



Township of Georgian Bluffs Committee of Adjustment Agenda

December 10, 2024, 5:00 p.m.

Council Chambers

Township Administration Offices

177964 Grey Road 18, RR#3, Owen Sound ON N4K 5N5

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Pages

1. **Call to Order**

2. **Land Acknowledgement Statement**

In the spirit of reconciliation, we acknowledge with respect, the history, spirituality, and culture of the Anishinaabek: The People of the Three Fires known as Ojibway, Odawa, and Pottawatomi Nation, who have inhabited this land from time immemorial. And further give thanks to the Chippewas of Saugeen, and the Chippewas of Nawash, now known as the Saugeen Ojibway Nation, as the traditional keepers of this land. We also recognize, the Metis and Inuit whose ancestors shared this land and these waters. May we all, as Treaty People, live with respect on this land, and live-in peace and friendship with all its diverse peoples.

3. **Approval of Agenda/Additions to the Agenda**

Recommendation:

That the agenda be approved as presented.

4. **Declaration of Pecuniary Interest**

5. **Minutes of Previous Meetings**

5.1 November 19, 2024

5

Recommendation:

That the minutes of the Committee of Adjustment meeting held on November 19, 2024, be adopted.

6. New Business

Nil.

7. Unfinished Business

Recommendation:

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that applications B24/24 and B25/24 be approved with the following conditions applied:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping.
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That an update to the 2023 GM BluePlan Karst Assessment addressing the proposed severances be received.
6. That a scoped Environmental Impact Study be received for the eastern most severed parcel proposed under application B25/24.
7. That a Letter of Opinion is completed by a qualified engineer to ensure that the extraction of bedrock is not feasible.
8. That a zoning by-law amendment be enacted for the severed and retained lands that recognizes the reduced frontages proposed for these parcels, and any site-specific requirements recommended through the Karst Assessment and/or the Environmental Impact Assessment.

Recommendation:

It has been demonstrated that the proposed application is consistent with the Niagara Escarpment Plan, conforms to the County OP, and complies with the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. It is recommended that Consent applications B-05-24 be approved, subject to the following conditions:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That an Archaeological assessment be completed to the satisfaction of the Saugeen Ojibway Nation.
6. That a species at risk study/screening is completed to the satisfaction of Grey County.
7. That an entrance permit for the severed lands is obtained from Grey County.
8. The Township agrees to deliver a Transfer for nominal consideration to the owner in respect of Louise Street, which can be described as "Louise Street on Plan 180 (PIN 37023-0312 (LT))"; and
9. The Township agrees to pass a by-law deeming Plan 180 to not be a registered plan of subdivision for the purposes of s. 50(3), in accordance with s. 50(4) of the Planning Act.

8. Date of Next Regular Meeting/Adjournment

January 14, 2025 at 5:00 p.m.



Township of Georgian Bluffs

Committee of Adjustment Minutes

November 19, 2024, 5:00 p.m.

Members Present: Member Ryan Thompson
Member Michelle Le Dressay
Member Elgin McMillan
Member Ron Glenn

Members Absent: Councillor Cathy Moore Coburn

Staff Present: Brian Anderson, Asset Management Coordinator
Rayburn Murray, Deputy Clerk
Michael Benner, Director of Development and Infrastructure

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

1. Call to Order

Chair Ryan Thompson called the meeting to order at 5:00 p.m.

2. Land Acknowledgement Statement

Chair Ryan Thompson opened the meeting with the land acknowledgement statement.

3. Approval of Agenda/Additions to the Agenda

Moved By: Member Elgin McMillan

Seconded By: Member Michelle Le Dressay

That the agenda be approved as presented.

Approved

4. Declaration of Pecuniary Interest

Councillor Ryan Thompson provided an indirect conflict of interest on item 6.1.3 - Minor Variance Application - A02/24 (VanderKooy).

5. Minutes of Previous Meetings

5.1 October 15, 2024

Moved By: Member Michelle Le Dressay

Seconded By: Member Elgin McMillan

That the minutes of the Committee of Adjustment meeting held on October 15, 2024, be adopted.

Approved

6. New Business

6.1 New Applications

6.1.1 DEV2024-060 - Severance Application B22/24 (Osborne)

The Secretary-Treasurer indicated that there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on October 22, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's web site. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Director of Development and Infrastructure provided an overview of the application and comments received from the County of Grey.

The Applicant, Barbara Osborne, was in attendance and provided comments. She asked the Committee for additional information regarding the karst study. The Director responded to the questions from the applicant and noted the conditions of the severance.

No members of the public registered to provide comment in support or in opposition of the application.

Moved By: Member Michelle Le Dressay

Seconded By: Member Ron Glenn

It has been demonstrated that the proposed application is consistent with the Provincial Policy Statement 2024, conforms with the County and Township Official Plans, and complies with the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. It is recommended that Consent Application B22-24 for Barbara and Kim Osborne be approved subject to the following conditions:

- 1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.**
- 2. That the application is for a lot addition only; and, that the lands to be severed be merged under the same ownership as the receiving lands (Part lot 20, Concession 13, Keppel RP 16R4418 Part 2 PIN 37031-0088), and that Subsection (3) or (5) of the Planning Act shall apply to any subsequent conveyance.**
- 3. That a copy of the registered deed to the receiving lands (Part lot 20, Concession 13, Keppel RP 16R4418 Part 2 PIN 37031-0088) confirming the merger has been completed shall be filed with the Township of Georgian Bluffs Committee of Adjustment.**
- 4. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).**
- 5. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.**
- 6. That a zoning by-law amendment be completed for the receiving lands that implements a Holding (H) provisions requiring the completion of an Environmental Impact Study and a Karst Study.**

Approved

The public hearing was adjourned at 5:20 p.m.

6.1.2 DEV2024-061 - Severance Application B24/24 & B25/24
(Bannerman)

The Director of Development outlined that notice will be re-circulated.

Moved By: Member Ron Glenn

Seconded By: Member Elgin McMillan

Applications B24/24 and B25/24 propose to sever two 0.8 hectare parcels from an existing 20 ha parcel for future rural residential use. 18.4 hectares will be retained for future rural residential use. It is recommended that Applications B24/24 and B25/24 be DEFERRED to a future hearing until such time as all review agency comments can be received and addressed, and verification of Notice circulation is received.

Approved

6.1.3 DEV2024-062 - Minor Variance Application A02/24 (VanderKooy)

Councillor Ryan Thompson provided an indirect conflict of interest the application and refrained from discussion and voting. Member Michelle Le Dressay assumed Vice-Chair.

The Secretary-Treasurer indicated that there have been no request(s) for deferral or withdrawal of the application. Notice of this Minor Variance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on October 22, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's web site. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that

requests a notice of decision of the Committee in respect to this proposed Minor Variance may submit an appeal.

The Director of Development and Infrastructure provided an overview of the application.

Following brief technical difficulties, Vice Chair Le Dressay confirmed that the Committee had no questions.

No members of the public registered to provide comment in support or in opposition of the application.

Moved By: Member Ron Glenn

Seconded By: Member Elgin McMillan

It has been demonstrated that application A03/24 for John Vanderkooy has satisfied Section 45(1) of the Planning Act and has demonstrated that the application is:

- 1. Minor in nature;**
- 2. Appropriate or desirable use of the land, building or structure;**
- 3. Maintains the general intent and purpose of the Official Plan, and;**
- 4. Maintains the general intent and purpose of the Zoning By-law.**

Therefore, it is recommended that Minor Variance Application A03/24 be approved.

Approved

The public hearing was adjourned at 5:36 p.m.

6.1.4 DEV2024-063 - Severance Application B26/24 (Bradshaw)

The Secretary-Treasurer indicated that there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on October 22, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice

was also posted on the Subject Lands and the Township's web site. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Director of Development and Infrastructure provided an overview of the application.

No members of the public registered to provide comment in support or in opposition of the application.

The public hearing was adjourned at 5:43 p.m.

Moved By: Member Michelle Le Dressay

Seconded By: Member Ron Glenn

It is recommended that Application B26/24 be DEFERRED to a future hearing to allow the applicants the opportunity to address comments received from the County of Grey's Planning and Development Department.

Approved

The public hearing was adjourned at 5:43 p.m.

7. Unfinished Business

Nil

8. Date of Next Regular Meeting/Adjournment

The Chair indicated that the last Committee of Adjustment meeting of 2024 is scheduled for December 10, 2024, at 5:00 p.m.

The meeting was adjourned at 5:42 p.m.

Chair, Ryan Thompson

Secretary Treasurer, Rayburn Murray

DRAFT



Date: Tuesday, December 10, 2024
From: Michael Benner, Director of Development and Infrastructure
Subject: **B24/24 and B25/24 Bannerman**
Report DEV2024-067

This document and its attachments are public and available in an accessible format upon request.

Recommendation

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that applications B24/24 and B25/24 be approved with the following conditions applied:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping.
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That an update to the 2023 GM BluePlan Karst Assessment addressing the proposed severances be received.
6. That a scoped Environmental Impact Study be received for the eastern most severed parcel proposed under application B25/24.
7. That a Letter of Opinion is completed by a qualified engineer to ensure that the extraction of bedrock is not feasible.
8. That a zoning by-law amendment be enacted for the severed and retained lands that recognizes the reduced frontages proposed for these parcels, and any site-specific requirements recommended through the Karst Assessment and/or the Environmental Impact Assessment.

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Application Summary

Owner(s): Denise Bannerman

Agent: N/A

Civic Address: N/A

Legal: Part of Lot 23 Concession 18 Keppel

ARN: 420362000506400, PIN 37028-0101 LT

Applications B24/24 and B25/24 propose to sever two 0.8 hectare parcels from an existing 20 ha parcel for future rural residential use. 18.4 hectares will be retained for future rural residential use.



The subject lands were previously created in 2023 through applications B04/23 and B05/23. Registration of the subject lands occurred in August of 2024.

	Severed Parcel B24/24	Severed Parcel B25/24	Retained Parcel
Lot Area	0.8 hectares	0.8 hectares	18.4 ha
Lot Frontage	67 m	67 m	69 m
Depth (Side Lot Line)	121.92 m	121.92 m	995 m
Servicing	None	None	None
Existing Buildings	None	None	None
Proposed Buildings	Rural Residential	Rural Residential	Rural Residential

Policies Affecting the Proposal

Provincial Policy Statement (PPS, 2024)

The 2024 Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act (Act) and provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Act requires that all decisions made thereunder by an approval authority shall “be consistent with” the PPS.

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The subject lands are considered as 'Rural Lands' in the PPS. Sections 2.5 and 2.6 of the PPS provide direction for development on Rural lands. Permitted uses on rural lands include:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

The uses as proposed are consistent with the policies of the PPS.

Grey County Official Plan (GCOP)

The Grey County Official Plan designates the subject lands as Rural. Section 5.4.3(1) of the GCOP notes that:

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size or the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6



The severed lots will be located on an approximately 41-hectare original township lot. Currently, the original township lot contains 2 lots. The creation of two additional lots would meet the County lot density policies.

Section 5.2.2(5) of the GCOP states that,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

MDS Calculations have been completed that demonstrate that the proposed parcel will not be impacted by the MDS setbacks.

Schedule C of the GCOP indicates that the subject lands contain part of the County's Natural Heritage System Core Area'. The Core Area is located on the retained lands and will not be impacted by the proposed severances.

County Planning staff have also noted that the subject lands contain or are adjacent to a Karst area (Appendix A of the GCOP), significant woodlands and an ANSI (Appendix B of the GCOP) and Bedrock and Shale Resources (Appendix E of the GCOP).

Therefore, County Planning staff are recommending that the following additional studies be completed:

1. An update to the 2023 GM BluePlan Karst Assessment addressing the proposed severances.
2. A scoped Environmental Impact Assessment should be completed for the eastern most severed parcel.
3. That a letter of opinion be received from a qualified engineer determining if extraction of aggregate resources would be feasible on the subject lands.

Township of Georgian Bluffs Zoning By-law 2020-020

The Township's Zoning By-law zones the subject lands as Rural (RU) and Environmental Protection (EP) with the EP lands being located solely on the retained parcel.

The RU Zone provisions for residential uses establishes a minimum lot area of 0.8 ha and minimum lot frontage of 100 m for residential uses. As the severed parcels are proposing lot frontages of 67 metres, and the retained parcel will only have a frontage of 69 metres, an amendment to the Township's Zoning By-law will be required. This amendment can also capture any site specific requirements specified through the Karst assessment and scoped EIS required by Grey County.



Relevant Consultation

Grey County Planning and Development Services comments dated November 13, 2024

In summary, Staff recommend that the applications be deferred until such a time as a Karst Hazard Study has been completed for the two proposed lots, a letter of opinion is provided addressing the Bedrock Resource Area policies, and an Environmental Impact Study is completed for the easternmost proposed lot.

Further to the above, staff recommend that the findings of previous karst study and any further karst and/or environmental assessment be embedded in the zoning for the proposed severed and retained lands by way of a zoning by-law amendment.

Conclusion & Recommendation

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that applications B24/24 and B25/24 be approved with the following conditions applied:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping.
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That an update to the 2023 GM BluePlan Karst Assessment addressing the proposed severances be received.
6. That a scoped Environmental Impact Study be received for the eastern most severed parcel proposed under application B25/24.
7. That a Letter of Opinion is completed by a qualified engineer to ensure that the extraction of bedrock is not feasible.
8. That a zoning by-law amendment be enacted for the severed and retained lands that recognizes the reduced frontages proposed for these parcels, and any site-specific requirements recommended through the Karst Assessment and/or the Environmental Impact Assessment.

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Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2024-067 B24-24 and B25-24 Bannerman.docx
Attachments:	<ul style="list-style-type: none">- Bannerman-B24-24-and-B25-24-Application_Redacted.pdf- Site Plan.pdf- Revised Notice Of Public Hearing B24-24 and B25-24 Bannerman.pdf- County Comments B24-24 B25-24 Bannerman_2024 Nov 13.pdf
Final Approval Date:	Nov 28, 2024

This report and all of its attachments were approved and signed as outlined below:

Niall Loble, Chief Administrative Officer



Township of Georgian Bluffs Committee of Adjustment

Proposal #1

Severance Application

Date Accepted: _____ File No: B 1 Roll #: PIN # 37028-0101LT

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: Denise Bannerman

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Denise Bannerman (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: 16 Oct 2024 Signed:

Date: _____ Signed: _____

Witness to signature: _____

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

6. Subject Land:

Legal Description: PTLT 23 Con 18 Keppel Except K1758PT3
16R12019 Georgian Bluffs

Former Municipality: Keppel

Civic Addressing Number: None

7. Description of Subject Land:

a) Existing use of Subject Land: Rural

b) Existing Buildings: None

c) Is the Subject Land presently subject to any of the following:

Easement Restrictive Covenants Right of Way

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended to be severed this is for severing of 2 two acre lots

Frontage 220 ft

Depth: Side Lot Line 400 ft

Width: Rear Lot Line 220 ft

Area 2 acres

Dimensions of land intended to be retained

Frontage 227 ft

Depth: Side Lot Line 3265 ft

Width: Rear Lot Line 667.5 ft

Area 46 acres

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:

Address: _____

Buildings Proposed: _____

10. Use of Lands to be retained:

Buildings Proposed: House, Shop

Specify Use: Residential

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? July 2021
- c) Area of total farm holding: Hectares _____ Acres 50 acres
- d) Number of tillable: Hectares _____ Acres 6 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

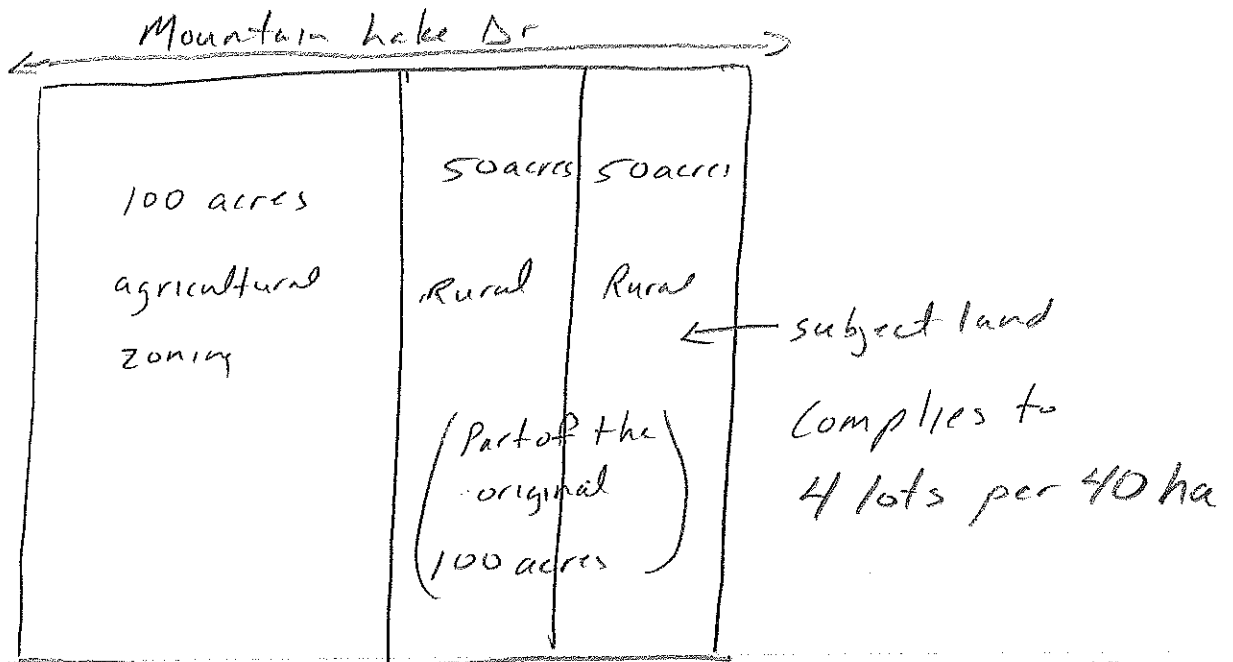
14. Property History

- 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:

Reference File: B-04-23 B-05-23 July 31/24

The original property has been severed into the following pieces



15. Sketch

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

Required Information:

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

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

I/We Denise Bannerman
(Applicant(s) Name(s))

Of the Township of Georgian Bluffs
(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.

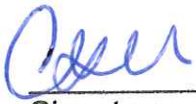
I (we) hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Sworn (or declared) before me at the

Township of Georgian Bluffs

In the city of Owen Sound

This 16 day of October 2024



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

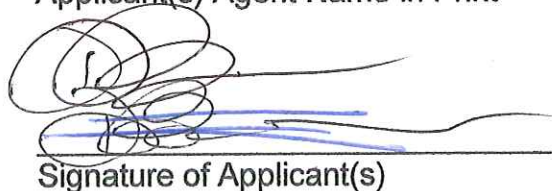
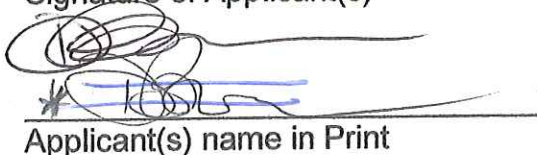
Signature - Commissioner of Oaths

Signature of Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print

Denise Bannerman
Signature of Applicant(s)


Signature of Applicant(s)
Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	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: _____

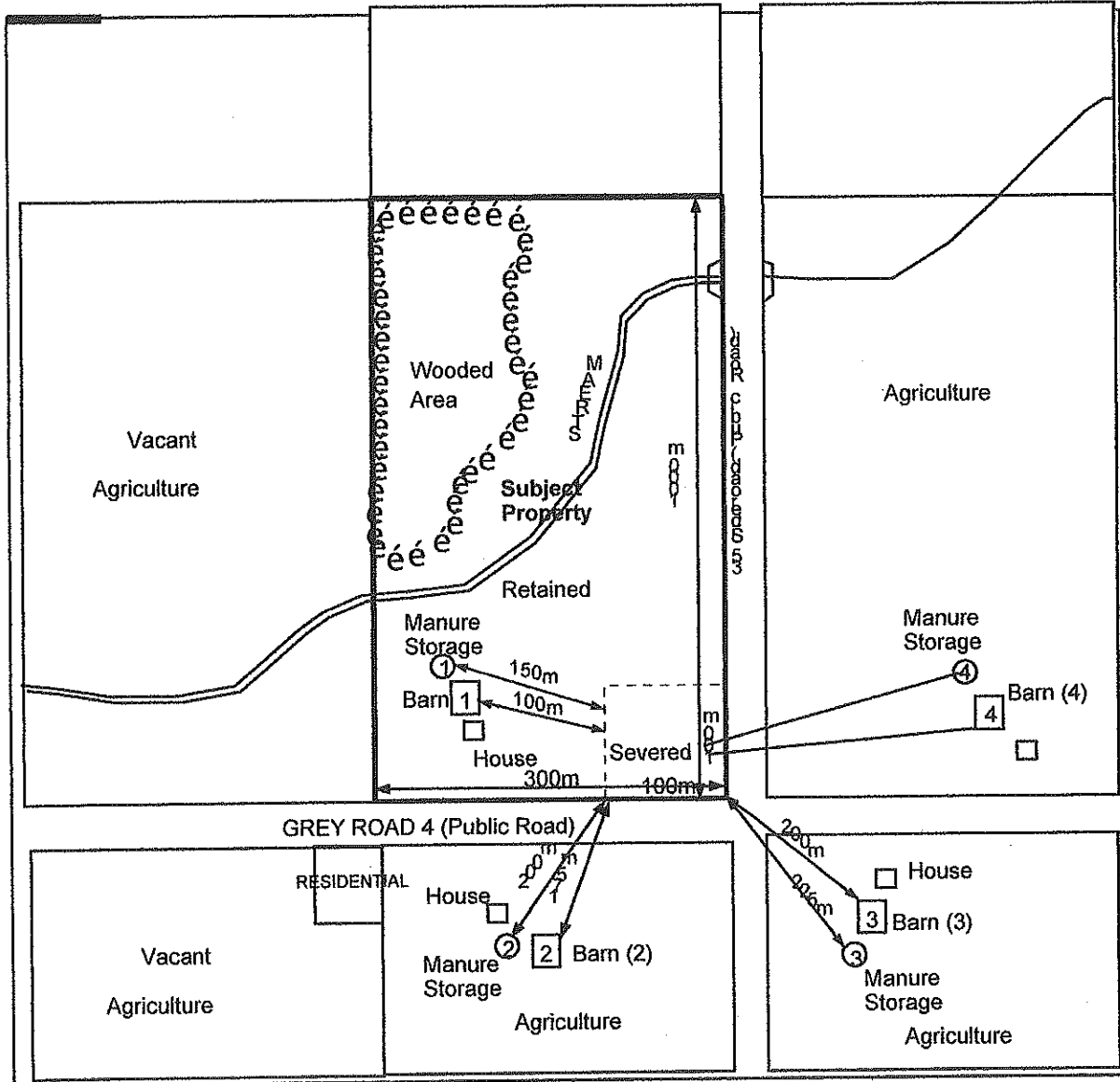
e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

Yes _____ No _____ Submitted _____ Approved _____

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



Sample Sketch





Township of Georgian Bluffs Committee of Adjustment

Severance Application

Date Accepted: _____ File No: B 1 Roll #: PIN # 37028-0101LT

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: Denise Bannerman
 Address: _____
 Phone Number: _____
 Email: _____
3. Applicant (if different from Owner): _____
 Address: _____
 Phone Number: _____ Postal Code: _____
 Email: _____
4. Agent/Solicitor: _____
 Address: _____
 Phone Number: _____ Postal Code: _____
 Email: _____
5. Communications should be sent to:
 Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Denise Bannerman (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: 16 Oct 2024 Signed: [Signature]

Date: _____ Signed: _____

Witness to signature: _____

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

6. Subject Land:

Legal Description: PTLT 23 Con 18 Keppel Except KP 758 PT3
16R 12019 Georgian Bluffs

Former Municipality: Keppel

Civic Addressing Number: None

7. Description of Subject Land:

a) Existing use of Subject Land: Rural

b) Existing Buildings: None

c) Is the Subject Land presently subject to any of the following:

- Easement Restrictive Covenants Right of Way

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended to be severed *this is for severing of*
Frontage 220 ft 2 two acre lots
Depth: Side Lot Line 400 ft
Width: Rear Lot Line 220 ft
Area 2 acres

Dimensions of land intended to be retained
Frontage 227 ft
Depth: Side Lot Line 3265 ft
Width: Rear Lot Line 667.5 ft
Area 46 acres

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:

Address: _____

Buildings Proposed: _____

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

Buildings Proposed: House, Shop

Specify Use: Residential

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

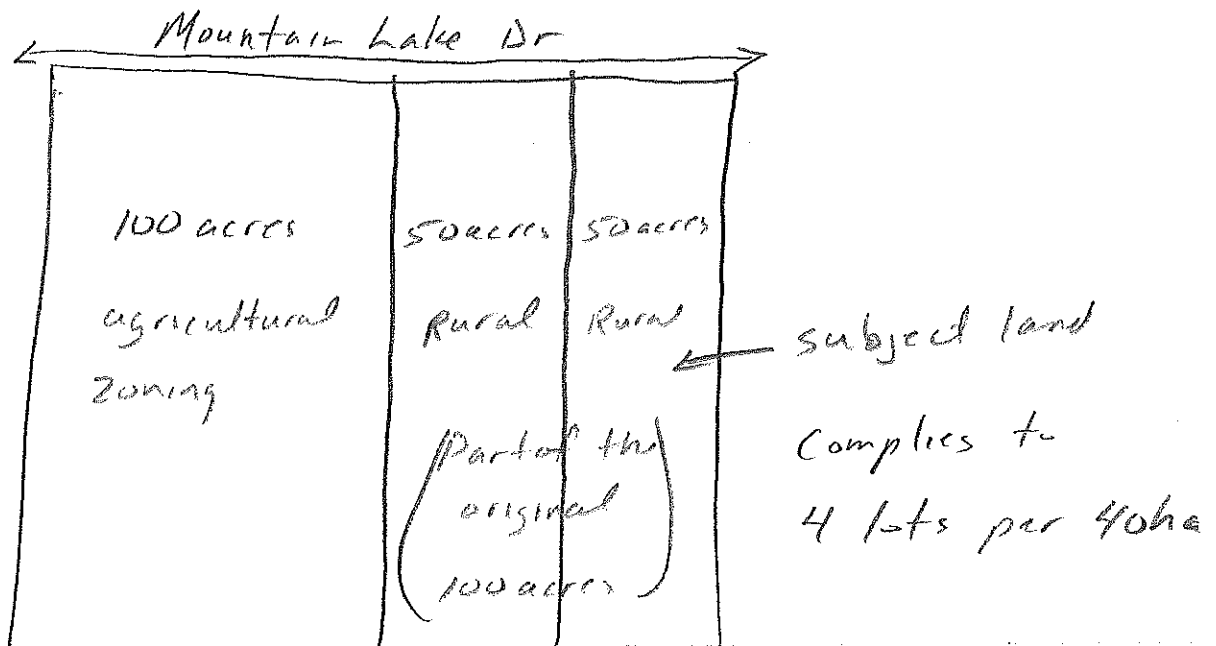
- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? July 2021
- c) Area of total farm holding: Hectares _____ Acres 50 acres
- d) Number of tillable: Hectares _____ Acres 6 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:
Reference File: B-04-23 B-05-23 July 31/24

The original property has been severed into the following pieces



15. Sketch

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

Required Information:

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

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

I/We Denise Bannerman
(Applicant(s) Name(s))

Of the Township of Georgian Bluffs
(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

Township of Georgian Bluffs

In the _____ of _____

This 16 day of October 2024

Carly Craig
Signature - Commissioner of Oaths

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

Signature of Applicant's Agent

Name in Print

Denise Bannerman
Signature of Applicant(s)

Applicant(s) Agent Name in Print

[Signature]
Signature of Applicant(s)

[Signature]
Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	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 _____

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

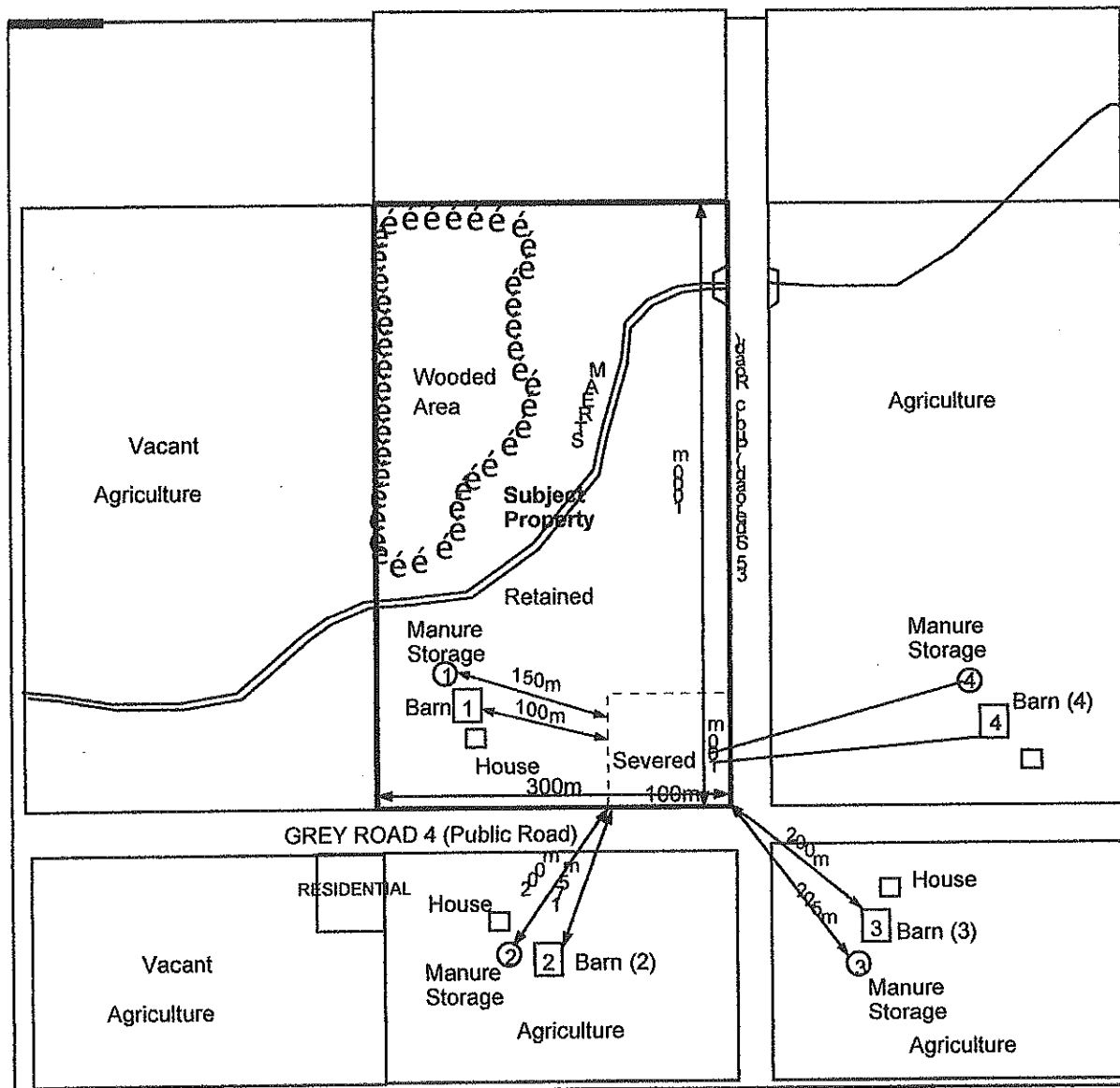


Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

Given this table we would like to sever off 2 - 2 acre lots from the previously retained 50 acres, from the original 100 acres.



667.5 feet

2 Severed
at 2 Acres each
220 feet x 400 feet

Tillable
6 Acres

Retained
46 Acres

3265 feet

0 125 m

OK –
Lot Lines outside
Core Area



**Lots will
be at 1:3
Ratio**

667.5 feet

Mountain Lake Dr



Severed 2 Acres
220 feet x 400 feet



Severed 2 Acres
220 feet x 400 feet



Retained
46 Acres



3265 feet

2 Additional Lots, > 2 acres – OK

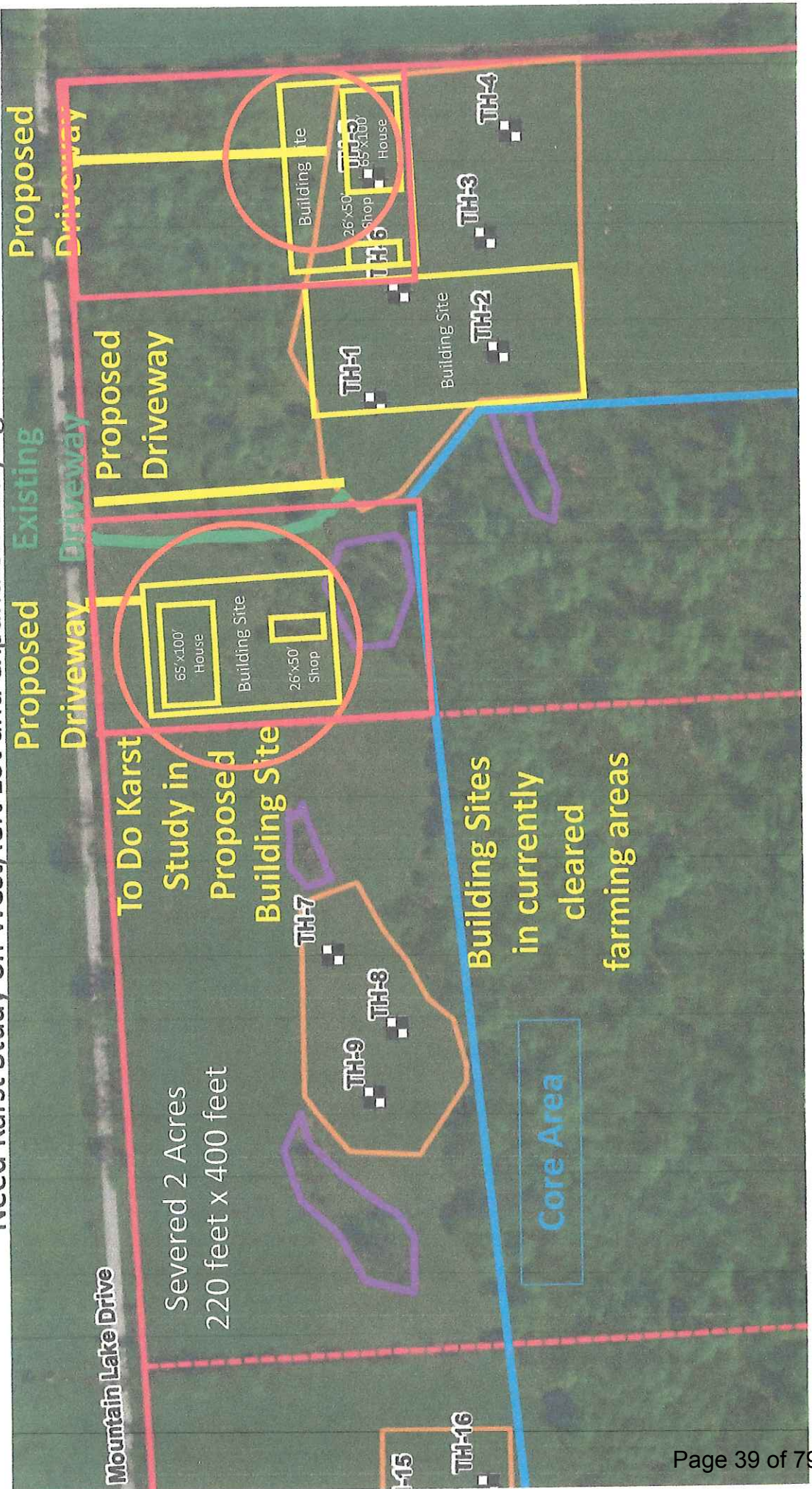
1:3 Ratio – OK

Building outside Bedrock Area – OK

Sufficient Building outside Core Area including driveway – OK, no EIS required

Lot Lines outside Core Area – OK

Need Karst Study on West/left Lot and expand on East/right Lot



Justification Report for LT 22 CON 18 Keppel, Mountain Lake Dr Georgian Bluffs ON

To whom it may concern

I look forward to seeing this property severed into the 3 parcels

I have owned this property for 3 years and would like to live here to enjoy each season to its fullest!

I have worked hard to clean up, maintain and improve the the grounds during my ownership, including allowing the OFSC snowmobile trail!

Now it's time to let others enjoy these wooded properties with their families as I have with mine.

Severing this property into 3 parcels for others to have the opportunities as I have had, seemed like the right thing to do so they too can experience great peaceful sunrises and sunsets, hike and watch nature at its best.

Properties

PIN 37028 - 0101 LT **Interest/Estate** Fee Simple **Split**
Description PT LT 23 CON 18 KEPPEL EXCEPT KP758 PT 3 16R12019; GEORGIAN BLUFFS
Address GEORGIAN BLUFFS

Consideration

Consideration \$2.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name ROPP, DANIEL JOHN
Address for Service [REDACTED]

I am at least 18 years of age.
My spouse is a party to this document or has consented to this transaction.
This document is not authorized under Power of Attorney by this party.

Name HUNTE, ALISON ELAINE
Address for Service [REDACTED]

I am at least 18 years of age.
My spouse is a party to this document or has consented to this transaction.
This document is not authorized under Power of Attorney by this party.

Transferee(s) **Capacity** **Share**

Name BANNERMAN, DENISE **Registered Owner**
Date of Birth 1962 04 27
Address for Service 156 Mountain Lake Drive, Georgian Bluffs, ON N0H 2T0

Statements

The Corporation of the Township of Georgian Bluffs has consented to the severance herein. See Schedules

Signed By

Brian Henry Renken P.O. Box 3395, 39 Nelson St. acting for Signed 2024 08 06
W. Transferor(s)
Meaford
N4L 1A5

Tel 519-538-2510
Fax 519-538-1843

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.
I have the authority to sign and register the document on behalf of all parties to the document.

Brian Henry Renken P.O. Box 3395, 39 Nelson St. acting for Signed 2024 08 06
W. Transferee(s)
Meaford
N4L 1A5

Tel 519-538-2510
Fax 519-538-1843

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.
I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

BRIAN RENKEN PROFESSIONAL CORPORATION P.O. Box 3395, 39 Nelson St. W. 2024 08 06
Meaford
N4L 1A5

Tel 519-538-2510

The applicant(s) hereby applies to the Land Registrar.

Submitted By

Fax 519-538-1843

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Provincial Land Transfer Tax	\$0.00
Total Paid	\$69.95

File Number

Transferor Client File Number :	22203
Transferee Client File Number :	22203

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 37028 - 0101 PT LT 23 CON 18 KEPPEL EXCEPT KP758 PT 3 16R12019; GEORGIAN BLUFFS

BY: ROPP, DANIEL JOHN
HUNTE, ALISON ELAINE

TO: BANNERMAN, DENISE

Registered Owner

1. BANNERMAN, DENISE

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

4.

Explanation for nominal considerations:

s) other: transfer to effect severance

5.

The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
6. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 16 Registration No. GY261023 Date: 2024/08/06

B. Property(s): PIN 37028 - 0101 Address GEORGIAN BLUFFS Assessment - Roll No

C. Address for Service: 156 Mountain Lake Drive, Georgian Bluffs, ON N0H 2T0

D. (i) Last Conveyance(s): PIN 37028 - 0101 Registration No. GY212683
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Brian Henry Renken
P.O. Box 3395, 39 Nelson St. W.

LAND TRANSFER TAX STATEMENTS

Meaford N4L 1A5

Legal Description of Severed Property

Part Lot 23, Concession 18 Keppel except KP758

Part 3, 16R-12019; Georgian Bluffs

FORM 1

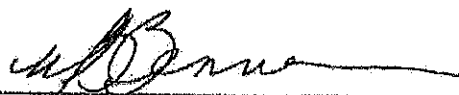
The Planning Act

Certificate of Official

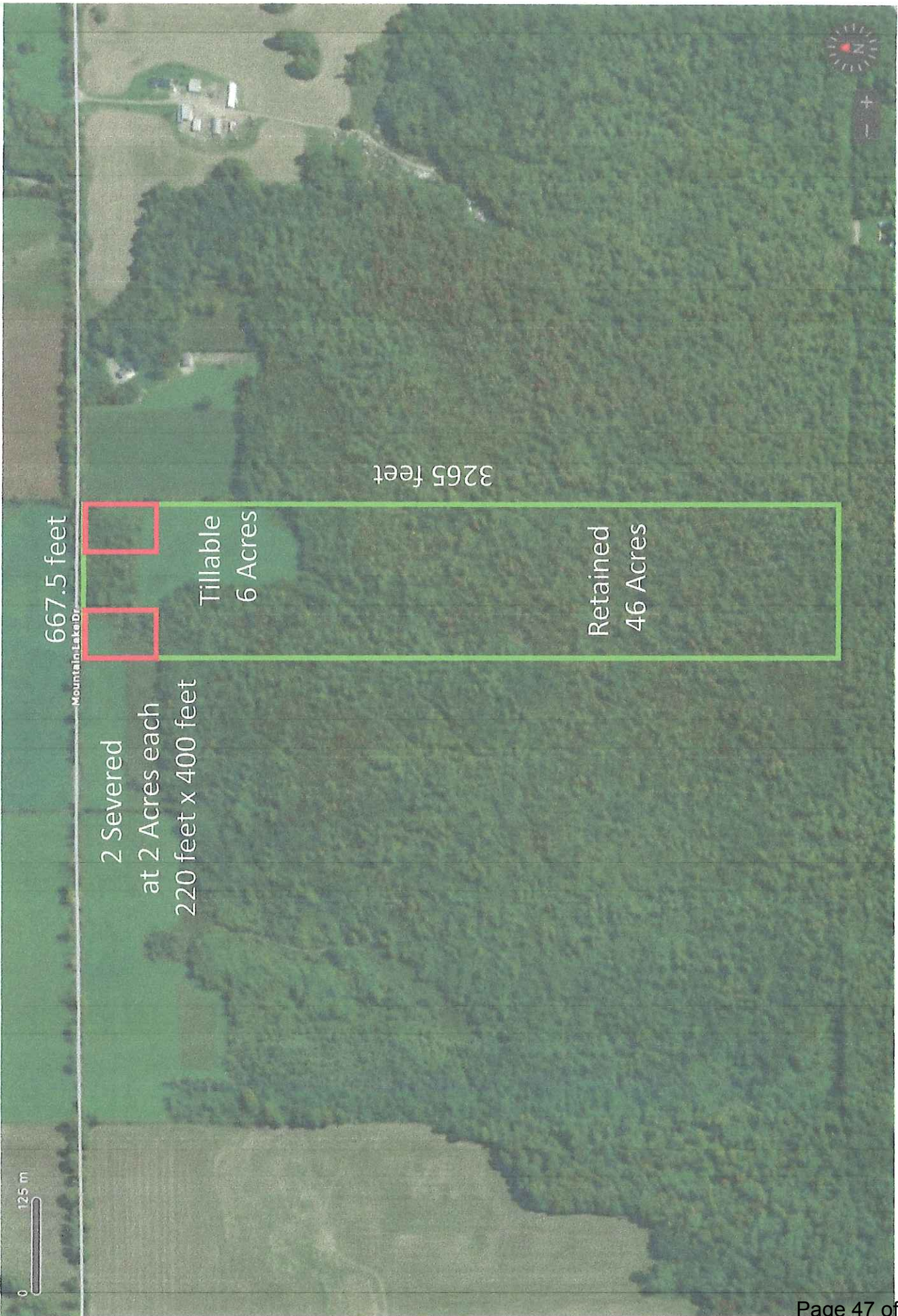
Under subsection 53(42) of the Planning Act, RSO 1990, as amended, I certify that the consent of the Committee of Adjustment of the Township of Georgian Bluffs was given on June 21, 2023 to the transaction to which this instrument relates.

Dated this 31 day of July, 2024.

Reference file: B-04-23 & B-05-23



Secretary-Treasurer, Committee of Adjustment



667.5 feet

Mountain Lake Dr

2 Severed
at 2 Acres each
220 feet x 400 feet

Tillable
6 Acres

3265 feet

Retained
46 Acres

0 125 m

Owner(s): Denise Bannerman
Agent: N/A
Address: N/A
Legal Desc: Part of Lot 23 Concession 18 Keppel
Roll Number: 420362000506400, PIN 37028-0101 LT

REVISED Notice of Complete Application and Public Meeting

Consent Applications B24/24 and B25/24 on December 10, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
 Council Chambers: 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

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

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

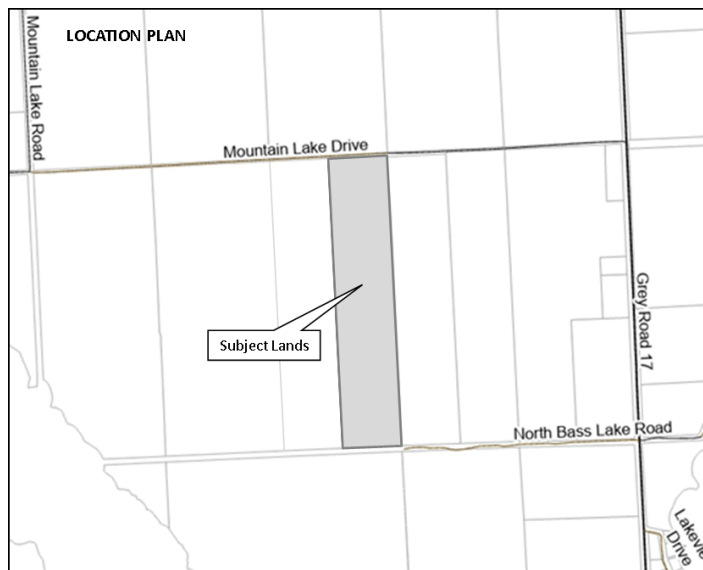
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Applications B24/24 and B25/24 propose to sever two 0.8 hectare parcels from an existing 20 ha parcel for future rural residential use. 18.4 hectares will be retained for future rural residential use.

The subject lands were previously created in 2023 through applications B04/23 and B05/23. Registration of the subject lands occurred in August of 2024.

Notice revised to reflect mailing errors.



	Severed Parcels (2)	Retained Parcel
Lot Area	0.8 hectares	18.4 ha
Lot Frontage	67 m	69 m
Depth (Side Lot Line)	121.92 m	995 m
Servicing	None	None
Existing Buildings	None	None
Proposed Buildings	Rural Residential	Rural Residential

How do I submit my comments?

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

Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **November 14, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

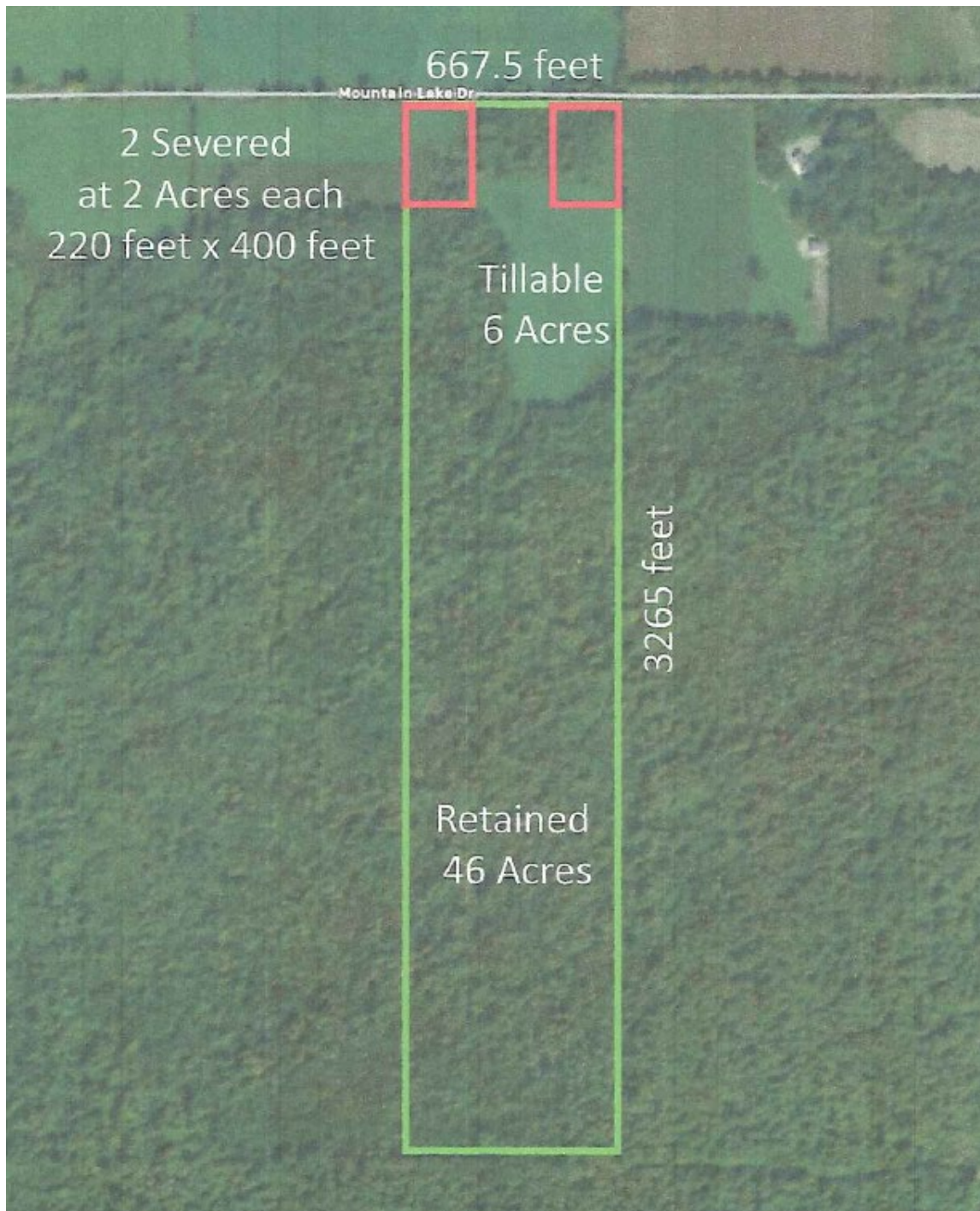
For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



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

November 13, 2024

Michael Benner, Director of Development and Infrastructure
Township of Georgian Bluffs
planning@georgianbluffs.ca

**RE: Consent Application B24-24 and B25-24 Bannerman
Part of Lot 23 Concession 18 Keppel
Township of Georgian Bluffs
Roll: 420362000506400 (PIN 370280201)
Owner: Denise Bannerman**

Dear Michael Benner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

Proposal

Applications B24/24 and B25/24 propose to sever two 0.8 hectare parcels from an existing 20 ha parcel for future rural residential use. 18.4 hectares will be retained for future rural residential use. The subject lands were previously created in 2023 through applications B04/23 and B05/23. Registration of the subject lands occurred in August of 2024.

The subject lands are identified as the following in the County Official Plan:

- Schedule A – Land Use Types - Rural
- Schedule C - Natural Heritage System Core Areas and Linkages – Core Area
- Appendix A – Constraint Mapping – Karst Area
- Appendix B – Constraint Mapping – Significant Woodland and ANSI (life science)
- Appendix E - Bedrock and Shale Resources - Bedrock Resource (1-8m)

Schedule A of the County OP designates the subject lands as Rural.

1. The size of the original township lot (LOT 23, CON 18) is approximately 40 hectares and contains two lots. The creation of two additional lots would meet County OP lot densities identified in Table 9. The severed lots would also have lot areas of 0.8 hectares and meet the required frontage-to-depth ratio.

Per Section 5.2.2 5), new land uses, including the creation of lots, shall comply with the Provincial MDS formulae.

2. MDS calculations were not submitted with the applications. Additional comments in this regard should be obtained from municipal staff.
3. From a general planning perspective, it should be ensured that the subject property can safely provide on-site water servicing and on-site sewage servicing. Additional comments in this regard should be provided by municipal staff.

Schedule C identified the lands as within the Natural Heritage System Core Area. The intent of the Core Areas is to protect the very large natural areas in the County, while recognizing continued private ownership and encouraging landowners to continue to protect and manage these lands in an environmentally sustainable manner, including for farming and recreational purposes

4. The proposed severed lands are outside of the Core Area, yet remain within 120 metres. Please see ecology staff comments below for more details in this regard

Constraints

Appendix A identifies the subject lands as having potential karst topography. Due to its geological nature, karst topography presents a potential hazard to human safety which must be mitigated through development controls and approvals. As such, it is necessary for the proponent of any planning application to provide an assessment of the proposed area of development. Depending on the site and the scale of the development, an environmental impact study, Hydrogeological or Karst Study, completed by a qualified individual may be required.

5. Staff understand that a karst assessment prepared by GM Blue Plan, dated April 26, 2022, was submitted in support of related consent application in 2023 (files B04.2023 and B05.2023), which created the subject lands. However, the report did not contemplate further lot creation and/or the creation of additional building envelopes. As such, additional assessment of the karst hazards on site, from a qualified individual, will be required to confirm if there are suitable building envelopes on the proposed lots.

Appendix B also indicates that a portion of the subject lands are designated Significant Woodland and ANSI. Section 7.4 states:

- 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.*
- 2) *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.*

6. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the [County's Forestry Management By-law](#). An exemption to the by-law is required, for example, to injure or destroy trees in order to install and provide utilities to the construction or use of a building, structure or thing for which a Building Permit has *not* been issued or for the cutting of a tree in a forested area 1 hectare in size or larger.

Ecology Comments

County ecology staff have reviewed the proposal and provide the following comments:

Easternmost Severed Parcel

7. **Natural Heritage:** The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, and natural heritage core area. It is Grey County staffs understanding that the proposed development will be located within and/or adjacent to the features. As such, it is Grey County Staffs opinion that the potential impact to natural heritage needs to be assessed through a scoped Environmental Impact Study (EIS). We recommend the consultant contact this office to develop a Terms of Reference for the study.
8. **Stormwater Management:** It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.
9. **Source Water Protection:** It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

10. Bedrock Hazards: The property may contain potential hazardous karstic bedrock that may be unstable and unable to support development. The collapse of bedrock or unconsolidated sediments into underlying bedrock cavities is a potential hazard in karst landscapes. Building upon karst bedrock features has the potential to damage property and infrastructure and put the health and safety of landowners and residents at risk. Staff have reviewed the Karst Hazard Study prepared by GM BluePlan (2022) and understand the site inspection and borehole investigations were only partially conducted within the proposed severed parcel boundaries at the time of study commencement and there is not sufficient developable area on the proposed parcel within the previous karst study boundary limits. Further to the conclusions of the report stating, 'Development of the property beyond the limits of proposed development would be subject to further study and inspection prior to approval', an amendment to the karst hazard study is required. We recommend the consultants contact this office to develop a terms of reference for the required study amendments.

Westernmost Severed Parcel

- 11. Natural Heritage:** The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, and natural heritage core area. It is Grey County staffs understanding that the proposed development will be located within a previous disturbed area outside of the features. As such, it is Grey County Staffs opinion that the potential impact to natural would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.
- 12. Stormwater Management:** It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.
- 13. Source Water Protection:** It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.
- 14. Bedrock Hazards:** The property may contain potential hazardous karstic bedrock that may be unstable and unable to support development. The collapse of bedrock or unconsolidated sediments into underlying bedrock cavities is a potential hazard in karst landscapes. Building upon karst bedrock features has the potential to damage property and infrastructure and put the health and safety of landowners and residents at risk. Staff have reviewed the Karst Hazard Study prepared by GM BluePlan (2022) and understand the site inspection and borehole investigations were not conducted in this area of the proposed severed

parcel boundaries at the time of study commencement as it was not listed as a proposed development envelope. Further to the conclusions of the report stating “Development of the property beyond the limits of proposed development would be subject to further study and inspection prior to approval,” an amendment to the karst hazard study is required. We recommend the consultants contact this office to develop a terms of reference for the required study amendments.

Retained Parcel

- 15. Natural Heritage:** The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, and natural heritage core area. It is Grey County staffs understanding that the proposed development will be located within a previous disturbed area outside of the features. As such, it is Grey County Staffs opinion that the potential impact to natural would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.
- 16. Stormwater Management:** It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.
- 17. Source Water Protection:** It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.
- 18. Bedrock Hazards:** The property may contain potential hazardous karstic bedrock that may be unstable and unable to support development. The collapse of bedrock or unconsolidated sediments into underlying bedrock cavities is a potential hazard in karst landscapes. Building upon karst bedrock features has the potential to damage property and infrastructure and put the health and safety of landowners and residents at risk. Staff have reviewed the Karst Hazard Study prepared by GM BluePlan (2022) and find it generally acceptable. Staff recommend the following be listed as conditions of approval as per the conclusions of the report:
 - 1) That at 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 additional fractures or dissolution features that would pose structural limitations. Where fractures or crevasses are 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 Ontario Building Code).

- 2) That the onsite sewage systems are not constructed on areas with evident karstic features and within the proposed development areas identified on Figures 2 and 3.
- 3) That no structures or servicing be constructed in the area identified as having hydraulically active Karst features.
- 4) Development of the property beyond the limits of proposed development would be subject to further study and inspection prior to approval.

Bedrock Resource Area

Appendix E designates a portion of the subject lands within the Bedrock Resource area. Section 5.6.6.2) states:

- ...
- Within Bedrock and Shale Resource Areas shown on Appendix E and on adjacent lands ... new non-farm sized lot creation, which would significantly prevent or hinder new extraction operations may only be permitted if:*
- i. the resource use would not be feasible for extraction as per current industry standards (i.e., resources with greater than 8 m of overburden);*
 - ii. or the proposed land use or development serves a greater long-term public interest;*
 - iii. and issues of public health, public safety and environmental impact are addressed.*

19. Staff understand that the proposal is to create two new non-farm sized rural residential lots. It is unclear how the proposed severances meet the above noted policy 5.6.6.2). Staff request that further justification be provided, including a letter of opinion from a qualified engineer to determine that extraction of the resource would not be feasible.

Summary

Staff recommend that the applications be deferred until such a time as a Karst Hazard Study has been completed for the two proposed lots, a letter of opinion is provided addressing the Bedrock Resource Area policies, and an Environmental Impact Study is completed for the easternmost proposed lot.

Further to the above, staff recommend that the findings of previous karst study and any further karst and/or environmental assessment be embedded in the zoning for the proposed severed and retained lands by way of a zoning by-law amendment.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours Truly,

Cassandra Dillman
Intermediate Planner
548 877 0853
Cassandra.dillman@grey.ca
www.grey.ca



Date: Tuesday, December 10, 2024
From: Michael Benner, Director of Development and Infrastructure
Subject: **B05/24 Heidolph**
Report DEV2024-068

This document and its attachments are public and available in an accessible format upon request.

Recommendation

It has been demonstrated that the proposed application is consistent with the Niagara Escarpment Plan, conforms to the County OP, and complies with the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. It is recommended that Consent applications B-05-24 be approved, subject to the following conditions:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That an Archaeological assessment be completed to the satisfaction of the Saugeen Ojibway Nation.
6. That a species at risk study/screening is completed to the satisfaction of Grey County.
7. That an entrance permit for the severed lands is obtained from Grey County.

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8. The Township agrees to deliver a Transfer for nominal consideration to the owner in respect of Louise Street, which can be described as “Louise Street on Plan 180 (PIN 37023-0312 (LT))”; and
9. The Township agrees to pass a by-law deeming Plan 180 to not be a registered plan of subdivision for the purposes of s. 50(3), in accordance with s. 50(4) of the Planning Act.

Application Summary

Owner(s): Marietta Heidolph

Agent: Paul Tobia, Weston Consulting

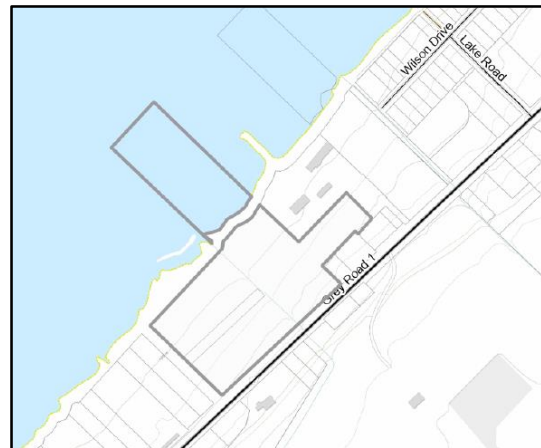
Civic Address: 501241 Grey Road 1, Georgian Bluffs

Legal: LT 1 - 25 PL 180 KEPPEL: 50 FT RD PL 181 KEPPEL: PT LT 1 - 7 PL 181 KEPPEL: PT LT 3 JONES RANGE KEPPEL: PT ALLEY PL 181 KEPPEL AS IN R368329, R385905, R553798, R553800 & R553818 EXCEPT PT 116R2740, PL 803 & PT 316R9455; GEORGIAN BLUFFS

ARN: 420362000618000

The subject lands total 7.62 hectares of land with an additional 3.22 hectare water lot extending into Colpoy’s Bay. The subject lands are separated from the water lot by the Township’s Shoreline Road Allowance as noted in the attached severance sketch.

Application B05/24 proposes to sever an area of approximately 4.16 hectares for residential use. 6.96 hectares containing a house and accessory structures, including the 3.22 hectare water lot, will be retained for continued residential use.



It should also be noted that the application was originally intended to go before the Committee of Adjustment at the February 20th meeting but was withdrawn to allow Mrs. Heidolph and her consulting and legal team an opportunity to further assess their approach to the development of these lands. As detailed in this report, it has been decided to move forward with the proposed severance and de-register a circa 1903 plan of subdivision that also exists on the lands.

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	Retained Lot	Severed Lot
Lot Area	6.96 hectares	4.16 hectares
Frontage	122.1 metres	202.8 metres
Lot Depth	503.7 metres	201.6 metres
Lot Width	123.8 metres (at rear)	202.3 metres (at rear)
Servicing	Private water and septic	Nil
Existing Structures	House and accessory structures	None
Proposed Structures	None	Residential

Policies Affecting the Proposal

Niagara Escarpment Plan (NEP)

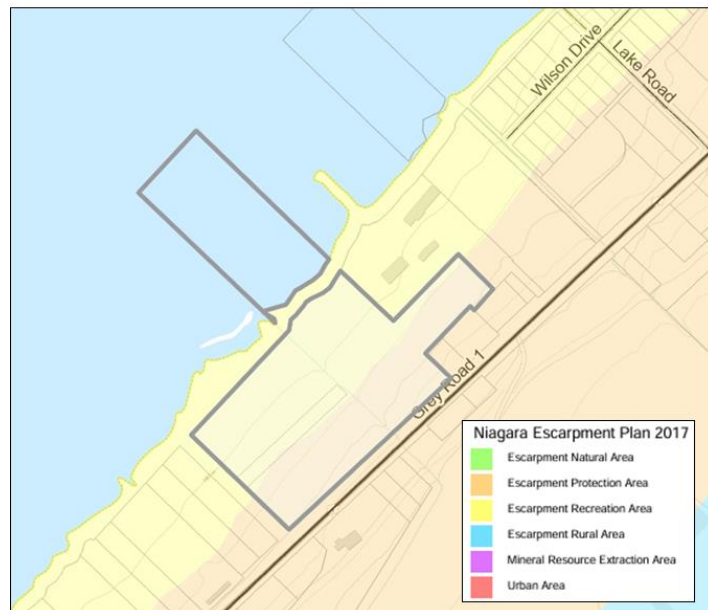
The Niagara Escarpment Plan designates portions of the Subject Property Escarpment Recreation Area and Escarpment Protection Area.

As the subject lands are outside of the NEP Development Control Area, severance approval of these lands rests with the local municipality's Committee of Adjustment.

Section 1.4.4 of the NEP contains policies related to lot creation within the Escarpment Protection Area.

Section 1.8.4 and 1.8.5 of the NEP

contains policies related to lot creation within the Escarpment Recreation Area. The following provides relevant NEP policies from the above-noted sections and describes how those policies have been addressed.



1.4.4. Escarpment Protection Area

1.4.4.1. A lot may be created by severing one original township lot or original township half lot, from another original township lot or original township half lot, provided there have been no previous lots severed from one of the affected original township lots or



original township half lots. Such severances shall only occur along the original township lot line.

There have been no previous lots severed from the Subject Property.

1.8.4. Escarpment Recreation Area

Subject to the Development Criteria in Part 2, the Development Objectives of this section and the requirements of applicable official plans, secondary plans and/or by-laws that are not in conflict with the Niagara Escarpment Plan, new lots may be created for permitted uses.

The proposed Consent has regard for the Development Criteria in Part 2 of the redevelopment Objectives as well as the relevant municipal planning documents.

1.8.5 Development Criteria

1.8.5.1. Development within Escarpment Recreation Areas shall not encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas

1.8.5.3. New lots within Escarpment Recreation Areas shall not be created if such lots encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas adjacent to the Urban Area.

The severed lands are split-designated Escarpment Recreation and Escarpment Protection. Furthermore, no development is proposed on the severed lands or the retained lands. Any future development for the severed lands would be located within the Escarpment Recreation designation and will be subject to municipal approvals.

Grey County Official Plan (GCOP)

Section 9.12 of the Grey County Official Plan contains policies related to lot creation within the Escarpment Protection Area. These policies are detailed below.

9.12.1. Where division of land is considered, the approval authority must have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:

- a) The land division is permitted by the appropriate land use policies of Section 3 to 8;*
- b) The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;*



The proposed Consent does not conflict with the development pattern of the area. Any future development applications for the property will be subject to municipal approvals.

c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;

The proposed Consent creates a vacant lot which can be used for residential purposes. Any future development applications for the property will be subject to municipal approvals.

d) The servicing requirements of Section 8.9 must be met;

e) Direct access from a Provincial Highway or a County road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;

f) Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;

Any future development applications for the property will be subject to municipal approvals.

g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law.

The proposed Consent creates a parcel that conforms to the minimum provisions of the zoning by-law. Any future development applications for the property will be subject to municipal approvals.

h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.

Not applicable.

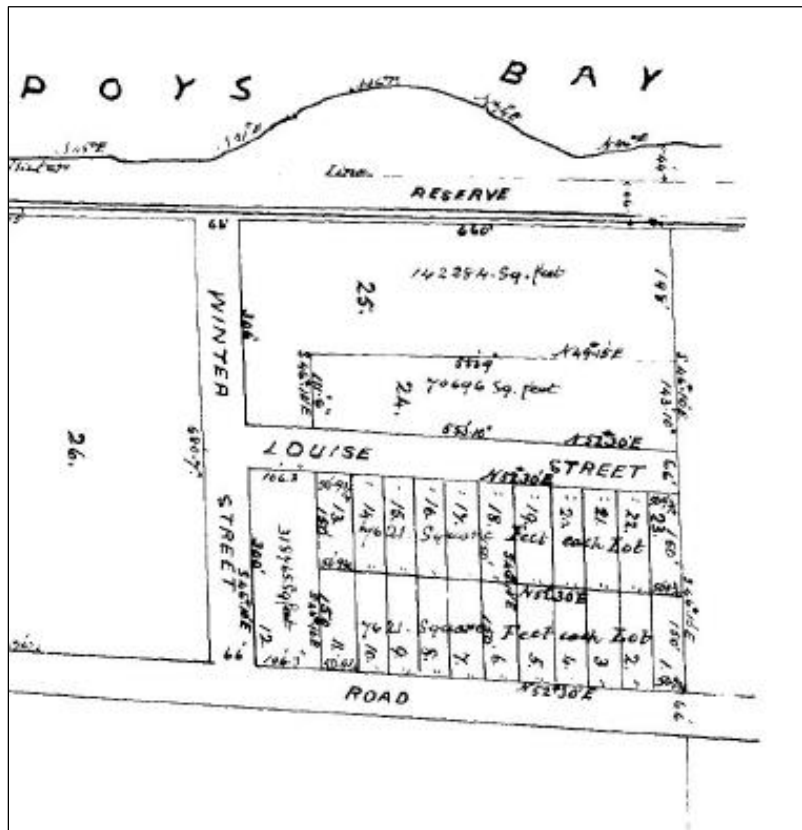
Township of Georgian Bluffs Zoning By-law 2020-020

The subject lands are noted as lying within the Niagara Escarpment Plan area in the Zoning By-law. As such, local zoning provisions do not apply.



Plan of Subdivision 180 and Louisa Street

Marietta Heidolph is the registered owner of the lands legally known as PIN 37023-0325 (LT). The eastern portion of these lands are currently occupied by Mrs. Heidolph (the "Heidolph Residence"). A plan of subdivision is registered on the western portion of the lands, known as "Plan 180". Plan 180 was deposited on title to the subject lands in 1903 and continues to appear as a registered plan of subdivision on title to the property. Plan 180 contemplated two public roads: Winter Street (PIN 37023-0311 (LT)) and Louise Street (PIN 37023-0312 (LT)), which were conveyed to the "Public Authority Having Jurisdiction".



Winter Street is currently operating as a public road allowance and would appear to be recognized by all parties as a public road. Louise Street is also legally owned by the "Public Authority Having Jurisdiction", having been conveyed when Plan 180 was registered on the subject lands in 1903. However, the Township and the Heidolchs have treated Louise Street as being in Mrs. Heidolph's ownership for many years. By way of example, the Heidolph's municipal tax bill has included reference to this "private road". Louise Street has also been maintained and used openly by the Heidolph's as a private road for decades.

Plan 180 is registered on title to the subject lands, and either needs to be de-registered or acknowledged as a valid plan of subdivision before any form of future development can occur on the lands. Mrs. Heidolph and her legal team wish de-register Plan 180 to expedite the proposed severance and allow for conveyance of the new parcel. Township and County Planning staff agree with this approach as the lots proposed under Plan 180 may not conform with today's Planning approval framework.



Additionally, the transfer of Louise Street to Mrs. Heidolph through a “Quit Claim” process would allow the municipality to avoid declaring Louise Street as surplus lands and going through the lengthy sale process. Instead, this process would serve to clean up title for the owner and the Township and allow the parties to continue to use the lands as they have been for decades.

The de-registration of Plan 180 and the transfer of Louise Street to Mrs. Heidolph have been included as conditions of severance approval.

Relevant Consultation

Notice of Complete Application and Public Meeting was circulated to commenting agencies and the neighbouring property owners on January 21, 2024. Additional Notice was also posted on the subject lands notifying the neighbours of the December 10th Public Hearing. The following agencies have provided comments.

Source Water Protection Risk Management Office comments dated January 25, 2024.

From the information noted in the application for a severance, it has been determined that neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities) applies on the above-noted property, pursuant to the Clean Water Act, 2006.

Saugeen Ojibway Nation Archaeology Department comments dated January 31, 2024.

Please include a condition that SON Archaeology requires an archaeological assessment to be conducted as a condition of severance approval. SON Archaeology should be contacted prior to obtaining an archaeological consultant or conducting an assessment.

Grey County Planning and Development Services comments dated February 15, 2024.

Provided positive comments are received from the Conservation Authority regarding the Hazard Lands, that a species at risk study/screening is completed or a holding provision is put onto the lands until a species at risk study/screening is completed prior to development of the lot, all future buildings maintain a 75 foot setback from the County road centre line and an Entrance Permit is applied for if the proposed entrance is on the County road; County Planning staff have no concerns with the subject application.

More recent dialogue with the Grey County Planning Department has indicated that the County supports the de-registration of Plan 180 and the transfer of Louise Street.



Conclusion & Recommendation

It has been demonstrated that the proposed application is consistent with the Niagara Escarpment Plan, conforms to the County OP, and complies with the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. It is recommended that Consent applications B-05-24 be approved, subject to the following conditions:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That an Archaeological assessment be completed to the satisfaction of the Saugeen Ojibway Nation.
6. That a species at risk study/screening is completed to the satisfaction of Grey County.
7. That an entrance permit for the severed lands is obtained from Grey County.
8. The Township agrees to deliver a Transfer for nominal consideration to the owner in respect of Louise Street, which can be described as "Louise Street on Plan 180 (PIN 37023-0312 (LT))"; and
9. The Township agrees to pass a by-law deeming Plan 180 to not be a registered plan of subdivision for the purposes of s. 50(3), in accordance with s. 50(4) of the Planning Act.



Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2024-066 B05-24 Heidolph.docx
Attachments:	<ul style="list-style-type: none">- 1 - 2023.12.06 - 501241 Grey Road 1 - Consent Application Signed.pdf- 3 - Severacne Sketch.pdf- 4 - Severance Sketch with NEC Mapping.pdf- 8 - Original Plan of Subdivision 180.pdf- Updated Notice B05-24 Heidolph.pdf
Final Approval Date:	Nov 26, 2024

This report and all of its attachments were approved and signed as outlined below:

Niall Loble, Chief Administrative Officer



Township of Georgian Bluffs Committee of Adjustment

Severance Application

Date Accepted: _____ File No: B _____ / _____ Roll #: _____

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are **minimum mandatory requirements** as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment

2. Owner: Marietta Heidolph

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: Paul Tobia (Weston Consulting)

Address: 201 Millway Ave, Vaughan ON

Phone Number: 905.738.8080 x290 Postal Code: L4K 5K8

Email: ptobia@westonconsulting.com

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Marietta Heidolph (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize Paul Tobia to

make this application on my/our behalf.

Date: Dec 3, 2023 Signed: Marietta Heidolph

Date: _____ Signed: _____

Witness to signature: _____

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

6. Subject Land:

Legal Description: LT 1 - 25 PL 180 KEPPEL; 50 FT RD PL 181 KEPPEL; PT LT 1 - 7 PL 181 KEPPEL; PT LT 3 JONES RANGE KEPPEL; PT ALLEY PL 181 KEPPEL AS IN R368329, R385905, R553798, R553800 & R553818 EXCEPT PT 1 16R2740, PL 803 & PT 3 16R9455; GEORGIAN BLUFFS

Former Municipality: Township of Keppel

Civic Addressing Number: 501241 Grey Road 1

7. Description of Subject Land:

a) **Existing** use of Subject Land: Residential Dwelling

b) **Existing** Buildings: 5

c) Is the Subject Land presently subject to **any** of the following:

Easement Restrictive Covenants Right of Way

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended
to be **severed**

Frontage 202.8 m

Depth: Side Lot Line 201.6 m

Width: Rear Lot Line 202.3 m

Area 4.16 hectares

Dimensions of land intended
to be **retained**

Frontage 122.1 m

Depth: Side Lot Line 503.7 m

Width: Rear Lot Line 123.8 m

Area 6.96 hectares

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:
Unknown

Address: N/A

Buildings Proposed: _____

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

Buildings Proposed: No new buildings

Specify Use: Existing Residential Dwelling, accessory building, and sheds

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input checked="" type="checkbox"/> Grey Road 1	<input checked="" type="checkbox"/> Grey Road 1
Township Road	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained	<input checked="" type="checkbox"/> Shoreline	<input type="checkbox"/>
Municipal road allowance	<input checked="" type="checkbox"/> Winter St.	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

Yes No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other Natural Gas

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? _____
- c) Area of total farm holding: Hectares _____ Acres _____
- d) Number of tillable: Hectares _____ Acres _____
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?
 Yes No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?
 Yes No

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

15. Sketch

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

Required Information:

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

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

I/We Marietta Heidolph
(Applicant(s) Name(s))

Of the Township of Georgian Bluffs
(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.

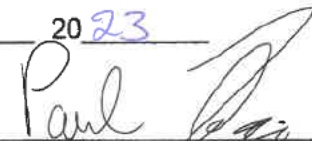
Sworn (or declared) before me at the

City of Vaughan

In the Region of York

This 06 day of December 2023


Signature – Commissioner of Oaths


Signature of Applicant's Agent

Miriam Brown
Name in Print

Paul Tobia
Applicant(s) Agent Name in Print

Miriam Vivienne Brown,
a Commissioner, etc.,
Province of Ontario,
for Weston Consulting Group Inc.
Expires August 22, 2025

Signature of Applicant(s)


Signature of Applicant(s)

Applicant(s) name in Print

Marietta Heidolph
Applicant(s) 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: _____

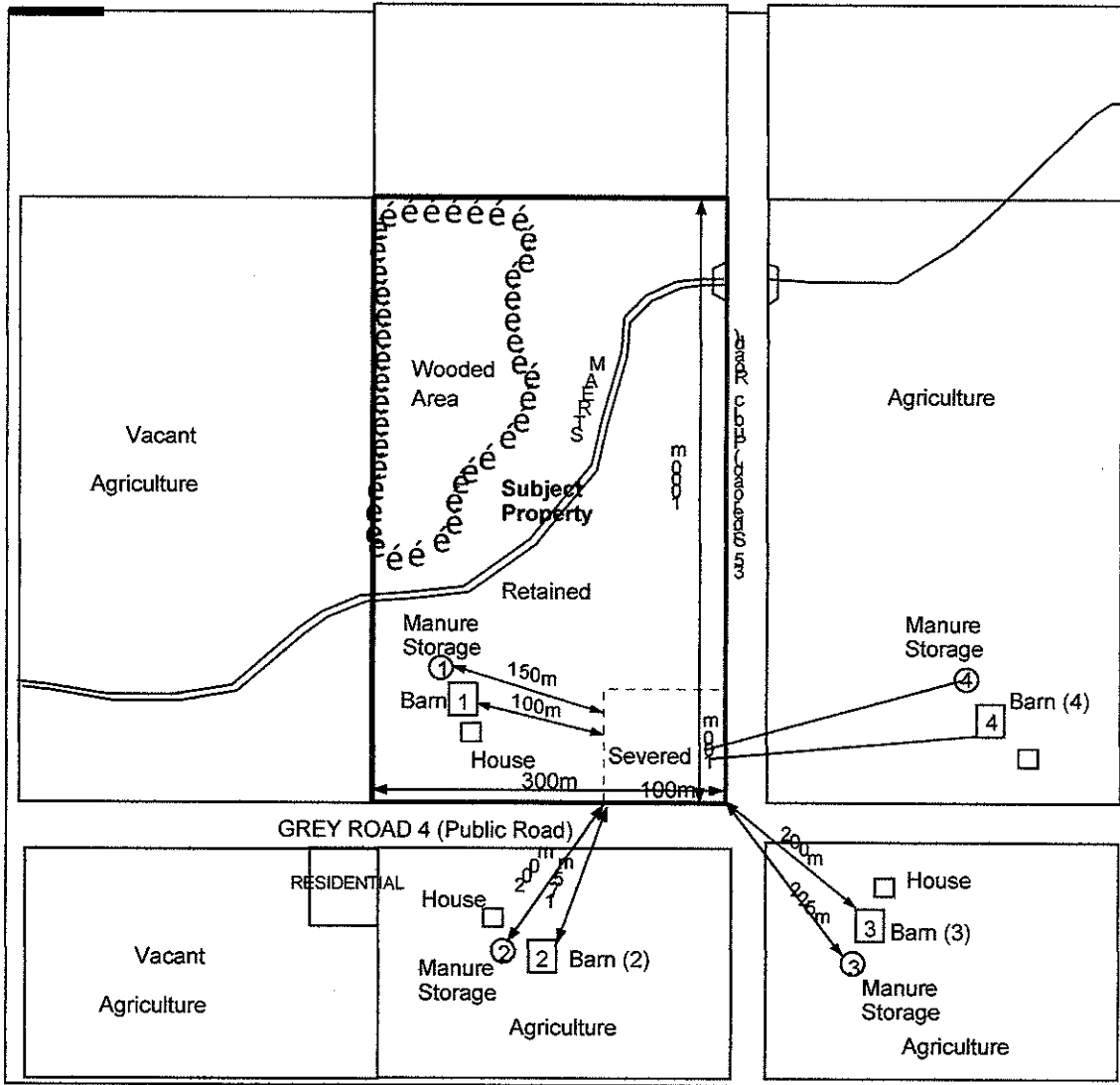
e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

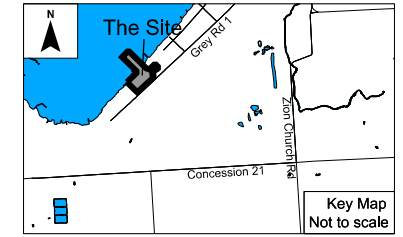
Yes _____ No _____ Submitted _____ Approved _____

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



Sample Sketch





LEGEND

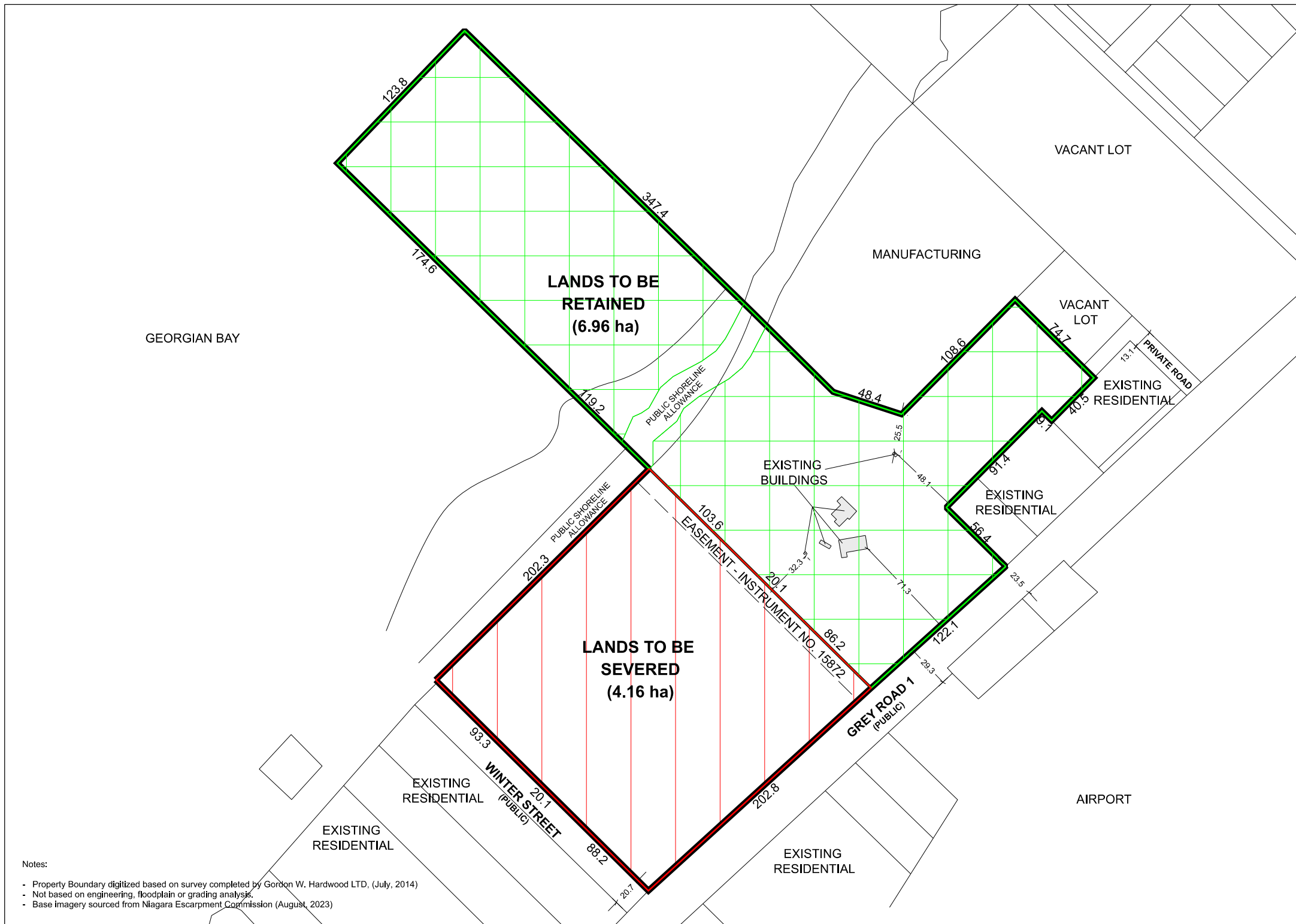
- Total Holdings (11.38 ha)
- Lands to be Severed (4.16 ha)
- Lands to be Retained (6.96 ha)
- Existing Buildings

DRAWN / REVISED	
03 NOV 2023	Revise Areas
31 AUG 2023	Add Easement & Labels, Update Severance Area
10 AUG 2023	First Draft

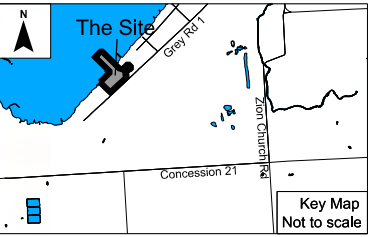
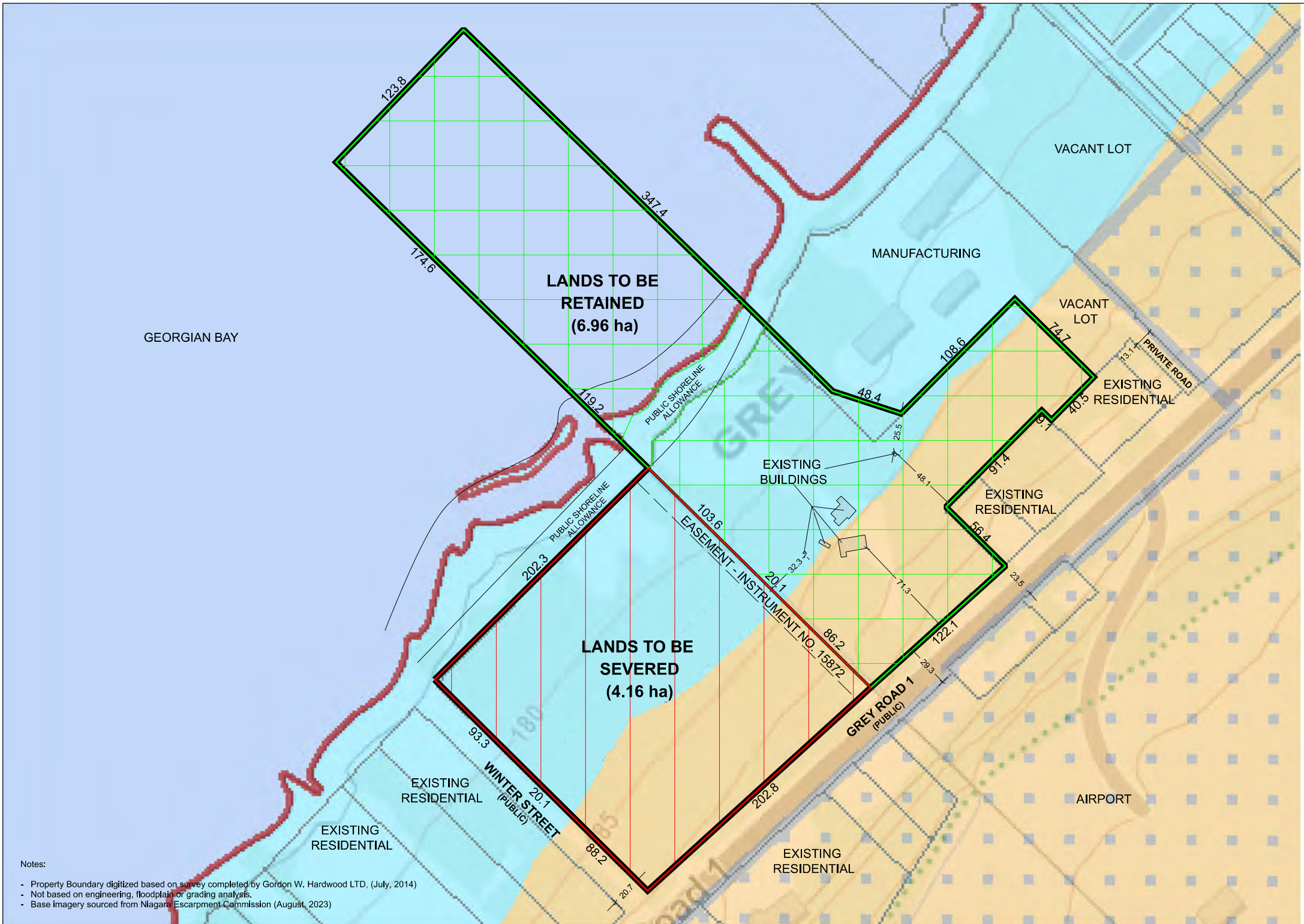
SEVERANCE PLAN
 501241 GREY ROAD 1
 TOWNSHIP OF GEORGAIN BLUFFS
 COUNTY OF GREY



File Number: 11645
 Date: 2023-11-03
 Drawn By: NDC
 Planner: PT
 CAD: 11645_Severance
 Drawing
 S2
 Page 75 of 79



- Notes:
- Property Boundary digitized based on survey completed by Gordon W. Hardwood LTD, (July, 2014)
 - Not based on engineering, floodplain or grading analysis.
 - Base imagery sourced from Niagara Escarpment Commission (August, 2023)



LEGEND

- Total Holdings (11.38 ha)
- Lands to be Severed (4.16 ha)
- Lands to be Retained (6.96 ha)
- Niagara Escarpment Protection Area
- Escarpment Recreation Area
- Area of Development Control
- Niagara Escarpment Plan Area
- Existing Buildings

DRAWN / REVISED

03 NOV 2023	Revise Areas
31 AUG 2023	Add Easement & Labels, Update Severance Area
10 AUG 2023	First Draft

SEVERANCE PLAN
 501241 GREY ROAD 1
 TOWNSHIP OF GEORGAIN BLUFFS
 COUNTY OF GREY



WESTON CONSULTING

File Number: 11645 Drawing
 Date: 2023-11-03
 Drawn By: NDC
 Planner: PT
 CAD: 11645_Severance
 Page 76 of 79

Notes:

- Property Boundary digitized based on survey completed by Gordon W. Hardwood LTD, (July, 2014)
- Not based on engineering, floodplain or grading analysis.
- Base imagery sourced from Niagara Escarpment Commission (August, 2023)



Notice of Complete Application, Public Hearing and Public Meeting

Owner(s): Marietta Heidolph
Agent: Paul Tobia, Weston Consulting
Civic Address: 501241 Grey Road 1, Georgian Bluffs
Legal Desc: LT 1 - 25 PL 180 KEPPEL: 50 FT RD PL 181 KEPPEL: PT LT 1 - 7 PL 181 KEPPEL: PT LT 3 JONES RANGE KEPPEL: PT ALLEY PL 181 KEPPEL AS IN R368329, R385905, R553798, R553800 & R553818 EXCEPT PT 116R2740, PL 803 & PT 316R9455; GEORGIAN BLUFFS
Roll Number: 420362000618000

Consent Application B05/24 will be heard on December 10, 2024, at 5:00 pm.
 Council Chambers are **OPEN** to the Public.
 Council Chambers: 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

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

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 244.

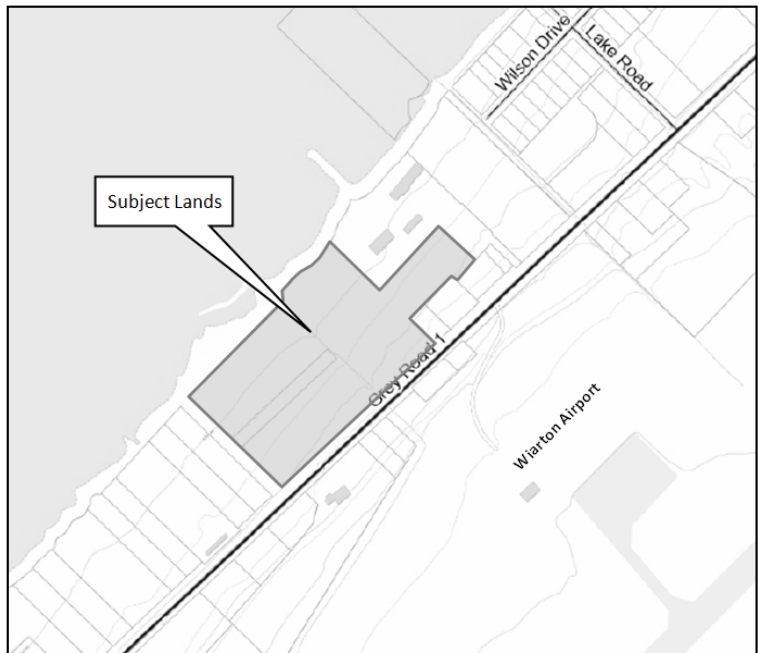
View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B05/24 proposes to sever an area of approximately 4.16 hectares for residential use. 6.96 hectares containing a house and accessory structures will be retained for continued residential use.



	Retained Lot	Severed Lot
Lot Area	6.96 hectares	4.16 hectares
Frontage	122.1 metres	202.8 metres
Lot Depth	503.7 metres	201.6 metres
Lot Width	123.8 metres (at rear)	202.3 metres (at rear)
Servicing	Private water and septic	Nil
Existing Structures	House and accessory structures	None
Proposed Structures	None	Residential

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 Ontario Land Tribunal may dismiss the appeal.

How do I submit my comments?

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

Township of Georgian Bluffs
 177964 Grey Road 18
 Owen Sound, ON
 By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **December 4, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

Site Plan Provided by Applicant:



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.