to facilitate the re-severance and/or potential future development of each of the three proposed lots. The potential building envelopes on the Site are presented in Figure 2 for reference.

The footprint of the potential buildings and onsite sewage systems in the areas identified as building envelopes would be determined at the time of future permit applications and are not expected to affect the conclusions presented herein.

The Study Area is focused on the proposed building envelopes that were determined in consultation with the property owner.

The scope of this review includes:

- Review of geologic and physiographic mapping;
- Review of aerial photography;
- A site visit and reconnaissance of the study area on October 10, 2022; and
- The documentation of the nature of soil and bedrock in six (6) excavated test holes (i.e. TH-1 to TH-3 on Lot 3 and TH-4 to TH-6 on Lot 2).

The scope of work described herein relies on surface and subsurface exploration via excavated testholes. No detailed subsurface exploration (such as drilling) or geophysical work was conducted as part of this Assessment. Further investigation would be required to comment on the potential for Karst in the locations beyond the study areas.

Karst – Background

Karst topography is generally found in areas where carbonate rock, such as limestone or dolostone, are exposed at surface or lie beneath shallow surficial sediment or overburden. Karst is generally created through the chemical weathering (i.e., dissolution) of carbonate bedrock, subsequently forming a network of voids. In karstic areas, these voids are sometimes evident as irregular or hummocky rock outcrops, crevasses, or sinkhole patterns.

Geologic Setting

The subject property is located within the physiographic region known as “Bruce Peninsula” (Chapman and Putnam, 1984). The region is characterized by generally flat topography with shallow overburden, primarily as fine-textured till, scattered on grey limestone, dolostone or shale in the vicinity of Georgian Bay. In some areas, bedrock is exposed at ground surface.

From a review of geologic mapping, the surface soil in the study area is generally comprised of the Breyden series, which consists of a thin layer of varying soil types over bedrock.

Based on a review of the geologic setting, the potential for karstic features underlying the Site was considered to exist since the area is comprised of dolostone bedrock of the Amabel Formation (i.e., carbonate rock), with Guelph Formation dolostone in the southeasternmost portion of the Site. Additionally, according to the *Karsts of Southern Ontario and Manitoulin Island* GIS Mapping (Ontario Geologic Survey, 2008; Brunton, Dodge), the proposed building envelopes on Lots 2 and 3 are considered to be in an area of known karst. Karst Mapping is enclosed for reference.

A review of the Ministry of Environment, Conservation and Parks (MECP) water well database was also completed as part of this investigation. The well records for nearby wells report that the bedrock surface was typically encountered between approximately 0 and 4.5 mbgs in the vicinity of the Site.

Site Setting and Reconnaissance

The Site visit was conducted by Mr. Corbin Sweet, P.Geo., of GM BluePlan Engineering (GMBP) on October 10, 2022. During the Site visit, GMBP personnel inspected the proposed building envelopes and the surrounding land on Lots 1 to 3 to identify potential areas of subsidence, or depressions, as well as springs or drainage features that may discharge to the subsurface.

The surface in the study areas was observed to be cleared and generally flat. It is our understanding that the areas of potential future development have been historically vacant/vegetated and used for recreational purposes.

Based on the onsite observations at the time of the investigation, no significant depressions, areas of subsidence, groundwater springs, or seeps were observed in the vicinity of the study area. Also, no bedrock outcrops were observed.

Based on the topography and surficial features observed at the time of the October 10, 2022 field assessment completed by GMBP, the specific areas of proposed development do not show surface evidence of hydraulically active karstic features, such as areas of subsidence or springs, that would limit development.

Testhole Investigation Findings

As part of the field investigations, a series of six (6) testholes were excavated by Chet Ashcroft Excavating (the excavation contractor) for inspection by the undersigned during the site investigation. It is noted that since proposed severance Lot 1, adjacent to the south side of Big Rock Road, is not situated within the Grey County Karst Policy Area and no evidence of hydraulically active karst features were observed across the surface of this Lot, no investigative testholes were excavated on Lot 1.

As discussed, the exact footprints of future buildings and onsite sewage systems are to be determined at the time of the planning application. However, to support this review, the approximate future development areas were provided by the owner. The testhole locations were determined to assess the bedrock structure in the general development envelopes on Lots 2 and 3, as outlined in Figure 2.

The testholes were generally evenly spaced in each study area on Lots 2 and 3 to provide sufficient spatial coverage to allow for a reasonable inference of the overall structure of the bedrock in the area of proposed development. The observations of the bedrock structure on Lots 2 and 3 are discussed separately below:

Lot 2: Keppel Concession 14, Part Lot 23, Municipality of Georgian Bluffs

Three testholes (i.e. TH-4 to TH-6) were excavated in locations spaced across the proposed building envelope on Lot 2.

The bedrock was encountered between 0.3 and 0.8 metres below ground surface (mbgs) in the testholes, with the bedrock appearing to be shallower toward the west side of the building envelope (i.e. TH-6). The native soil overlying the bedrock in each of the testholes generally consists of a stony loam (i.e. silt and sand with gravel, cobbles, and boulders with trace clay).

The bedrock in TH-4 and TH-6 was observed to consist of generally flat and competent tan-coloured dolostone bedrock of the Amabel formation. The bedrock in TH-5 appeared to have a more weathered and hummocky surface and a minor fracture with a width of approximately 2 to 4 cm in width was found, which was tightly infilled with silt, clay, and organics.

Although this fracture suggests the potential presence of other similar karstic fractures in the area that may have historically been hydraulically active (i.e. in geologic history), the presence of tight soil within the fracture indicates that it is not active and is considered to be an epi-karst feature.

Lot 3: Concession 14, Lot 24, Municipality of Georgian Bluffs

Three testholes (i.e. TH-1 to TH-3) were excavated in locations spaced across the proposed building envelope on Lot 3.

The bedrock was encountered between 1.3 and 1.5 metres below ground surface (mbgs) in the testholes. The native soil overlying the bedrock in each of the testholes generally consists of a similar soil as that encountered on Lot 2, but with a higher boulder content.

The bedrock in was observed to be generally heavily weathered, with the excavator able to “pluck” the less competent upper layers of bedrock. However, no evident fractures or other indication of karst or epi-karst features were specifically observed in each of the three testholes excavated on Lot 3.

Photographs of the Site and the testholes are attached for reference.

Conclusions and Recommendations

Based on the findings of this investigation, there is no evidence of hydraulically active karst features in the areas proposed for development that would cause a direct risk to the proposed development. Further, no evidence of epi-karst (i.e. geologically historically active karst features) were observed in the testholes or across the surface of the Study Area with the exception of the bedrock observed in the location of TH-5 on Lot 2, where a soil-infilled epi-karstic fracture was observed.

If the lots are to be developed in the future, at the time of development, the sewage system is to be constructed to meet the Ontario Building Code with appropriate separation from bedrock. Based on the nature of the soils and varying depth to bedrock across the Site, the leaching bed may need to be constructed as a raised bed.

At the time of development, and as is standard under the OBC process, it is recommended that the nature of the bedrock/soils be inspected at the time of the construction of structures and servicing. Where unforeseen fractures or crevasses are uncovered during site preparation for foundations, additional support or adjustments to the foundation design may be required. As per standard requirements under the OBC, we recommend that such a design review/adjustment be completed by a qualified person.

With the implementation of the above noted recommendations, it is our opinion that it is reasonable to expect that a new residence can be built in the areas outlined in Figure 2 without impacts from bedrock features.

In summary, the following recommendations are made to support the severance with potential future residential developments:

1. That at the time of construction, the bedrock surface be inspected in areas where it is exposed to confirm the nature of the bedrock and the presence or absence of any fractures or dissolution features that would pose structural limitations. Should fractures or crevasses be uncovered during site preparation for foundations, additional support or adjustments to the foundation design may be required. We recommend that such a review be completed by a qualified person (as per the OBC).
2. That any onsite sewage systems are not constructed on areas with evident karstic features (if encountered) and within the proposed development area identified on Figure 2.
3. That the standard separation requirements developed under the Ontario Building Code for site servicing are considered sufficient to support the construction and mitigate the potential for undue impacts.



4. Development of the property beyond the limits outlined in Figure 2 would be subject to further study and inspection prior to approval.

Limitations

The information in this report is intended for the sole use of Allan Speer. GM BluePlan Engineering Limited accepts no liability for use of this information by third parties. Any decisions made by third parties on the basis of information provided in this report are made at the sole risk of the third parties.

The conclusions and recommendations in this report are based on information gathered at the testhole locations and on available geological information. Subsurface conditions beyond the testholes may differ from those encountered at the testhole locations and conditions may become apparent during construction, which may not have been detected or anticipated at the time of the investigation.

The conclusions pertaining to the condition of soils and/or bedrock identified at the site are based on the visual observations at the locations of the investigative testhole. GM BluePlan Engineering Limited cannot guarantee the condition of soil and/or bedrock that may be encountered at the site in locations that were not specifically investigated.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED

Per:

A handwritten signature in blue ink, appearing to read 'Corbin Sweet'.

Corbin Sweet, P.Geo.
CJS

Enclosures:

Figure 1: Site Location Map
Figure 2: Proposed Severance and Testhole Location Plan
Site Photographs
Karst Mapping
Grey County Official Plan – Appendix A – Karst Areas
cc: File No. 222360

The map displays a topographic view of a region with a prominent lake on the left. A red boundary outlines a specific area labeled 'SUBJECT SITE'. The terrain is characterized by green shading and contour lines. Several roads are visible, including a major road running vertically on the right and a horizontal road at the bottom. Labels on the map include 'Francis Lake', 'SUBJECT SITE', 'Big Rock Road', 'Concession 14', and 'Mowat Rd'. A scale bar at the bottom right indicates distances in kilometers (0, 1, 2, 3, 4, 5).

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Scale
1:10,000

October 2022

SITE LOCATION MAP

Estate of Muriel McCrabb

Figure No. 1







Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

222360
Karst Topography Assessment
Concession Road 14
Township of Georgian Bluffs



LEGEND

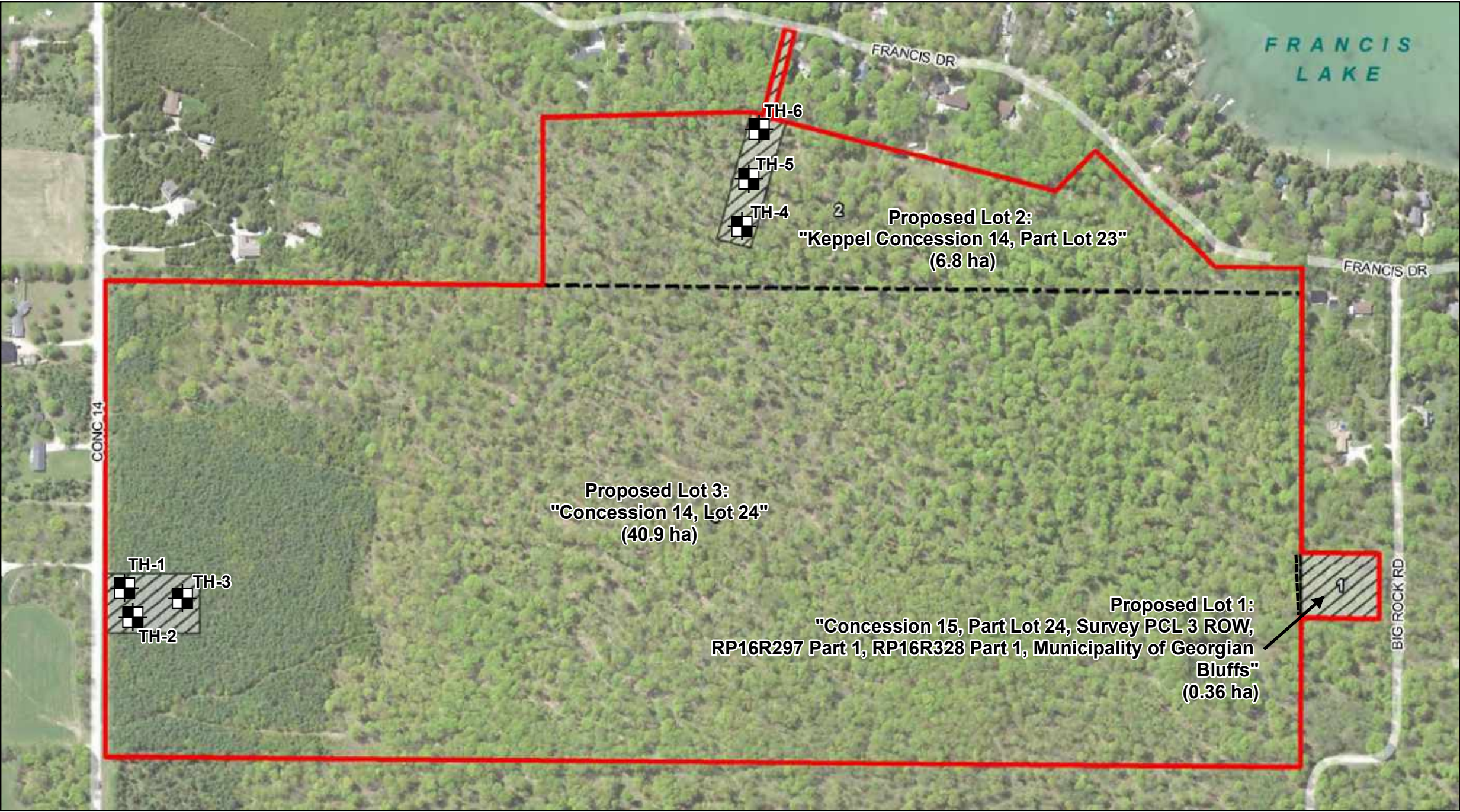
-  Approximate Boundary of Subject Property
-  Proposed Future Building Envelope
-  Proposed Severance Boundaries
-  Approximate Testhole Locations (Completed October 10, 2022)

Not To Scale

October 2022

**Proposed Severance Lots
and Testhole Location Plan**
Estate of Muriel McCrabb

Figure No. 2



Note: Image retrieved from Figure 4 of the EIS Report completed by Palmer and dated September 29, 2022.

**Karst Topography Assessment
Concession Road 14 — Municipality of Georgian Bluffs
Estate of Muriel McCrabb**



Photo 1: View of area of proposed development on Lot 1.



Photo 2: View of area of proposed development on Lot 2.

**Karst Topography Assessment
Concession Road 14 — Municipality of Georgian Bluffs
Estate of Muriel McCrabb**



Photo 3: View of area of proposed development on Lot 3.



Photo 4: View of bedrock surface in TH-5. Note soil-infilled epi-karst fracture.

**Karst Topography Assessment
Concession Road 14 — Municipality of Georgian Bluffs
Estate of Muriel McCrabb**



Photo 5: View of bedrock surface in TH-6.



Photo 6: View of bedrock surface in TH-1.

Legend

- Karst Area
- Large Scale Roads
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
- Parcels - Current
- Grey County Boundary



889 0 444 889 Meters



Notes

Karst Areas

Red = Known Karst

Yellow = Potential Karst

(Ontario Geologic Survey, 2008; Brunton, Dodge)

Francis Lake

Keppel Twp

BayView Bins

Grey Rd 17

Grey Rd 17

Grey Rd 17

Google Earth

Image © 2022 CNES / Airbus

4000 ft





October 17, 2022
Our File: 222360

Via Email – fireside@bmts.com

Estate of Muriel McCrabb
c/o Allan Speer
P.O. Box 1817
Port Elgin, ON N0H 2C0

Re: Letter of Opinion
GCOP Bedrock Resource Area Viability
Proposed Residential Development
Concession 14/15, Lot 24 and Part Lot 23
Township of Georgian Bluffs
County of Grey

Dear Allan,

As requested, this correspondence is provided as a letter of professional opinion regarding the location of your property on an area of Paleozoic bedrock covered by soil with a thickness of 1 to 8 metres, as noted in Appendix E of the Grey County Official Plan (June 7, 2019), which identifies potential bedrock and shale resources within Grey County. Section 5.6.6(2) of the Grey County Official Plan indicates that “...*development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the resource use would not be feasible...*”

Based on a review of geological mapping, the near-surface bedrock underlying the Site consists of dolostone of the Amabel Formation across the majority of the property, with the southeastern most portion underlain by dolostone of the Guelph Formation.

The subject Site consists of three lots that were recently separate properties. However, it is our understanding that these lots were recently merged by the Township of Georgian Bluffs as a result of administrative estate matters. Individual(s) managing the estate are attempting to re-sever the overall Site (i.e. recently merged parcel) into the lots that were legally separate in 2017. The legal descriptions of the proposed lots are as follows, as reported in the Grey County GIS online mapping service:

- Lot 1: Concession 15, Part Lot 24, Survey PCL 3 ROW, RP16R297 Part 1, RP16R328 Part 1, Municipality of Georgian Bluffs (0.36 ha)
- Lot 2: Keppel Concession 14, Part Lot 23, Municipality of Georgian Bluffs (6.8 ha)
- Lot 3: Concession 14, Lot 24, Municipality of Georgian Bluffs (40.9 ha)

We understand that although the proponent is proposing to sever lots 1 and 2 from the parent lot, with Lot 3 to be retained, no specific development is proposed at this time. However, ultimately the lots are expected to be sold and developed as a single residential lots.

The overall subject site is currently vacant and contains no structures. The property consists of primarily forested lands with various ATV and snowmobile trails stretch across some portions of the Site. No municipal sanitary sewer or water services are provided to the property.

Based on the testholes that were excavated as part of a Karst Topography Assessment completed on the property on October 10, 2022, the depth to bedrock in the vicinity of the areas of the property that are proposed for future development is between approximately 0.3 and 1.5 metres below ground surface (mbgs). Details of the Karst Topography Assessment can be found in the report titled, *"Karst Topography Assessment – Concession 14/15, Lot 24 and Part Lot 23, Township of Georgian Bluffs"* dated October 16, 2022 and completed by GM BluePlan Engineering Ltd. (GMBP).

Although there is the potential in some instances for the extraction of dolostone of the Amabel or Guelph formation for use as either dimension stone or for crushing to produce aggregate resources, the area of the subject property proposed for severance and/or development is not considered to be feasible for the extraction of these resources, as discussed below.

Proximity to Existing Residential Development, Francis Lake and Community Opposition

The subject property is situated in locations adjacent to the ROW of Concession Road 14, Francis Drive, and Big Rock Road, respectively. The surrounding properties in the vicinity of the development areas of the proposed severance lots consist of single residential dwellings. In particular, the property is bound to the south, north, and extensively to the west, by rural and recreational residential lots. The majority of lots are along the shore of Francis Lake. The property itself, is approximately 100 m to 750 m away from Francis Lake.

A proposed quarry development in this location would be expected to be met with strong community opposition, regardless of the findings of background studies and a design that could meet mitigative requirements. The work required to address the opposition would decrease the viability of the use of the property for extraction considerably.

Should bedrock extraction be considered on this Site in the future, the setbacks from the existing residential dwellings would need to be considered, which would be expected to limit the extraction of the rock to greater than 120 metres from the nearest residence. The setbacks along the west, north and south would further limit viability of the pit through loss of extractable area.

Significant Woodlands

Perhaps the most significant issue with respect to use for bedrock extraction is the fact that the entire subject Site is currently designated as "Significant Woodlands" as per Appendix B of the Grey County Official Plan, which indicates that *"[n]o development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study."*

The use of the Site for a quarry is considered to be significantly invasive with potential risk to the ecological health on the Site. As such, quarrying on this property would likely be difficult to obtain a licence for under the Aggregate Resources Act due to the requirement for an Environmental Impact Study that would be required to show little to no impact on ecological health. Since large swaths of woodland would need to be clear cut in order to accommodate quarrying operations, it is not likely possible to achieve.

The land designation as Significant Woodland is considered to be a significant hurdle that would likely stand in the way of the approval of a quarry operation on this Site.

Summary

The subject property is not considered to be viable/feasible for extraction of bedrock resources based on the following:

- Designation of the entire Site as “Significant Woodland” as per Appendix E of the Grey County Official Plan, and
- The extensive neighboring rural residential and recreational property use in the vicinity of Francis Lake with expected community opposition to a quarry development in the interest of preserving the natural environment in the area and continuing the use of the nearby lands for residential and/or recreational purposes.

With respect to future potential quarry operations beyond the subject property, it is noted that all proposed development areas at the subject property are located adjacent to, and around other residential uses. Consequently, the development of the proposed residential lots would not further limit setbacks for future quarry properties to the east, northeast, or southeast.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED

Per:

A handwritten signature in blue ink, appearing to read 'C. J. Sweet'.

C. J. Sweet, P.Geo.
CJS/md


cc: GMBP: Matt Nelson – matt.nelson@gmblueplan.ca;
File No. 222360

Encl: Figure 1 - Site Layout
Figure 2 - Proposed Severance and Testhole Location Plan
Appendix B of GCOP and Excerpts
Appendix E of GCOP and Excerpts

222360
Karst Topography Assessment
Concession Road 14
Township of Georgian Bluffs



LEGEND

 Approximate Boundary of Subject Property

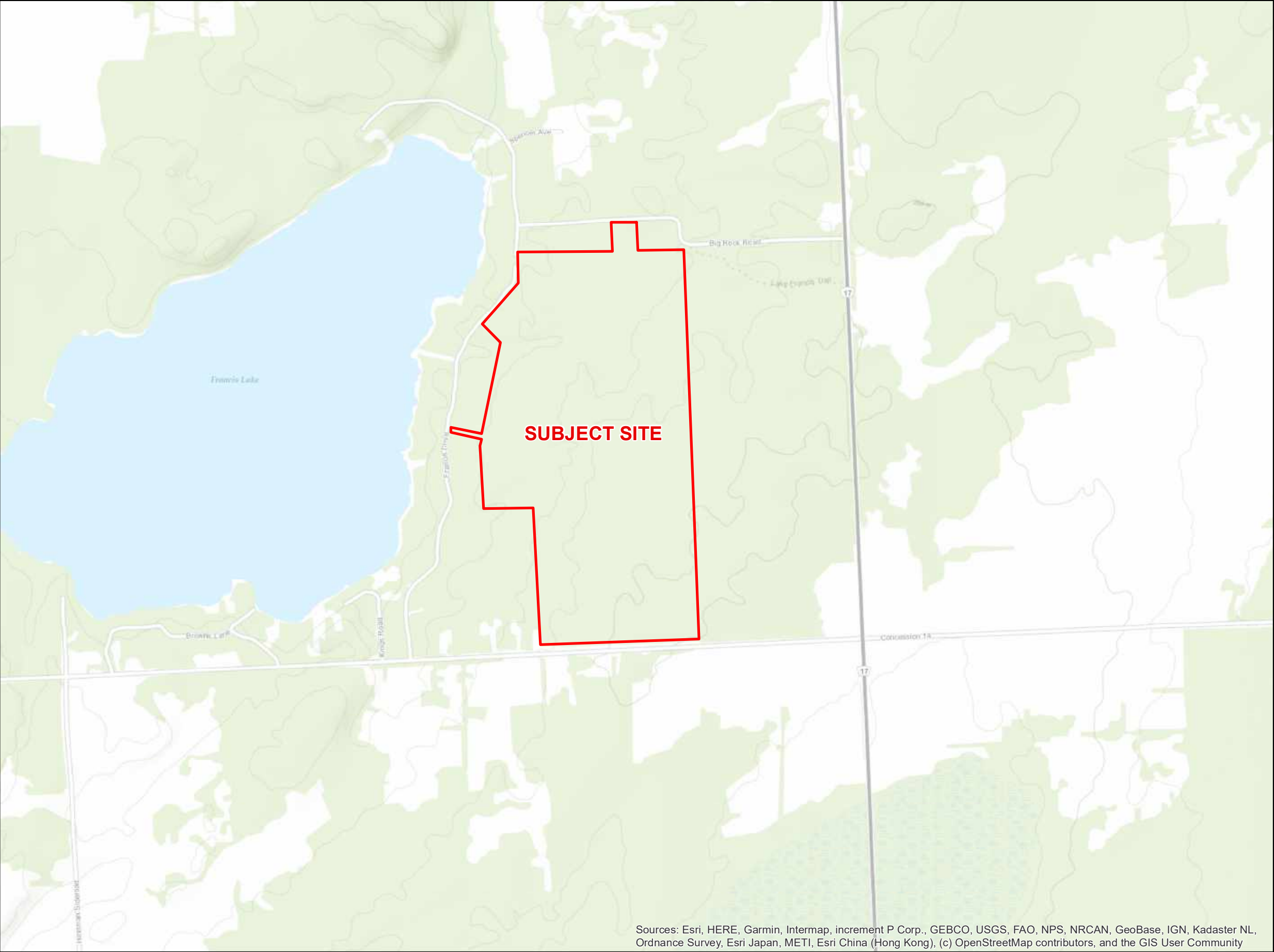
Scale
1:10,000

October 2022

SITE LOCATION MAP

Estate of Muriel McCrabb

Figure No. 1



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

222360
Karst Topography Assessment
Concession Road 14
Township of Georgian Bluffs



LEGEND



Approximate Boundary of
Subject Property



Proposed Future Building Envelope



Proposed Severance Boundaries



Approximate Testhole Locations
(Completed October 10, 2022)

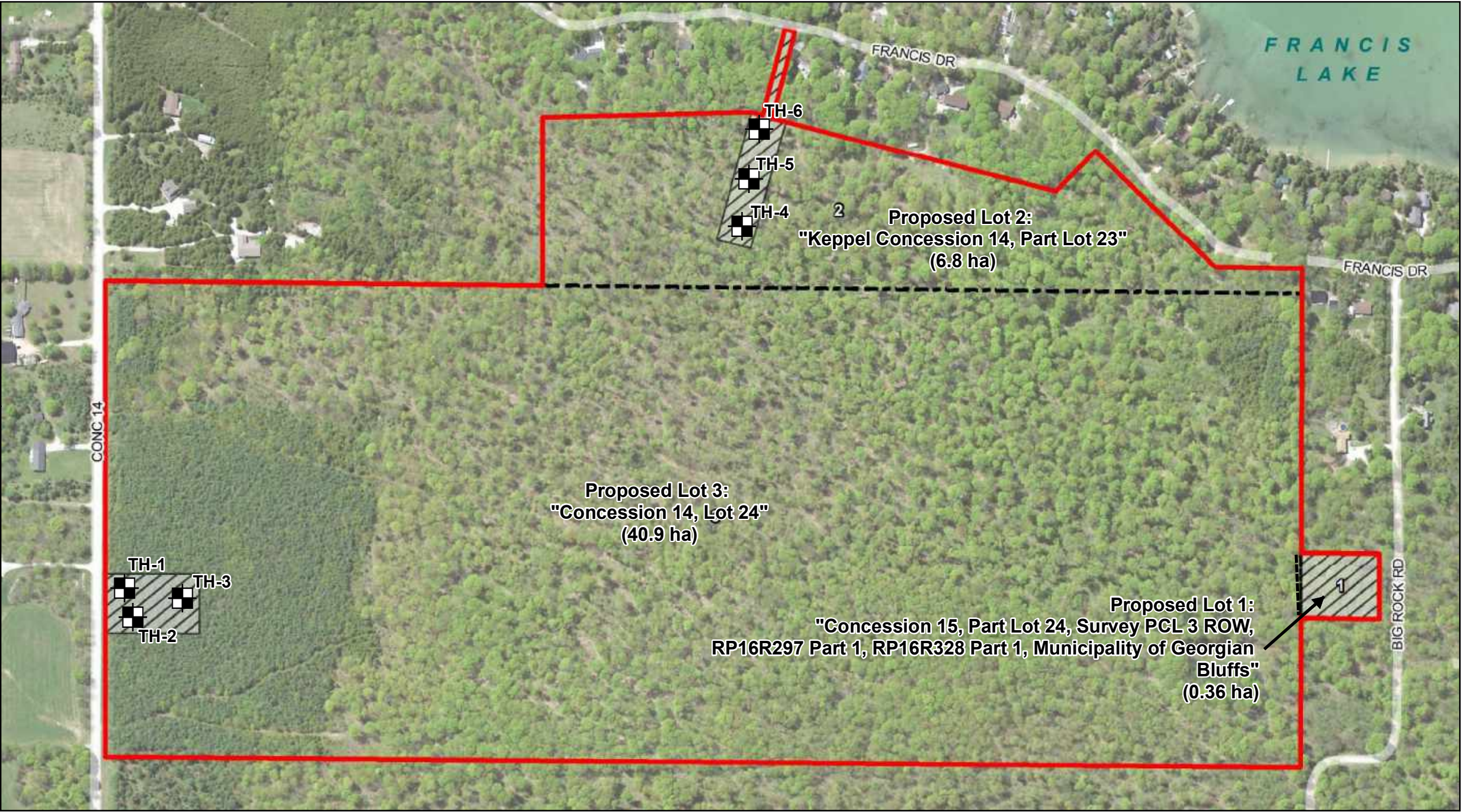
Not To Scale

October 2022

**Proposed Severance Lots
and Testhole Location Plan**

Estate of Muriel McCrabb

Figure No. 2



Note: Image retrieved from Figure 4 of the EIS Report completed by Palmer and dated September 29, 2022.

- 15) Existing licensed mineral aggregate extraction operations are permitted and shall be recognized in local zoning by-laws. Licensed mineral aggregate extraction operations are identified on Schedule B of this Plan as Mineral Resource Extraction.

5.6.6 Bedrock Resource Areas and Shale Resource Areas

- 1) The *County*, with the help of the *Province*, member municipalities, and stakeholders undertook a *significant* process through the Aggregate Resources Inventory Master Plan (2004), to identify *Aggregate resource areas*, which are mapped on Schedule B. This Master Plan not only looked at where primary and secondary aggregate resources are located, but also where those resource areas are constrained by environmental, or other land use features (e.g. *settlement areas*). The Plan then recommended certain resource areas for protection, such that they would be available for future extraction. A similar *County*-wide mapping exercise has not yet been undertaken for Bedrock and Shale Resource Areas.
- 2) The *Province* has provided mapping for Bedrock and Shale Resource Areas, within 8 metres of the surface, which have been mapped on Appendix E. This mapping is shown for two purposes;
 - a. To identify where these resources exist, and where resource use or extraction could reasonably be predicted in the future, and
 - b. To guide strategic land use decisions where future *development* may pose land use incompatibilities with these resources.

Within Bedrock and Shale Resource Areas shown on Appendix E and on *adjacent lands*, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the resource use would not be feasible; or the proposed land use or *development* serves a greater long-term public interest; and issues of public health, public safety and environmental impact are addressed.

- 3) The *County* has not analysed constraints to these resource areas in detail. However, the mapping on Appendix E has excluded Bedrock or Shale Resource Areas within the Niagara Escarpment Plan Area, within designated *settlement areas* as mapped on Schedule A to the *County* Plan, and within *Core Areas* mapped on Schedule C.
- 4) The *County* may initiate an official plan amendment, which could include undertaking a study of Bedrock and/or Shale Resource Areas, to;
 - a. Consult with the public, agencies, and other community stakeholders,

- b. Determine constraints to these resources,
- c. Refine the mapping of the primary resources needed for protection, and
- d. Recommend policies of protection and utilization of the resources to be implemented as part of the *County* Official Plan.

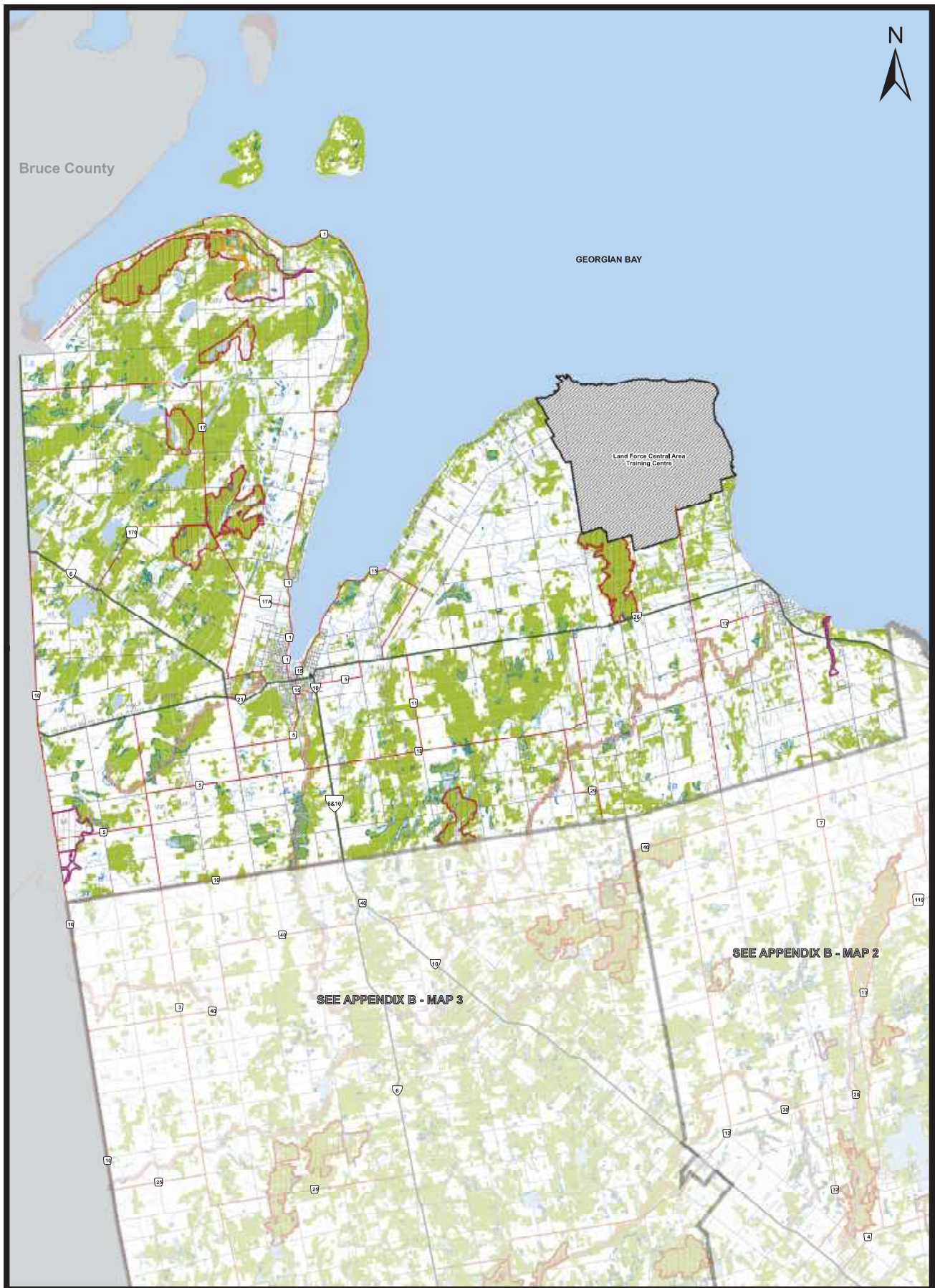
5.7 Space Extensive Industrial and Commercial

5.7.1 Background

The Space Extensive Industrial and Commercial *land use type*, as shown on Schedule A of this Plan, applies to those areas previously designated and approved for such *development*. Future expansion of this *land use type* will require an Official Plan amendment, and shall satisfy the criteria of this Plan.

5.7.2 Permitted Uses

- 1) Permitted uses include the following, in addition to uses that would generally satisfy the criteria established in 5.7.2(2):
 - a) Fuel distribution
 - b) Agricultural bulk sales establishment
 - c) Warehousing
 - d) Transport terminal
 - e) Dry manufacturing plant, including assembly, repair and storage
 - f) Equipment sales and rental
 - g) Farm machinery sales and service
 - h) Agricultural produce or *livestock* terminal
 - i) Feed mill or grain elevator
 - j) Sawmill
 - k) Horticultural nurseries
 - l) Automobile sales and services
 - m) Recreational vehicle sales and services
- 2) In addition to the uses permitted in 5.7.2(1), new uses would be permitted subject to satisfying all of the following criteria:
 - a) The use requires accessible sites to serve their market area;
 - b) The use serves demands from highway traffic;
 - c) The use requires a large parking or outdoor storage area or require a large volume single purpose building;
 - d) The location of the proposed use in a general industrial block or general retail block in an urban centre is not feasible due to its storage area or building volume requirements;



LEGEND

-  Provincial Highway
-  County Road
-  Local Road
-  Seasonal Road
-  Stream / River
-  Lakes
-  Other Wetlands

-  Significant Earth & Life ANSI
-  Significant Earth ANSI
-  Significant Life ANSI
-  Significant Valleylands
-  Significant Woodlands

SCALE 1:95,000



AUTHOR: Grey County Planning and Development
FILE NAME: GR_OP_AppB_Map1northX36.mxd
APPLICATION: ArcMap
DATE: June 7, 2019
PROJECTION: UTM zone 17N / NAD83
SOURCE: Various, Ministry of Natural Resources and Forestry
INTERACTIVE MAP: www.grey.ca/interactive-development
DOWNLOAD PDF: www.grey.ca/interactive-development

This map is for illustrative purposes only. Do not rely on this map as being a precise indicator of routes, location of features or surveying purposes. This map may contain cartographical errors or omissions.

7.3.1 Provincially Significant Wetlands and Significant Coastal Wetlands

The identification and delineation of Provincially *Significant Wetlands* and *Significant Coastal Wetlands* is the responsibility of the Province. These features may be more accurately shown on mapping available from the Province.

- 1) No *development* or *site alteration* is permitted within the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the *Wetland*.
- 2) No *development* or *site alteration* may occur within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Development or *site alteration* within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* will require a permit from the appropriate *conservation authority*.

- 3) Changes to the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* or the *adjacent lands* requires the approval of the Ministry of Natural Resources and Forestry or its delegated authority.

7.3.2 Other Wetlands

- 1) No *development* or *site alterations* are permitted within Other *Wetlands* or their *adjacent lands*, shown on Appendix B, or as identified by *conservation authorities*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

7.4 Significant Woodlands

Significant Woodlands mapping as shown on Appendix B was developed by the *County* of Grey with assistance from the Ministry of Natural Resources and Forestry (MNRF). The identification was primarily a desktop based Geographic Information Systems (GIS) exercise and the *County* acknowledges that inaccuracies or omissions in the mapping may be present. As a result, site visits by *qualified individuals* may be required at the application stage to scope any potential studies.

The *Significant Woodlands* layer was refined in 2017 by using data collected as part of the *Natural Heritage Systems Study – Green in Grey*, data from the MNRF and through airphoto analysis. Once the refinement occurred, it was then assessed through the original criteria used when creating the original *woodlands* layer and adjusted

accordingly. This has improved the accuracy of the data; however errors and omissions could still exist.

In order to be considered *significant*, a woodland shall be either greater than or equal to forty (40) hectares in size outside of *settlement areas*, or greater than or equal to four (4) hectares in size within *settlement area* boundaries. If a woodland fails to meet the size criteria outside a *settlement area*, a woodland can also be *significant* if it meets any two of the following three criteria:

- Proximity to other *woodlands* i.e. if a woodland was within 30 metres of another *significant* woodland, or
 - Overlap with the boundaries of a Provincially *Significant Wetland* and *Significant Coastal Wetlands*, *Core Area*, *Significant Valleylands*, or a *Significant Areas of Natural and Scientific Interest* , or
 - Interior habitat of greater than or equal to eight (8) hectares, with a 100 metre interior buffer on all sides.
- 1) No *development* or *site alteration* may occur within *Significant Woodlands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*. *Adjacent lands* are defined in Section 7 and 9.18 of this Plan.

Projects undertaken by a municipality or *conservation authority* may be exempt from the *environmental impact study* requirements, provided said project is a public work or conservation project.
 - 2) Where it can be proven that a woodland identified as *significant* has ceased to exist, or ceased to exhibit characteristics of significance, an *environmental impact study* may not be required. Site photographs or a site visit by a *qualified individual* may be necessary to determine that a woodland no longer exists.
 - 3) Tree cutting and forestry will be permitted in accordance with the County Forest Management By-law (or successor thereto), and guided by the policies of Section 5.5 of this Plan.
 - 4) Fragmentation of *significant woodlands* is generally discouraged.
 - 5) *Significant Woodlands* are not meant to include orchards, nurseries, or holiday tree plantations. Where it can be demonstrated that the mapping inadvertently



Township of Georgian Bluffs Committee of Adjustment

Severance Application

No. 1

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: Estate of Muriel McCrabb c/o Erma Speer & Gary Aiken

Address: c/o Erma Speer 018053 BRUCE ROAD 10, RR 5 Owen Sound, ON

Phone Number: (519) 934-2422

Postal Code: N4K 7N7

Address: c/o Gary Aiken 197674 Grey Road 7, Meaford, ON

Phone Number: (519) 934-2422

Postal Code: N4I 1W7

Email: No e-mail address for either

3. Applicant: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: Ron Davidson Land Use Planning Consultant Inc.

Address: 265 Beattie Street, Owen Sound, ON

Phone Number: (519) 371-6829

Postal Code: N4K 6X2

Email: ronalddavidson@rogers.com

5. Communications should be sent to:

☒ Owner ☒ Applicant/Authorized Agent ☐ Solicitor ☐ Other: _____

Authorization:

I, Erna Speer, have signing authority for the registered owner of the lands subject to this application and I authorize Ron Davidson to make this application on my behalf.

Date: See attached letter Signed: See attached letter

Witness to signature: See attached letter

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

6. Subject Land:

Legal Description: Part Lots 23 and 24, Concession 14, and Part Lot 24, Concession 15

Former Municipality: Keppel Township

Civic Addressing Number: None assigned

7. Description of Subject Land:

a) **Existing** use of Subject Land: Vacant (forested)

b) **Existing** Buildings: None

c) Is the Subject Land presently subject to **any** of the following: No

☐ 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 55.8 m

Depth: Side Lot Line 73.1 m

Width: Rear Lot Line 55.8 m

Area 4013 m²

Dimensions of land intended
to be **retained**

Frontage 404 m+/-

Depth: Side Lot Line 1022 m+/-

Width: Rear Lot Line 404 m+/-

Area 40.94 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: To be determined

Address: To be determined

Buildings Proposed: Detached dwelling

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

Buildings Proposed: To be determined

Specify Use: To be determined

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 checked="" type="checkbox"/>
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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 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 type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" 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 _____

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, Ron Davidson
(Applicant(s) Name(s))

Of the City _____ of Owen Sound
(City/Township)

In the County _____ of Grey
(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

City _____ of Owen Sound

In the County _____ of Grey

This 29 day of August 2022

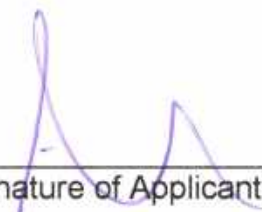


Signature – Commissioner of Oaths

Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

Heather Waite

Name in Print



Signature of Applicant's Agent

Ron Davidson

Applicant(s) Agent 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 _____

Authorization:

I, Gary Aiken, have signing authority for the registered owner of the lands subject to these applications and I authorize Ron Davidson to make these Consent, Zoning By-law Amendment and Site Plan applications on my behalf.

I, also hereby authorize Municipal staff to access our property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Land Tribunal hearing resulting from this application.

Date:

Sept 11/22

Signed:

Gary Aiken

Witness to signature:

A

Authorization:

I, Erma Speer, have signing authority for the registered owner of the lands subject to these applications and I authorize Ron Davidson to make these Consent, Zoning By-law Amendment and Site Plan applications on my behalf.

I, also hereby authorize Municipal staff to access our property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Land Tribunal hearing resulting from this application.

Date:

Aug 30, 2022

Signed:

Erma Speer

Witness to signature:

[Signature]

Erma Speer

R.R.S.

Owen Sound

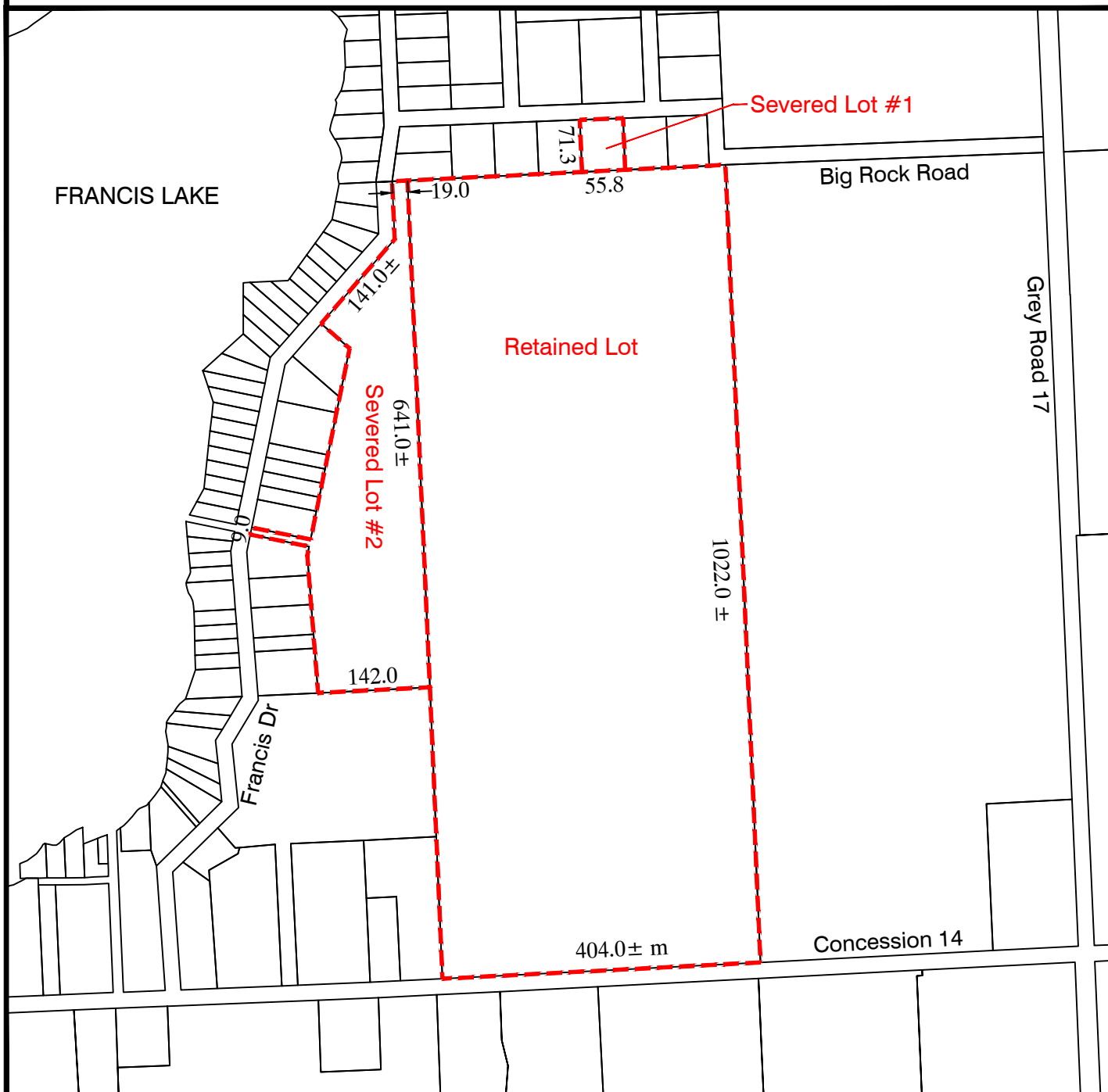
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N4K5N7

018053

Figure 01: Proposed Severances

 Subject Lands



Re-creation of Original Lots
Estate of Muriel McCrabb



Township of Georgian Bluffs Committee of Adjustment

Severance Application

No. 2

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: Estate of Muriel McCrabb c/o Erma Speer

Address: c/o Erma Speer 018053 BRUCE ROAD 10, RR 5 Owen Sound, ON

Phone Number: (519) 934-2422

Postal Code: N4K 7N7

Address: c/o Gary Aiken 197674 Grey Road 7, Meaford, ON

Phone Number: (519) 934-2422

Postal Code: N4I 1W7

3. Applicant: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: Ron Davidson Land Use Planning Consultant Inc.

Address: 265 Beattie Street, Owen Sound, ON

Phone Number: (519) 371-6829

Postal Code: N4K 6X2

Email: ronalddavidson@rogers.com

5. Communications should be sent to:

☒ Owner ☒ Applicant/Authorized Agent ☐ Solicitor ☐ Other: _____

Authorization:

I, Erna Speer, have signing authority for the registered owner of the lands subject to this application and I authorize Ron Davidson to make this application on my behalf.

Date: See attached letter Signed: See attached letter

Witness to signature: See attached letter

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

6. Subject Land:

Legal Description: Part Lots 23 and 24, Concession 14, and Part Lot 24, Concession 15

Former Municipality: Keppel Township

Civic Addressing Number: None assigned

7. Description of Subject Land:

a) **Existing** use of Subject Land: Vacant (forested)

b) **Existing** Buildings: None

c) Is the Subject Land presently subject to **any** of the following: No

☐ 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 141 m+/- plus 72 m+/-

Depth: Side Lot Line Irregular

Width: Rear Lot Line 645 m+/-

Area 6.78 ha

Dimensions of land intended
to be **retained**

Frontage 404 m+/-

Depth: Side Lot Line 1022 m+/-

Width: Rear Lot Line 404 m+/-

Area 40.94 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: To be determined

Address: To be determined

Buildings Proposed: Detached dwelling

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

Buildings Proposed: To be determined

Specify Use: To be determined

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 checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" 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 _____

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, Ron Davidson
(Applicant(s) Name(s))

Of the City _____ of Owen Sound
(City/Township)

In the County _____ of Grey
(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

City _____ of Owen Sound

In the County _____ of Grey

This 29 day of August _____ 2022

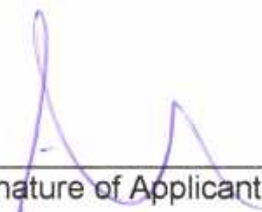


Signature – Commissioner of Oaths

Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

Heather Waite

Name in Print



Signature of Applicant's Agent

Ron Davidson

Applicant(s) Agent 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 _____

Authorization:

I, Gary Aiken, have signing authority for the registered owner of the lands subject to these applications and I authorize Ron Davidson to make these Consent, Zoning By-law Amendment and Site Plan applications on my behalf.

I, also hereby authorize Municipal staff to access our property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Land Tribunal hearing resulting from this application.

Date:

Sept 11/22

Signed:

Gary Aiken

Witness to signature:

A

Authorization:

I, Erma Speer, have signing authority for the registered owner of the lands subject to these applications and I authorize Ron Davidson to make these Consent, Zoning By-law Amendment and Site Plan applications on my behalf.

I, also hereby authorize Municipal staff to access our property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Land Tribunal hearing resulting from this application.

Date:

Aug 30, 2022

Signed:

Erma Speer

Witness to signature:

[Signature]

Erma Speer
R.R.S.

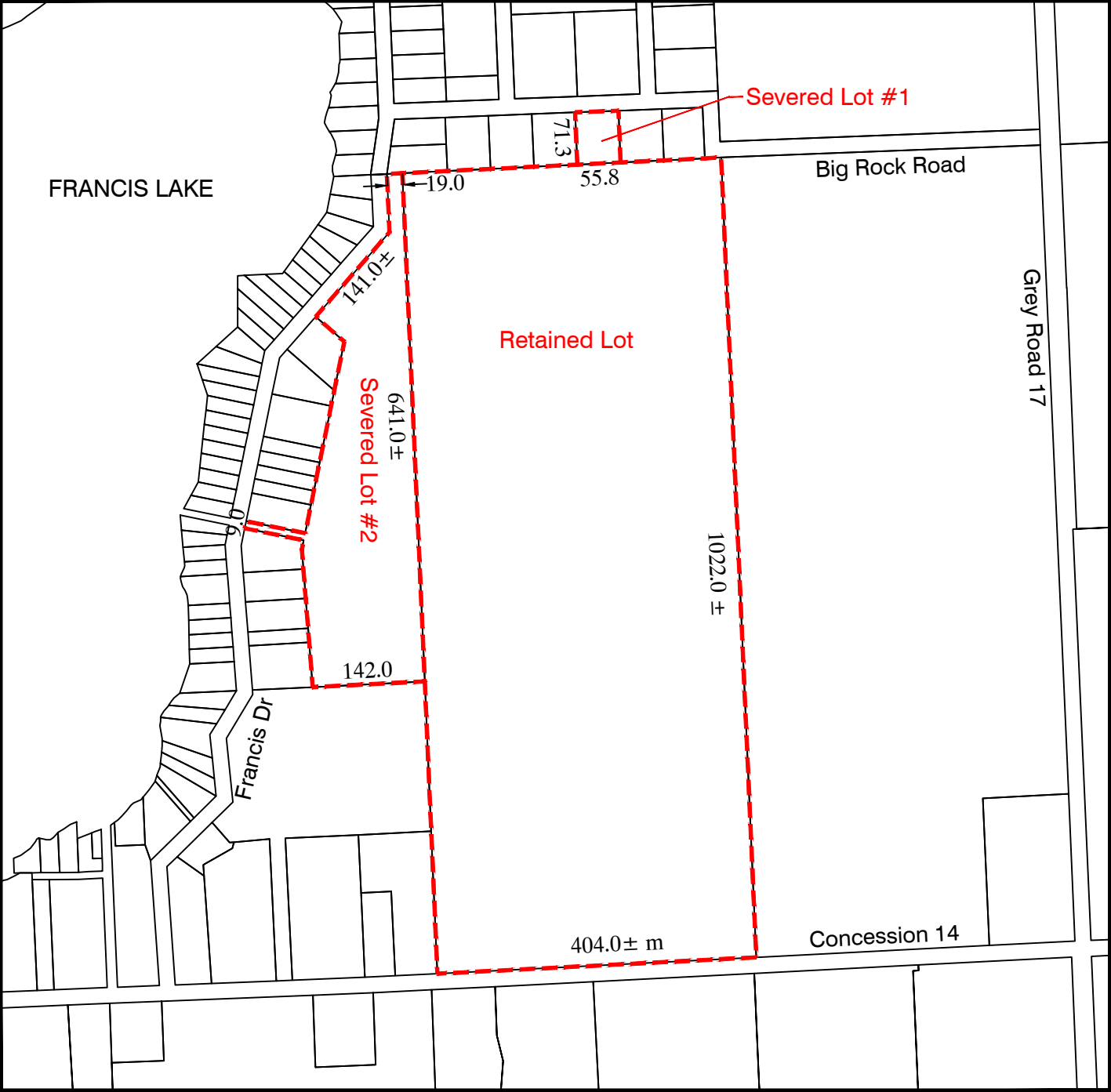
Owen Sound
Ont.

01805'3

N4K5N7

Figure 01: Proposed Severances

 Subject Lands



Re-creation of Original Lots
Estate of Muriel McCrabb



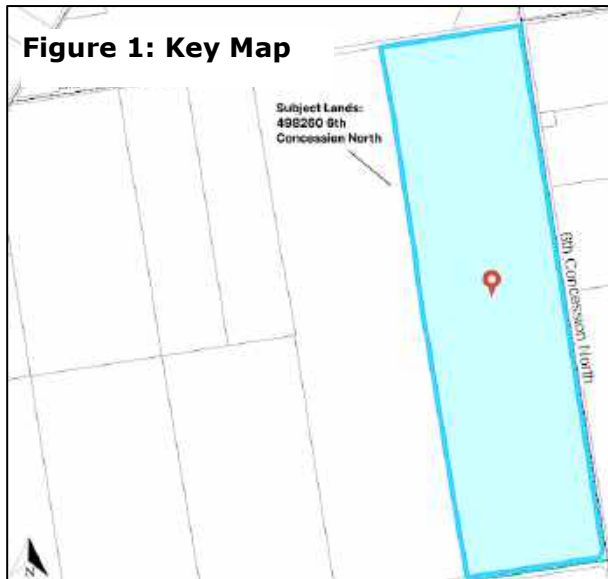
Committee of Adjustment Notice of Public Hearing

Proposal: The property owner is seeking to sever two lots from their 87 ha property.

- The first lot would be 25 hectares and have 565 m of frontage on 6th Concession North
- The second lot would be 16 hectares and have 350 m of frontage on 6th Concession North

The retained parcel would then be 46 ha with 915.4 m frontage on 6th Concession North.

The lands would be serviced by private water and septic services. 6th Concession North is an open and maintained municipal road. The legal description of the lands is Lot 19, Concessions 1 and 2 NCR. The lands are designated under the Niagara Escarpment area in the Meaford Official Plan.



*Note that the above measurements are approximate. See also Sketch on reverse.

Property Location: 498260 6th Concession North (Lot 19, Concessions 1 and 2 NCR)

Meeting Date and Time: Wednesday, November 23, 2022 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on November 23, 2022, at the contact information below.

Denise McCarl, (Acting) Secretary-Treasurer
21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1120

If you wish to be notified of the decision of the Committee of Adjustment, please make written request to the Secretary-Treasurer.

Figure 2: Applicant's Severance Sketch



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipality's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.



Committee of Adjustment Notice of Public Hearing

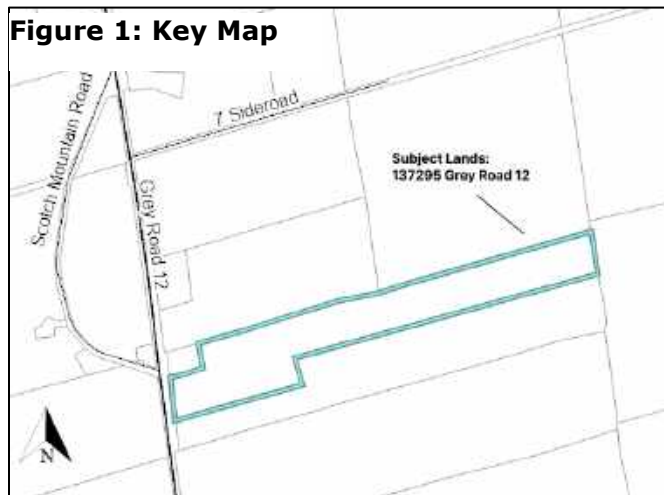
Proposal: The property owner is seeking to adjust the boundaries on their 20 ha property on 137295 Grey Road 12.

The severed parcel would be 20.6 ha with 90m of frontage onto Grey Road 12. The retained parcel would then be 20.7 ha with 132.3m frontage onto 6th Concession North.

The lands would be serviced by private water and septic services. Grey Road 12 is an open and maintained County road. The lands are designated Rural and Environmental Protection in the Meaford Official Plan.

*Note that the above measurements are approximate. See also Sketch on reverse.

Property Location: 137295 Grey Road 12 (Concession 8 North Part Lot 5, Meaford, formerly St. Vincent).



Meeting Date and Time: Wednesday, November 23, 2022 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

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Denise McCarl, (Acting) Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1120

If you wish to be notified of the decision of the Committee of Adjustment, please make written request to the Secretary-Treasurer.

Figure 2: Applicant's Severance Sketch



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This document can be made available in other accessible formats as soon as practicable upon request.

Applicant(s): Rob and Carolyn Hicks
Owner(s): Rob and Carolyn Hicks
Legal Description: Con 1 Pt Lot 10 RP16R6368 Pt 1
Civic Address: 102759 Grey Road 18, Georgian Bluffs
ARN: 4203 540 001 06005



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-16-22

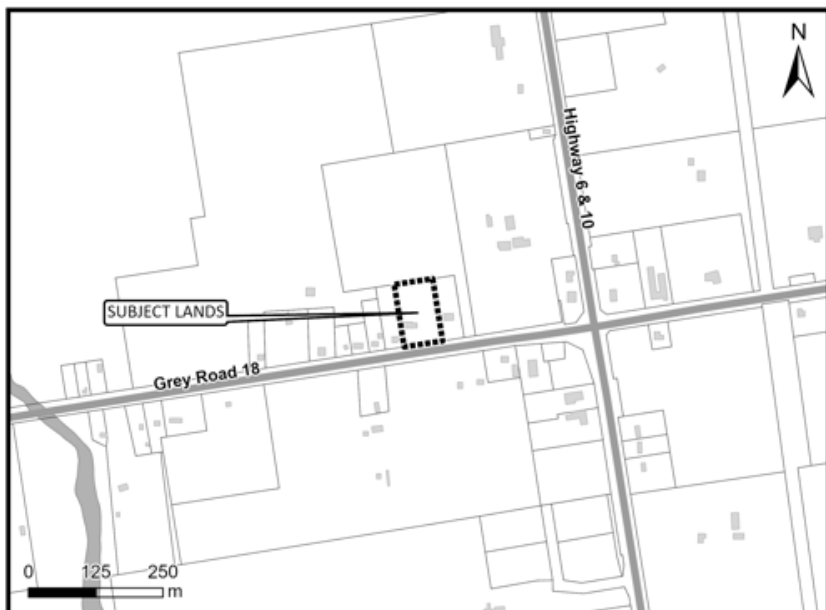
January 11, 2023 at 5:00 PM

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

**Note: Council Chambers are Open to
the Public.**

What is being proposed?

Zoning By-law Amendment Application Z-16-22 proposes to rezone the property from PD- Planned Development to Residential - R1 and permit a detached garage to be built in the front yard 95 feet from the front lot line. This will locate the garage 13 feet in front of the dwelling.



Please visit the Public Notices tab at <https://www.georgianbluffs.ca/en/business-development/planning.aspx> to view the application.

Register on-line to participate in a virtual Public Meeting at:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

or contact Carly Craig, Acting Clerk at 519-376-2727 ext 602

Electronic Council Meetings and Electronic Public Meetings can be viewed here:

<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

Date of Notice: November 4, 2022

If you wish to be notified of the decision of the Council of the Township of Georgian Bluffs on the proposed zoning by-law amendment, you must make a written request to the Township of Georgian Bluffs at the address noted below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT), unless in the opinion of the Tribunal, there are reasonable grounds to do so.

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 Jenn Burnett, Senior Planner at:

177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 206
By email: planning@georgianbluffs.ca

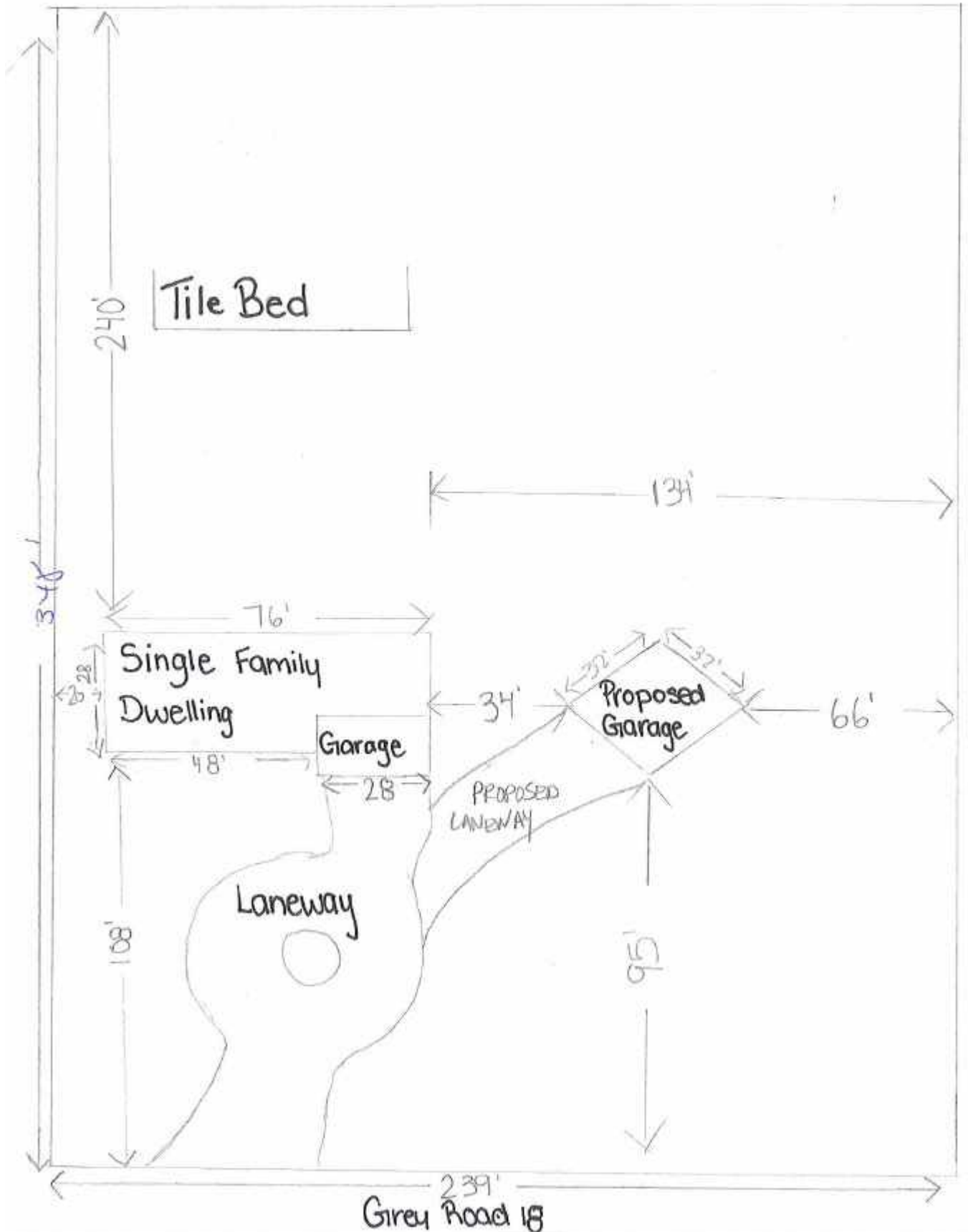
Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **December 5, 2022** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

102759 Grey Road 18
4203 540 001 06005

Site Plan submitted by Applicant: This site plan is available for viewing online at:

<https://www.georgianbluffs.ca/en/business-development/planning.aspx> under the Public Notices tab.



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable and upon request.



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. may be returned to the Applicant for their records.
- An accurate sketch or map is required. All measurements must be shown in metric units. **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, ROB AND CAROLYN HICKS of the CITY OF OWEN SOUND
in the COUNTY of GREY 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 TOWNSHIP of GEORGIAN BLUFFS
the COUNTY OF GREY this 12th day of
July, 2022

Jennifer Lyn Arnold
A Commissioner of Oaths

Celtic 065
Signature of Owner(s)

Jennifer Lyn Arnold, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Township of Georgian Bluffs.

Signature of Owner(s) or Agent

Authorization: Expires April 20, 2025

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: ROB AND CAROLYN HICKS
Address: 102759 GREY ROAD 18
Postal Code: N4K 5N6
Email Address: crhicks96@gmail.com
Phone Number: (Bus.) 519-373-7217 (cell)
(Res.) 519-372-2422
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: N/A
5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
LOT 10, CON 1
Municipal Address (911#): 102759 GREY RD. 18
Assessment Roll No: 420354000106005

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

6. Present Official Plan Designation: RESIDENTIAL
7. Current Zoning of Subject Lands: PLANNED DEVELOPMENT
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.).
AMENDMENT TO THE ZONING BY-LAW
APPLYING TO REZONE FROM PD TO R1
9. Reasons why Zoning By-law Amendment is necessary:
TO PERMIT CONSTRUCTION OF A DETACHED GARAGE

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 239' Depth of Side Lot Line: 348' Lot Area: 2 ACRES
 Width of Rear Lot Line: 239' Depth of Side Lot Line: 348'

11. Present Use of Subject Lands:

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

Date of acquisition by current owner: 1996

Length of time existing uses have continued: _____

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

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
<u>RESIDENTIAL HOUSE</u>	<u>1996</u>	<u>108'</u>	<u>240'</u>	<u>20'</u>	<u>143'</u>	<u>76' x 20' x 20'</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	
<u>DETACHED GARAGE</u>	<u>95'</u>	<u>233'</u>	<u>66'</u>	<u>130'</u>	<u>32' x 32' x 13' #</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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 BELL CANADA South RESIDENTIAL
 East RESIDENTIAL West RESIDENTIAL

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)

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.

September 2022
Planning Justification Letter

Zoning bylaws Amendment for subject land in the township of Georgian
Bluffs.

102759 Grey Road 18

Owen Sound, Ontario

Prepared by the property owners

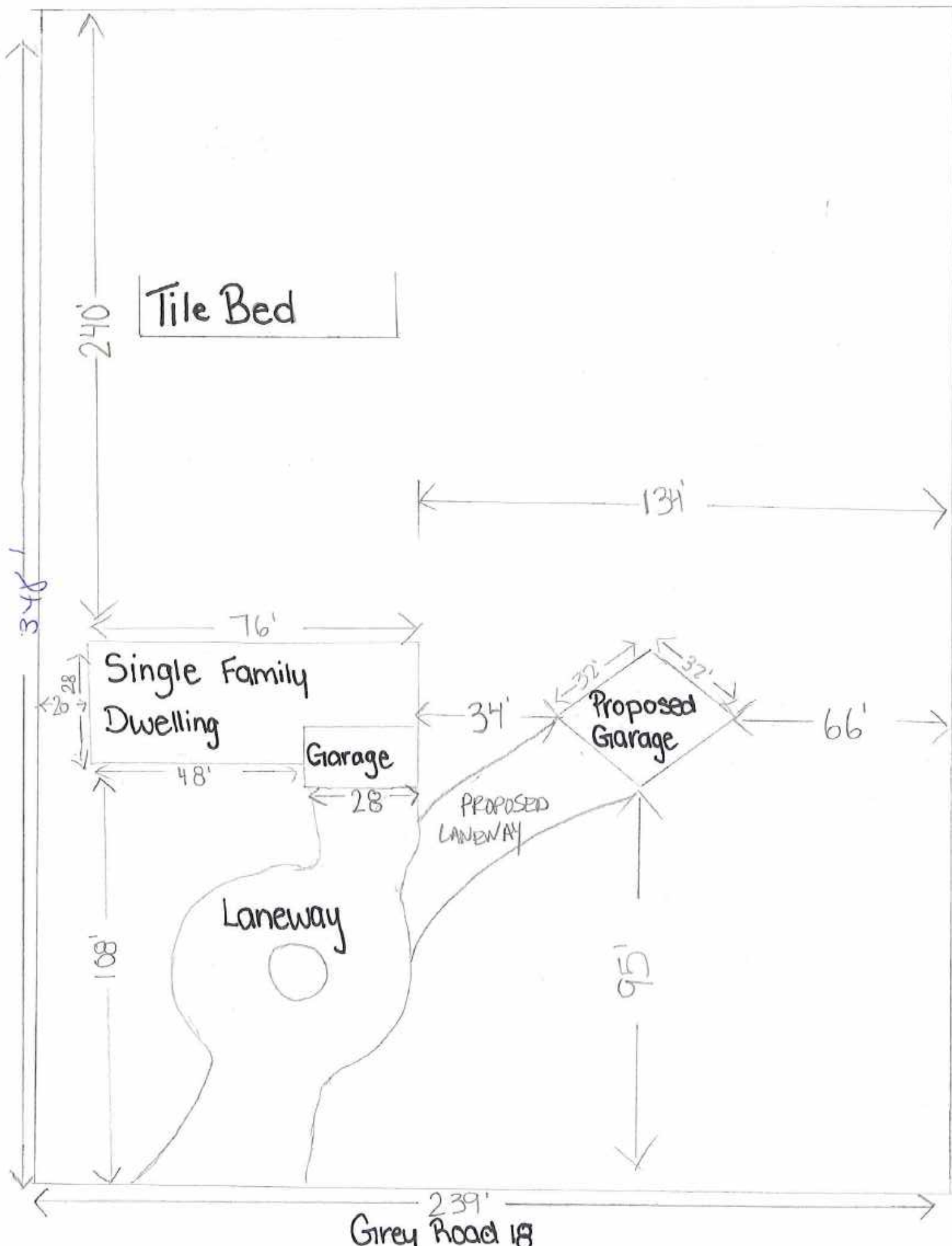
Rob and Carolyn Hicks

Prior to 2003, this land was zoned residential, and in 2003 it was changed to planned development by the township of Georgian Bluffs, leaving the property designated as residential.

The purpose of this application is to re-zone the subject land from planned development to residential to permit the construction of a detached garage. The garage will be used to house additional vehicles. The proposed garage will be built 34ft east of the existing home. In the application, the proposed garage extends beyond the front of the existing home by 13 feet. We have been advised that we may not be allowed to build in what is considered our front yard. If this is regarded as the property's front yard, we can alter the plans to meet the planning requirements of the township.

Along with this application, we will provide a document from Grey Sauble Conservation stating that they are of the opinion that an Environmental Impact Study is not required to support the application. A Karst Topography Assessment was conducted on the property on August 8th, 2022, by Blue Plan Engineering in Owen Sound, and no evidence of hydraulically active Karst features were discovered in the area of the proposed detached garage. Completed Karst Topography Assessment will be included with the application.

Rob And Carolyn Hicks





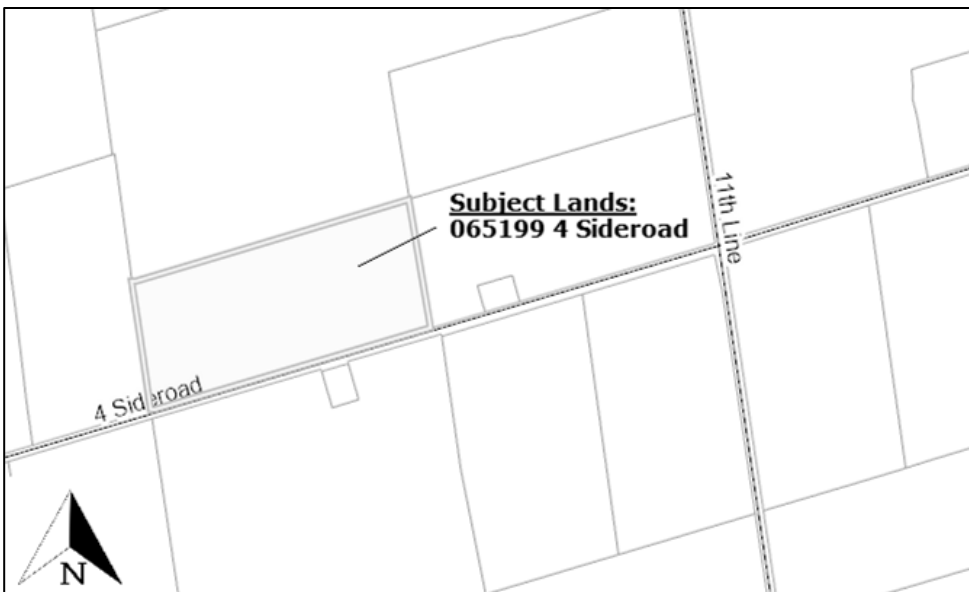
Notice of Public Meeting

This notice is concerning an application for Zoning By-law Amendment submitted to the Municipality of Meaford.

Subject Property: 065199 4 Sideroad
(Part of Lot 4, Concession 11, St. Vincent)
Public Meeting: December 5, 2022 at 5:00 PM
157859 7th Line, Meaford, ON
(Council Chambers)

**This meeting is in person but there is the option to participate remotely via Zoom.*

Key Map – Property Location



What is Proposed?

The Owners have applied to rezone a portion of their lands from Rural Exception 78 (RU-78) to Rural with a Holding Symbol (RU-Hx). The purpose is to fulfill a condition of a previous severance application B14-2022, which was conditionally approved on October 26, 2022. The Holding Symbol will limit development of the property in the west portion of the lands.

The application has been deemed complete by the Municipality and circulated to property owners within 120m of the Subject Property

Meeting Information: Members of the public are invited to provide comments and on this application. Provide your comments in writing to planning@meaford.ca or in person at the meeting.

If a member of the public wishes to speak at the public meeting, they may do so either in-person or remotely via Zoom (phone/internet). **Those wishing to speak at the public meeting in-person or remotely MUST register in advance with Development Services by noon on December 5, 2022 by contacting planning@meaford.ca or 519-538-1060 ext. 1120.**

You can also watch the meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Where Can I Find More Information?

Application materials are also available in the Municipal Administration Office at the address below during normal office hours. Contact the Municipality at the below contact information.

Denise McCarl
Manager, Planning Services
Municipality of Meaford
21 Trowbridge St W
Meaford, ON, N4L 1A1



More on Your Right to Appeal the Decision of Council

If a person or public body would otherwise have an ability to appeal the decision of Meaford Council to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to Meaford Council before the by-law is passed, the person or public body is not entitled to appeal the decision. Further, if a person or public body does not make oral submissions at a public meeting, or make written submissions to Meaford Council before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Meaford Council on the proposed zoning by-law amendment, you must make a written request at the address noted above.

A note about information you may submit to the Municipality: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipal website, and/or made available to the public upon request.

If your property contains 7 or more residential units, please post all pages of this notice in a location that is visible to all residents.



Notice of Public Meeting

This notice is concerning an application for Zoning By-law Amendment submitted to the Municipality of Meaford.

Subject Property: 123312 Storybook Park Road
(Lot 12, Concession 10, Sydenham)
Public Meeting: December 5, 2022 at 5:00 PM
157859 7th Line, Meaford, ON
(Council Chambers)

**This meeting is in person but there is the option to participate remotely via Zoom.*

Key Map – Property Location



What is Proposed?

The Owners have applied to rezone a portion of their lands to fulfill a condition of a previous severance application B05-2022, which was conditionally approved on July 27, 2022. The zoning amendment will add a Holding Symbol to a portion of the proposed severed lot. The Holding Symbol will limit development of the property to a specific area of the lands to ensure there is no negative impact to any natural heritage features on the property. The application has been deemed complete by the Municipality and circulated to property owners within 120m of the Subject Property

Meeting Information: Members of the public are invited to provide comments and on this application. Provide your comments in writing to planning@meaford.ca or in person at the meeting.

If a member of the public wishes to speak at the public meeting, they may do so either in-person or remotely via Zoom (phone/internet). **Those wishing to speak at the public meeting in-person or remotely MUST register in advance with Development Services by noon on December 5, 2022 by contacting planning@meaford.ca or 519-538-1060 ext. 1120.**

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