



Township of Georgian Bluffs

Committee of Adjustment Agenda

October 21, 2025, 5:00 p.m.

Virtual - Microsoft Teams

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

Pages

1. **Call to Order**

2. **Territorial Acknowledgement**

In the spirit of reconciliation, we acknowledge with respect, the history and living 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. We recognize that these lands are the territories of the Chippewas of Saugeen and the Chippewas of Nawash, collectively known as the Saugeen Ojibway Nation, the keepers of this land.

Georgian Bluffs is located on lands encompassed by Treaties 45 ½, 67, 72, 82 and 93. We reflect on our role as Treaty People and, the need to live in respect and peace and show respect to the first peoples who inhabit these lands and waters.

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 September 16, 2025

Recommendation:

That the minutes of the Committee of Adjustment meeting held on September 16, 2025, be approved.

6. New Business

6.1 New Member Welcome

Mayor Sue Carleton has been appointed as a member to the Committee of Adjustment.

6.2 Election of Chair and Vice-Chair

Following the resignation of Chair Thompson, a new Chair must be elected.

Recommendation:

That Member _____ be appointed as Committee Chair;
and

That said appointment take immediate effect.

6.3 New Applications

6.3.1 DEV2025-073 - Severance Application B14/25 - Elizabeth Van Loo and the Estate of Cornelius Van Loo

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Recommendation:

It has been demonstrated that the proposed application B14/25 is consistent with the Provincial Planning Statement 2024 and complies 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 the application 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. 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).
3. That the applicant pays the applicable consent

certification fee at the time of certification of the deeds.

4. That a supporting Zoning By-law Amendment be in force and effect to re-zone the lands to a site-specific zone under the AG Zone to prohibit the future construction of a new residential dwelling of any type on the retained lands as well as to reduce the minimum lot area requirement of an agricultural lot in the 'AG' zone, as it applies to the retained parcel, from 40 hectares 39.6 hectares, and, reduce the 'minimum lot area' requirement of a residential lot in the 'AG' zone, as it applies to the severed parcel, from 40 hectares to 1.2 hectares, and, increase the maximum lot coverage of the 'AG' zone, as it applies to the severed parcel, from 1% to 10% for the accessory buildings and from 10% to 14% for all buildings.
5. That approval and/or entrance permits be obtained from the Grey County Transportation Department for the entrances to the retained parcel from Grey Bruce Line, and that the proposed field entrance be located 100 metres from the existing entrance for the severed lot.
6. That the owner obtains a Section 65 Report for the proposed severance.

Recommendation:

It has been demonstrated that applications B13/25 and A07/25 for Elizabeth Van Loo and the Estate of Cornelius Van Loo for lands described as CON B PT LOT 9, is consistent with the Provincial Planning Statement 2024, conforms to the County of Grey's Official Plan, and complies with the intent of the Township of Georgian Bluffs' Zoning By-law 2020-020. It is recommended that the applications 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. The Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.
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. 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).
3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.
4. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Georgian Bluffs.

Recommendation:

It has been demonstrated that the proposed application B19-25 is consistent with the Provincial Planning Statement 2024, complies with the Grey County Official Plan, is consistent with the Township of Georgian Bluffs Official Plan, and aligns with the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that application B19/25 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 approval and/or entrance a permit be obtained from the Township of Georgian Bluffs Operations Department for the entrance to the severed parcel from Alexandria Street.
6. That a Servicing Options Study should be provided, per policy 8.9.1(10)(c)], to ensure that the site can be viably accommodated on municipal water and private sewage services and that site conditions are suitable for the long-term provision of such services.

Recommendation:

Township Planning staff respectfully recommend that the Committee of Adjustment defer making a decision on Severance Applications B16-25, B17-25 and B18-25 at this time, so that the applicant can provide additional information to the County of Grey and the Township of Georgian Bluffs as requested.

7. Unfinished Business

None.

8. Date of Next Regular Meeting/Adjournment

Committee of Adjustment - November 18, 2025 @ 5:00p.m.

Recommendation:

That the meeting be adjourned at __:__ p.m.



Township of Georgian Bluffs

Committee of Adjustment Minutes

September 16, 2025, 5:00 p.m.

Members Present: Member Cathy Moore Coburn
 Member Ron Glenn
 Member Elgin McMillian
 Vice-Chair Michelle Le Dressay

Staff Present: Ben Suchomel, Community Planner
 Michael Benner, Director of Development and Infrastructure
 Alicia Finch, Development Services Coordinator

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

The Vice-Chair called the meeting to order at 5:00 p.m.

2. Territorial Acknowledgement

The Vice-Chair opened the meeting with the territorial acknowledgement statement.

3. Approval of Agenda/Additions to the Agenda

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

That the agenda be approved as presented.

Approved

4. Declaration of Pecuniary Interest

None declared.

5. Minutes of Previous Meetings

5.1 July 15, 2025

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

That the meeting of the Committee of Adjustment meeting held on July 15, 2025, be adopted.

Approved.

Member Moore Coburn noted that in the future, it would be helpful if the minutes also noted those not in attendance.

6. New Business

Ben Suchomel, Georgian Bluffs' Community Planner, was introduced to the Committee.

6.1 New Applications

6.1.1 DEV2025-067 - Consent Application B15/25 Breen and the Bruce Trail Conservancy

The Secretary-Treasurer indicated that there have been no request(s) for deferral or withdrawal of the application. Notice of the Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on August 22, 2025, 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 website. 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.

Joel Swaggerman from the Bruce Trail Conservancy registered with the Secretary-Treasurer to provide comment on behalf of the applicant.

No public was in attendance.

The Committee expressed concern that a "conservation easement" should also be placed on the severed lands to ensure that no future

development takes place, and the following motion was put forward.

The following motion was put on the floor.

That a conservation easement to be placed on the severed lands to the satisfaction of the Township of Georgian Bluffs be included as a condition of consent approval.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Elgin McMillan

That, it has been demonstrated that application B15/25 for Jeffery Adam Breen for lands described as TP BROOKE PARK LOTS 41 & 42, Township of Georgian Bluffs, County of Grey, is consistent with the Provincial Planning Statement, conforms to the County of Grey's Official Plan, complies with the intent of the Township of Georgian Bluffs' Zoning By-law and does not conflict with the Niagara Escarpment Plan. It is recommended that the application 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. The Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.**
- 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. 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).**
- 3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.**
- 4. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is**

**subject to Report #DEV2025-067 Roll #
420358001203810**

- 5. That a Conservation Easement be registered on the title of the severed lands to the satisfaction of the Township of Georgian Bluffs.**

Approved

7. Unfinished Business

- 7.1 Correspondence from Brent Thompson - Severance Application B05/25

Moved By: Member Cathy Moore Coburn

Seconded By: Member Elgin McMillian

That the July 19, 2025, email from Brent Thompson regarding consent application B05/25 be received for information.

Superseded

The Committee discussed the notice procedure followed and expressed concerns with due process. Some discussion was held about reopening the matter for consideration at the October 21st Committee meeting.

However, following further discussion on the application, the Committee supported their original position and noted that no new information was being provided that would result in a change in decision on the matter.

Moved By: Member Ron Glenn

Seconded By: Vice-Chair Michelle Le Dressay

That the July 19, 2025, email from Brent Thompson be received for information; and

That upon further consideration of the matter after receiving additional correspondence from the applicant, the Committee of Adjustment does not support application B05/25, as the application does not comply with the definition to a residence surplus to an agricultural operation under the 2024 Provincial Planning Statement.

Approved

8. Date of Next Regular Meeting/Adjournment

Committee of Adjustment - October 21, 2025 @ 5:00pm

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

That the meeting be adjourned at 5:42 p.m.

Approved

Vice-Chair, Michelle Le Dressay

Secretary Treasurer, Michael Benner

Date: Wednesday, October 08, 2025

Submitted By: Michael Benner, Director of Development and Infrastructure

Prepared By: Ben Suchomel, Community Planner

Subject: B14/25 Elizabeth Van Loo and the Estate of Cornelius Van Loo

Report DEV2025-073

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

Recommendation

It has been demonstrated that the proposed application B14/25 is consistent with the Provincial Planning Statement 2024 and complies 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 the application 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. 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).
3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.
4. That a supporting Zoning By-law Amendment be in force and effect to re-zone the lands to a site-specific zone under the AG Zone to prohibit the future construction of a new residential dwelling of any type on the retained lands as well as to reduce the minimum lot area requirement of an agricultural lot in the 'AG' zone, as it applies to the retained parcel, from 40 hectares 39.6 hectares,

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and, reduce the 'minimum lot area' requirement of a residential lot in the 'AG' zone, as it applies to the severed parcel, from 40 hectares to 1.2 hectares, and, increase the maximum lot coverage of the 'AG' zone, as it applies to the severed parcel, from 1% to 10% for the accessory buildings and from 10% to 14% for all buildings.

5. That approval and/or entrance permits be obtained from the Grey County Transportation Department for the entrances to the retained parcel from Grey Bruce Line, and that the proposed field entrance be located 100 metres from the existing entrance for the severed lot.
6. That the owner obtains a Section 65 Report for the proposed severance.

Application Summary

Owner(s): Elizabeth Van Loo and the Estate of Cornelius Van Loo

Agent: Ron Davidson Land Use Planning Consultants

Address: 017111 Grey-Bruce Line, Georgian Bluffs, Ontario.

Legal Desc: CON 12 N PT LOT 2

Roll Number: 420354000311300

The subject property is located on the eastern side of Grey-Bruce Line, between Grey Road 16 and Concession 6 Arran, within the Township of Georgian Bluffs. According to Schedule 'A' – Official Plan Policy Areas of the Township of Georgian Bluffs Official Plan, the property is identified as “Lands Subject to the Grey County Official Plan.” Within the County of Grey Official Plan, the property is designated as “Agricultural” and “Hazard Lands” on Schedule A. The property is zoned “Agricultural” and “Environmental Protection” under the Township of Georgian Bluffs Zoning By-law 2020-020.

The purpose of Application B14/25 is to sever approximately 1.24-hectare of land containing a dwelling and accessory structures from a 40.91-hectare agricultural property as a surplus farm dwelling severance. 39.67-hectares will be retained for continued agricultural use.

	Retained Parcel	Severed Parcel
Lot Area	39.6 ha	1.2 ha
Lot Frontage	90.6 m	117 m
Depth	Irregular	1337 m
Servicing	None	None
Existing Buildings	Vacant	Existing Residential Dwelling and Accessory Structures
Proposed Buildings	None	None



**Figure 1: Location Map – 017111 Grey-Bruce Line, Georgian Bluffs, Ontario.
(Outlined in Red)**

Staff conducted a site visit to the subject property on September 16, 2025.



Figure 2: Public Notice Posted at 017111 Grey-Bruce Line on September 16, 2025.

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Policies Affecting the Proposal

In considering all the relevant Provincial legislation, County and Township policies and regulations, Planning staff offer the following comments:

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) is issued under Section 3 of the Planning 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. In respect of the exercise of any authority that affects a planning matter, the Planning Act requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act. The PPS is to be read in its entirety and the relevant policies are to be applied to each situation. Therefore, only excerpts from the PPS pertinent to the proposal are highlighted below.

The PPS strongly encourages the protection of prime agricultural areas for long-term use for agriculture. Section 2 of the PPS states that lot creation in prime agricultural areas is discouraged and may only be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that:

- (1) the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and;
- (2) the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

The dwelling and associated structures located on the subject lands can be considered surplus to the needs of the bone fide farmer. The applicant proposes a lot area of approximately 1.2 ha to accommodate the existing detached dwelling, accessory structures and septic system.

Based on this review, it is staff’s opinion that the proposal is consistent with the relevant provisions of the PPS.

Grey County Official Plan

Schedule A of the County OP designates the subject lands as ‘Agricultural’ and ‘Hazard Lands’. Section 5.2.3(1) states that,

b) Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed provided that:

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1) *The owner of the lands to be severed is a 'bona fide farmer', or as a condition of the consent application the lands will be sold to a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.*

2) *The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (including any unused livestock facility, if this does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.*

3) *Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.*

4) *The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purposes of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance*

5) *Given that no new house can be built as a result of the surplus farmhouse being severed from the land holding, the requirements for an environmental impact study, do not apply; however no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan; and,*

6) *The existing farmhouse is habitable at the time of application.*

7) *If an existing livestock facility is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a decommissioned livestock facility.*

8) *If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.*

9) *Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified.*

Given that a zoning amendment will be enacted as a condition of severance restricting new residential dwellings on the retained parcels, the proposed severance will comply with the Severance and Natural Heritage policies contained in the County Plan.

Township of Georgian Bluffs Zoning By-law 2020-020

The subject lands are zoned as Agricultural (AG) and Environmental Protection (EP) in the Township's Zoning By-law. A zoning by-law amendment, restricting new residential development on the retained lands, will need to be implemented as a condition of severance.

Strategic Plan Alignment: This report supports the delivery of core services.

Relevant Consultation

Notice of Complete Application and Notice of Public Hearing was circulated on September 16, 2025, to various agencies for review. The following comments were received:

County of Grey Planning and Development Services comments dated October 3, 2025:

"Provided Georgian Bluffs staff are satisfied that the provided justification addresses the criteria in Section 5.2.3(1)(b) and County Transportation Services comments are addressed; County Planning staff have no concerns with the subject application."

Saugeen Ojibway Nation (SON) comments dated May 14, 2025:

"SON does not require assessments for Mrs. Van Loo's property."

Hydro One Networks Inc. comments dated October 2, 2025:

"We are in receipt of your Application for Consent, B14/25 dated 2025-09-16. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only."

GEI Canada comments dated September 17, 2025:

“This property is within the Drainage Area of a Municipal Drain, specifically the Webb Municipal Drain.

Should the landowner wish to continue to sever their lot, a condition of approval would be that the owner obtain a Section 65 Report for their proposed severance. The report would only be created once the severance is approved (on the condition that a Section 65 Report is obtained).

We would require a sketch of the proposed severance from the landowner to complete this report.”

Grey Sauble Conservation Authority (GSCA) comments dated October 7, 2025:

“GSCA has no objections to the proposed consent and zoning by-law amendment applications as it is not anticipated to impact any areas regulated by Ontario Regulation 41/24 and/or natural hazard features.”

Conclusion & Recommendation

It has been demonstrated that the proposed application B14/25 is consistent with the PPS and complies 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 the application 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. 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).
3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.
4. That a supporting Zoning By-law Amendment be in force and effect to re-zone the lands to a site-specific zone under the AG Zone to prohibit the future construction of a new residential dwelling of any type on the retained lands as well as to reduce the minimum lot area requirement of an agricultural lot in the ‘AG’ zone, as it applies to the retained parcel, from 40 hectares 39.6 hectares, and, reduce the ‘minimum lot area’ requirement of a residential lot in the ‘AG’



- zone, as it applies to the severed parcel, from 40 hectares to 1.2 hectares, and, increase the maximum lot coverage of the 'AG' zone, as it applies to the severed parcel, from 1% to 10% for the accessory buildings and from 10% to 14% for all buildings.
5. That approval and/or entrance permits be obtained from the Grey County Transportation Department for the entrances to the retained parcel from Grey Bruce Line, and that the proposed field entrance be located 100 metres from the existing entrance for the severed lot.
 6. That the owner obtains a Section 65 Report for the proposed severance.

Respectfully Submitted:

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP

Original signed by Ben Suchomel

Ben Suchomel, BES,

Date of this Notice: September 16, 2025

Owner(s): Elizabeth Van Loo and the Estate of Cornelius Van Loo
Agent: Ron Davidson Land Use Planning Consultants
Address: 017111 Grey-Bruce Line, Georgian Bluffs, Ontario.
Legal Desc: CON 12 N PT LOT 2
Roll Number: 420354000311300

Notice of Complete Application and Public Meeting

Consent Application B14/25 on October 21, 2025, at 5:00 pm.

Zoning By-law Amendment Z-09-25 on November 5, 2025, 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?

The purpose of Application B14/25 is to sever approximately 1.24-hectare of land containing a dwelling and accessory structures from a 40.91-hectare agricultural property as a surplus farm dwelling severance. 39.67-hectares will be retained for continued agricultural use.

Application Z-09-25 proposes to reduce the minimum lot area requirement of an agricultural lot in the 'AG' zone, as it applies to the retained parcel, from 40 hectares 39.6 hectares, and also to apply the "no dwelling" clause to this parcel, reduce the 'minimum lot area' requirement of a residential lot in the 'AG' zone, as it applies to the severed parcel, from 40 hectares to 1.2 hectares, and, increase the maximum lot coverage of the 'AG' zone, as it applies to the severed parcel, from 1% to 10% for the accessory buildings and from 10% to 14% for all buildings. No changes are proposed to the Environmental Protection (EP) Zone. No other relief to the By-law has been requested.



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 **October 6th, 2025**, 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:
Ben Suchomel, Community Planner, Township of Georgian Bluffs
By email: planning@georgianbluffs.ca
By telephone: 519-376-2729 ext. 203

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.



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: Elizabeth Van Loo and the Estate of Cornelius Van Loo

Address: 017111 Grey-Bruce Line RR 2 Tara, ON

Phone Number: [REDACTED] Postal Code: N0H 2N0

Email: [REDACTED]

3. Applicant (if different from Owner): Ron Davidson Land Use Planning Consultant Inc.

Address: 265 Beattie Street Owen Sound, ON

Phone Number: (519) 371-6829 Postal Code: N4K 6X2

Email: ronalddavidson@rogers.com

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

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

Authorization:

I/We, Elizabeth Van Loo (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize Ron Davidson to make this application on my/our behalf.

Date: May 13/25 Signed: [REDACTED]

Date: _____ Signed: _____

Witness to signature: [REDACTED]

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

6. Subject Land:

Legal Description: Part Lot 2, Concession 12

Former Municipality: Geographic Township of Keppel

Civic Addressing Number: 017111 Grey-Bruce Line

7. Description of Subject Land:

a) **Existing** use of Subject Land: Agriculture with residence

b) **Existing** Buildings: House, shed and barn (used for storage)

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 90.6 m

Depth: Side Lot Line Various

Width: Rear Lot Line 73.3 m

Area 1.24 ha

Dimensions of land intended
to be **retained**

Frontage 101 m and 116 m

Depth: Side Lot Line 1337 m

Width: Rear Lot Line 307.6 m

Area 39.67 ha

9. Use of Subject Land to be **severed**:

- ☒ New Lot
☐ Lot Addition
☐ Lease/Charge
☐ Easement/Right of Way
☐ Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:
To be determined

Address: _____

Buildings Proposed: None

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

Buildings Proposed: None

Specify Use: Agriculture

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	☐	☐
County Road (Provide Road Number)	☒	☒
Township Road	☐	☐
Non-maintained/seasonally maintained	☐	☐
Municipal road allowance	☐	☐
Private Right-of-Way	☐	☐

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

☐ Yes

☐ No

12. Servicing

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

	Severed Parcel	Retained Parcel
Municipally owned/operated	☐	☐
Lake/River	☐	☐
Well	☒	☒

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

☐ Yes

☒ No

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

	Severed Parcel	Retained Parcel
Municipally owned/operated	☐	☐
Septic	☒	☒
Other	☐	☐

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

☒ Electricity ☒ School Bus ☒ Telephone ☒ Garbage Collection ☐ Other _____

13. Agricultural Property History

- 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? 2015 Cash cropping
- c) Area of total farm holding: Hectares 40.915 Acres 101
- d) Number of tillable: Hectares 32.3 Acres 79
- e) Is there a barn on the parcel to be severed? ☒ Yes ☐ No
Condition of Barn Fair Present Use Storage
Capacity of barn in terms of livestock Unknown, hasn't been used in years.
- 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

But not relevant to a surplus farmhouse severance

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

Ron Davidson

(Applicant(s) Name(s))

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

In the _____ County _____ of Grey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

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

Sworn (or declared) before me at the

City _____ of Owen Sound

In the _____ County _____ of Grey

This 15 day of May

2025

Signature – Commissioner of Oaths

Jodi Lynne Potter, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires November 30, 2025.

Name in Print

Signature of Applicant's Agent

Ron Davidson

Applicant(s) Agent Name in Print

Signature of Applicant(s)

Signature of Applicant(s)

Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

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

Agricultural	_____	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 _____

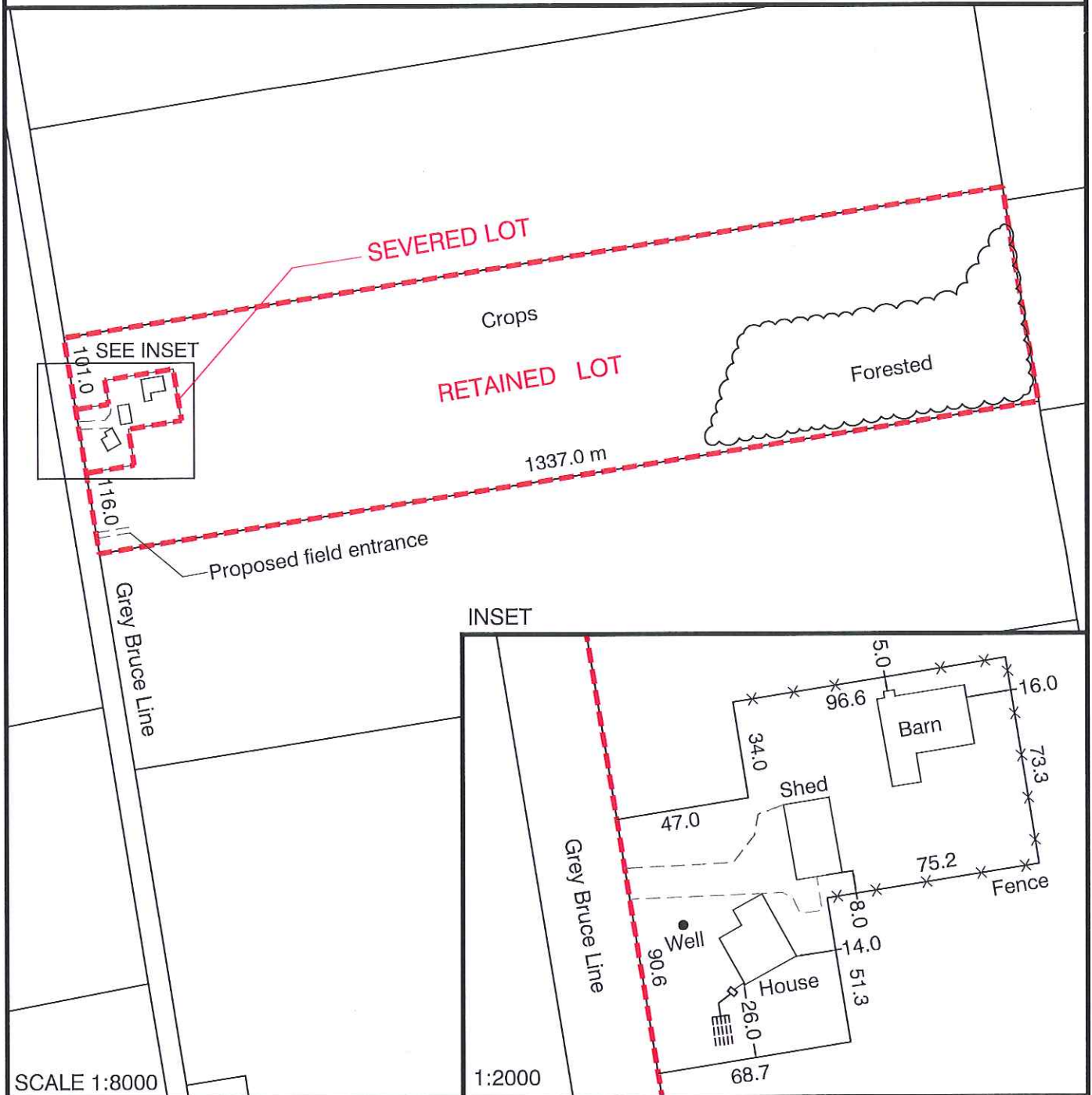
If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: _____

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

Yes _____ No _____ Submitted _____ Approved _____

Proposed Lot Creation

 Subject Property



Surplus Farmhouse Severance
017111 Grey-Bruce Line
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

May 26, 2025

Township of Georgian Bluffs
177964 Grey Road 18
R.R. #3
Owen Sound, ON
N4K 5N5

Attention: Michael Benner
Director, Development & Infrastructure

Dear Michael:

**Re: Application for Consent
Part Lot 9, Concession B, Geographic Township of Derby
Township of Georgian Bluffs
Assessment Roll No. 420362000103801
Owner: Elizabeth Van Loo and the Estate of Cornelius Van Loo**

Further to recent pre-consultation discussions with your office and the County of Grey Planning Department regarding a lot line adjustment involving the above-noted property, enclosed please find a completed Consent application.

Also enclosed are cheques covering the Township application fee and GSCA review fee, as well as comments from Saugeen Ojibway Nation regarding the need for an archaeological assessment and an email from a lawyer pertaining to a cancellation of consent.

To assist your office with its evaluation of this matter, I offer the following:

Proposed Lot Creation:

Jeff Trask owns a 0.286-hectare residential lot on which his house and garage are located. A storage shed also exists partially on the subject property but is mostly situated on the neighbour's lot.

To the rear of Mr. Trask's property, also on the neighbour's farm parcel of land, is a barn that has been used for storage by Mr. Trask for many years, with the support of the neighbour, Elizabeth Van Loo.

The two respective landowners are proposing a lot line adjustment that would have the effect of widening the existing residential lot to include the small shed and extending the depth of this parcel such that the Trask lot will include the storage barn. The land conveyance would involve 0.279 hectares of land. Mr. Trask's lot would increase in size to 0.565 hectares and Mrs. Van Loo's farm parcel would be reduced to 41.62 hectares.

The lot line adjustment is illustrated on the attached sketch.

No land currently used for agricultural purposes will be lost.

The existing driveway providing a second means of access to the storage barn will remain with the farm. It will be shortened and continue to provide access for farm machinery to the cropped fields.

The lot line on the east side of the expanded Trask property will extend through a concrete barnyard. A portion of the barnyard to be retained with the farm holding would have the concrete base removed in the future and restored to an agricultural field.

Approvals Required:

Adjusting the property boundary between the two existing parcels requires approval of a Consent application by the Township of Georgian Bluffs.

In order for the 0.279-hectare severed parcel to merge with Mr. Trask's existing lot, the original consent that was granted for this parcel must be cancelled, as confirmed in an email from Andrew Drury, solicitor for Mr. Trask.

The Subject Lands:

The Van Loo and Trask properties are located along the north side of A Line, in the former Township of Derby.

The Van Loo property comprises 41.9 hectares of land, of which approximately 25 hectares are cash cropped. A 16.5-hectare forest exists at the rear of this property. The barn is not capable of accommodating livestock and is used only for storage. This parcel is actually

registered in the name of Elizabeth Van Loo and the Estate of Cornelius Van Loo. Elizabeth is the executor of the estate.

The Trask property involves 0.295 hectares of land and is occupied by an old farmhouse that have been tastefully restored and expanded, as well as a garage and a shed that straddles the westerly property boundary.

Adjacent Lands:

Agriculture is the predominant land use within the general vicinity of the Van Loo property, although several residential lots have been severed along A Line, to the east and west of the site. The lands to the north are forested.

Township of Georgian Bluffs Zoning By-law:

The subject property is zoned 'AG' in the Township's Zoning By-law.

The minimum lot area and frontage requirements of the 'AG' zone for "agricultural uses" are 40 hectares and 200 metres, respectively. The retained parcel will comprise 41.62 hectares of land and will therefore conform to this minimum standard.

With regard to the severed parcel, the Township's Zoning By-law does not include minimum requirements for lot area or frontage for "residential and non-agricultural uses" in the 'AG' zone, but does state that a lot of 2.0 hectares in size or smaller shall be considered as "residential and non-agricultural lots". Given that the expanding residential lot will remain under 2.0 hectares, no relief from the Zoning By-law is required.

County of Grey Official Plan:

The subject lands fall within the jurisdiction of the County of Grey Official Plan. No local Official Plan is in effect for this area of the Township.

According to Schedule A of the County Official Plan, the entirety of both properties involved with this lot line adjustment are designated 'Agricultural'.

The intent of the 'Agricultural' designation is generally to prohibit non-farm lot creation, with some exceptions, and to keep lots as large as possible to promote viable farming operations.

The Official Plan has established a minimum lot area policy of 40 hectares for farm parcels that are designated 'Agricultural'. The retained parcel will exceed this minimum standard.

The existing residential lot is only 0.295 hectares in size and is proposed to be increased to 0.565 hectares.

The consent policies allow for lot line adjustments for legal or technical reasons, with the Official Plan providing the following definition:

LEGAL OR TECHNICAL REASONS means severance for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

During the pre-consultation discussions, the Georgian Bluffs Planning Department staff confirmed that the proposal – which will not result in the creation of a new lot – will be viewed as a minor boundary adjustment and therefore qualify as a lot line adjustment for “legal or technical reasons”.

In support of this land conveyance, please consider the following:

1. The existing residential lot is very small by today's standards. Privately serviced lots under 0.4 hectares are uncommon due to Provincial standards pertaining to nitrate levels. In fact, new lots in the 'Rural' designation are required to have an area of at least 0.8 hectares. Following the lot line adjustment, the expanded lot will still only comprise 0.565 hectares, but it does nevertheless represent an improvement to an existing situation;
2. If the Trask property had never been severed and the house and accessory buildings still formed part of the Van Loo farm, the severance of the farmhouse would likely be approved under the “surplus farmhouse” consent policies, since Mrs. Van Loo would qualify for such a severance; and, such severance would certainly include the existing storage barn;
3. Expanding the residential lot to the west will correct an encroachment issue involving a shed and a landscaped lawn that existed since the lot was created in 1975;
4. Expanding the lot to the rear will allow Mr. Trask to take ownership of a barn that he has used for several years, a barn which serves no purpose to Mrs. Van Loo or her farming operation. This lot addition, therefore, has merit from a practical or common sense perspective;

5. No land will be removed from agricultural production as a result of this lot line adjustment; and,
6. With the barn forming part of the residential lot, there is no opportunity for a future owner of the Van Loo farm to revert this structure to a livestock facility, which would have created a land use compatibility issue pertaining to odour.

In view of the foregoing, the proposed severance conforms to the 'Agricultural' consent policies of the Grey County Official Plan.

Other policies of the Official Plan also must be considered, as follows:

The forested lands at the rear of the property are identified as 'Significant Woodlands' on Appendix B and 'Natural Heritage System: Core' on Schedule C. The intent of this mapping and associated policies is to protect this natural heritage feature from development and site alteration. The lot line adjustment is occurring approximately 490 metres from the woodland, and therefore this feature will not be impacted. The proposal conforms to the policies on the Official Plan in this regard.

In addition, some of the lands at the rear of the property are also shown as 'Karst' on Appendix A. This particular area is approximately 570 metres from the expanding residential lot, and therefore a karst study investigating the suitability of the site to accommodate a building(s), septic system, etc., is unnecessary.

Furthermore, the 'Bedrock Drift Thickness: 1 m to 8 m' constraint applies to a portion of the existing residential lot, the area to be severed, and some of the retained lands. The intent of this policy is to protect a possible bedrock resource for future extraction from development that might otherwise interfere with a possible quarry operation. Typically, the viability of extraction activity is to be considered before allowing for lot creation. In this particular instance, however, the intent of this policy would not be undermined by a 0.279-hectare expansion of an existing residential lot.

Based on the foregoing, the proposed lot line adjustment conforms to the County of Grey Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) is the basis for the aforementioned policies contained in the County and Township Official Plans pertaining to lot creation and lot line

adjustments in prime agricultural areas. Based on the merit provided above, the proposed conveyance is deemed to be consistent with said policies.

The PPS also contains policies that serve to protect natural heritage features, potential sources of aggregate materials, and lands exhibiting karstic features. As explained above, the proposed lot line adjustment would not conflict with such policies.

Moreover, the PPS protects areas of archaeological significance. On this note, Saugeen Ojibway Nation (SON) has advised that an Archaeological Assessment is not required for these lands. A copy of the correspondence with SON is included in this submission.

Based on the foregoing, the proposed severance is deemed consistent with the PPS.

Conclusion:

The proposed lot line adjustment conforms with the Grey County Official Plan and is consistent with the Provincial Planning Statement. The submitted Consent application should therefore be given favourable consideration.

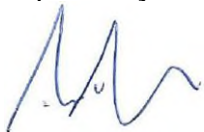
As noted above, the original consent granted for the Trask property will need to be cancelled in order for the merging to occur. This should be identified as a condition imposed by the Committee of Adjustment.

Final Remarks:

Should you require any additional information, please contact the undersigned.

On a final note, please contact me to discuss a possible public meeting date before actually scheduling the meeting in order to ensure my availability.

Respectfully submitted,

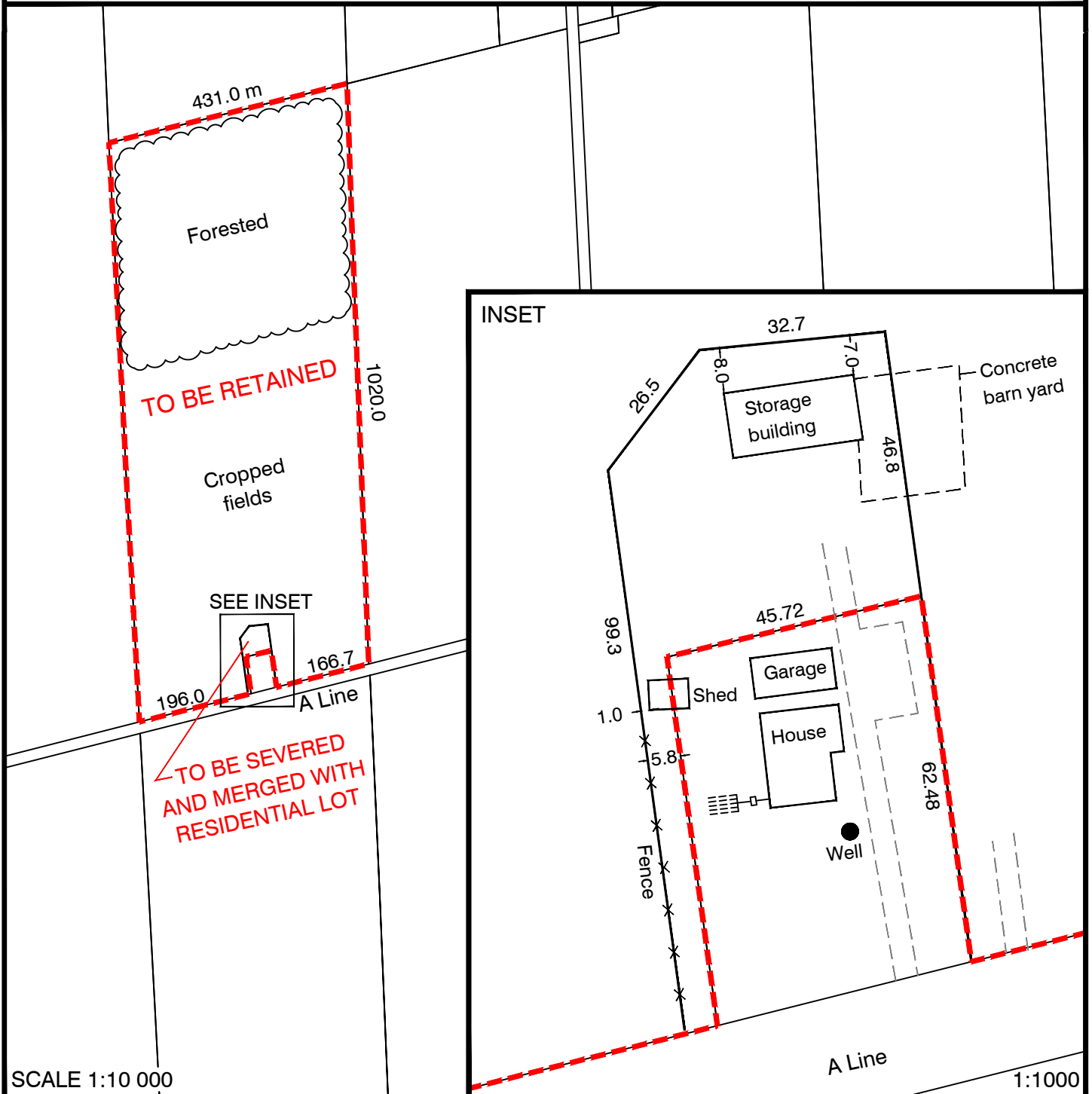


Ron Davidson, RPP, MCIP, BES

c.c. Elizabeth Van Loo
Jeff Trask

Severance Sketch

 Subject Property



Lot Line Adjustment
161375 A Line
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

October 3rd, 2025

Michael Benner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5H5

**RE: Consent Application B14-25 and Zoning By-law Amendment Application
Z09-25
Concession 12, North Part Lot 2 (017111 Grey-Bruce Line)
Township of Georgian Bluffs
Roll: 420354000311300
Owner: Elizabeth Van Loo and the Estate of Cornelius van Loo
Applicant: Ron Davidson**

Dear Mr. 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.

The purpose and effect of the subject application is to sever approximately 1.24-hectare of land containing a dwelling and accessory structures from a 40.91-hectare agricultural property as a surplus farm dwelling severance. 39.67-hectares will be retained for continued agricultural use. The purpose and effect of the zoning by-law amendment application is to reduce the minimum lot area requirement of an agricultural lot in the 'AG' zone, as it applies to the retained parcel, from 40 hectares 39.6 hectares, and also to apply the "no dwelling" clause to this parcel, reduce the 'minimum lot area' requirement of a residential lot in the 'AG' zone, as it applies to the severed parcel, from 40 hectares to 1.2 hectares, and, increase the maximum lot coverage of the 'AG' zone, as it applies to the severed parcel, from 1% to 10% for the accessory buildings and from 10% to 14% for all buildings. No changes are proposed to the Environmental Protection (EP) Zone. No other relief to the By-law has been requested.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.3(1) states,

- b) New residential lots are not permitted in the Agricultural land use type. Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed provided that:*
- 1) The owner of the lands to be severed is a 'bona fide farmer', or as a condition of the consent application the lands will be sold to a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.*
 - 2) The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (including any unused livestock facility, if this does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.*
 - 3) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.*
 - 4) The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purposes of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance*
 - 5) Given that no new house can be built as a result of the surplus farmhouse being severed from the land holding, the requirements for an environmental impact study, do not apply; however no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan; and,*
 - 6) The existing farmhouse is habitable at the time of application.*
 - 7) If an existing livestock facility is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a decommissioned livestock facility.*
 - 8) If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.*

- 9) *Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified.*

A Planning Justification Report was submitted with the application and addresses the criteria listed above. County Planning staff are satisfied that the justification provided addresses the criteria of Section 5.2.3(1)(b) of the County Official Plan. Provided Georgian Bluffs staff are satisfied that the provided justification addresses the criteria above; County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject applications and have a comment stating,

Natural Heritage

The property contains and/or is adjacent to areas of natural and scientific interest, significant woodlands, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is staffs understanding that the proposed development will be located adjacent and within the features on previously disturbed and developed lands that will not impact ground water or bedrock resources. As such, it is staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.

Stormwater Management

It is staffs understanding that stormwater management infrastructure is not needed for the proposal.

Source Water Protection

It is staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

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 <http://grey.ca/forests->

[trails](#). An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County Transportation Services have reviewed the subject applications and have a comment stating,

No road widening is required. The proposed field entrance should be located 100 metres from the existing entrance for the severed lot.

Provided Georgian Bluffs staff are satisfied that the provided justification addresses the criteria in Section 5.2.3(1)(b) and County Transportation Services comments are addressed; County Planning staff have no concerns with the subject application.

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,



Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca

Re: Quick question (Liz Van Loo)

From: SON Archaeology (archaeology@saugeenojibwaynation.ca)

To: ronalddavidson@rogers.com

Date: Wednesday, May 14, 2025 at 03:12 p.m. EDT

Thanks for this Ron,

No, SON does not require assessments for Mrs. Van Loo's property.

Miigwech,

Kove Sartor

SON Archaeology Department

Resource & Infrastructure Department



**Environment
Office**

**Saugeen Ojibway
Nation.**

10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

On Tue, May 13, 2025 at 10:32 AM Ron Davidson <ronalddavidson@rogers.com> wrote:

Kove, good morning. I'm just following up my email from a week ago. I'm going to be filing applications for both properties later this week. If you're able to soon take a look at both and advise whether an Archaeological Assessment is required it would be sincerely appreciated.

Thanks
Ron

Ron Davidson Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON
N4K 6X2
Tel: 519 371-6829

On Tuesday, May 6, 2025 at 05:11:01 p.m. EDT, Ron Davidson <ronalddavidson@rogers.com> wrote:

Kove, good afternoon. I'm working on two projects for Liz Van Loo in the Township of Georgian Bluffs and I need to know if an Archaeological Assessment would be required for either.

The first property is a 40 ha parcel at 017111 Grey Bruce Line. Mrs. Van Loo wishes to sever the existing house from the farm under the surplus farmhouse severance policies. A special zone would be placed on the zoning of the balance of the farm prohibiting the erection of a house.

The second property involves a lot line adjustment. Mrs. Van Loo is proposing to sell just over 0.4 ha of land to her neighbour and retain the balance of her 40 ha property. The neighbour owns a 0.3 ha property containing a house and shed. The neighbour's property is at 161375 A Line. Mrs. Van Loo's property doesn't have an address but it's vacant, but her property wraps around the 3 sides of the residential lot, if you're looking at a map.

If you're able to look at this in the next day or two it would be appreciated.

Thanks,
Ron

Ron Davidson Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON
N4K 6X2
Tel: 519 371-6829

Ben Suchomel

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: October 2, 2025 11:13 PM
To: bsuchomel@georgianbluffs.ca
Subject: Georgian Bluffs - 017111 Grey-Bruce Line - B14/25

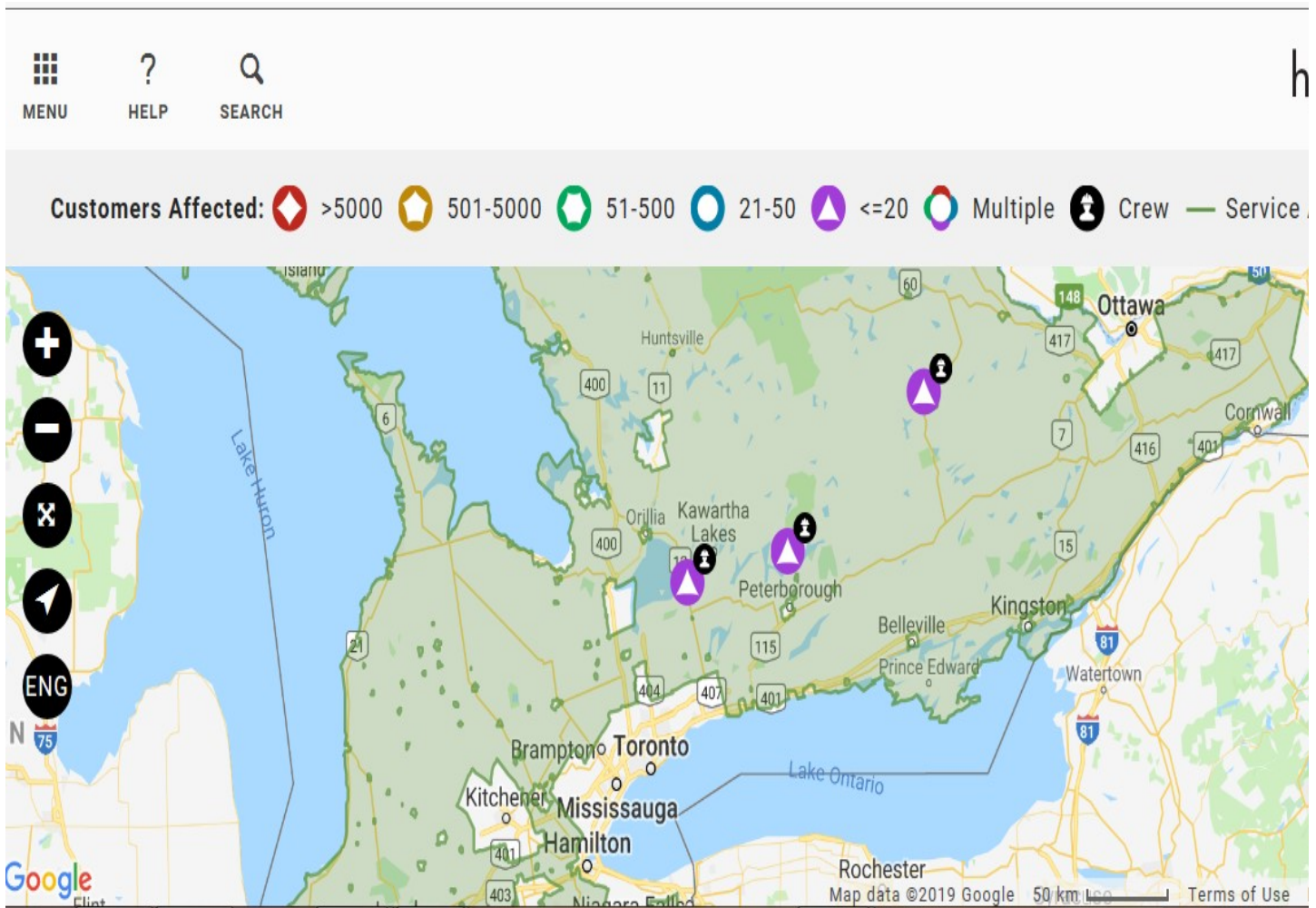
Hello,

We are in receipt of your Application for Consent, B14/25 dated 2025-09-16. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

Ben Suchomel

From: Slocombe, Christopher <CSlocombe@geiconsultants.com>
Sent: September 17, 2025 9:46 AM
To: Ben Suchomel
Subject: RE: Notice of Complete Application and Public Meeting - B14/25 & Z09/25 - Van Loo

Good morning Ben,

I have reviewed the ZBA application B14/25 Roll Number: 420354000311300 and have determined that this property is within the Drainage Area of a Municipal Drain, specifically the Webb Municipal Drain.

Should the landowner wish to continue to sever their lot, a condition of approval would be that the owner obtain a Section 65 Report for their proposed severance. The report would only be created once the severance is approved (on the condition that a Section 65 Report is obtained).

We would require a sketch of the proposed severance from the landowner to complete this report.

Please let me know if you have any questions or concerns.

Thank you,

 CHRISTOPHER SLOCOMBE
Technical Specialist
519.376.1805 cell: 519.373.2049
1260-2nd Avenue East | Owen Sound, Ontario N4K
2J3 | Canada


From: Ben Suchomel <bsuchomel@georgianbluffs.ca>
Sent: Tuesday, September 16, 2025 12:45 PM
To: Circ WPS <circulations@wsp.com>; Consents MPAC <lpuconsents@mpac.ca>; Metis Nation of Ontario <consultations@metisnation.org>; Desiree van Dijk <dvandijk@owensound.ca>; GSCA General GB <georgian.bluffs@greysauble.on.ca>; Hailey Thomson <HThomson@georgianbluffs.ca>; Amber Debassige <execassist.ri@saugeenobjibwaynation.ca>; Land Use Hydro One <landuseplanning@hydroone.com>; Notice Review Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Planning Grey <planning@grey.ca>; rmo@greysauble.on.ca; archaeology@saugeenobjibwaynation.ca; Row Centre <rowcentre@bell.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Slocombe, Christopher <CSlocombe@geiconsultants.com>; Union Gas <ONTUGLLandsINQ@uniongas.com>; Saugeen Ojibway Nation (Manager) <manager.ri@saugeenobjibwaynation.ca>; Alicia Finch <afinch@georgianbluffs.ca>
Cc: Michael Benner <mbenner@georgianbluffs.ca>
Subject: [EXT] Notice of Complete Application and Public Meeting - B14/25 & Z09/25 - Van Loo

EXTERNAL EMAIL

Good afternoon,

Please find attached a Notice of Complete Application and Public Meeting for applications B14-25 and Z09/25 for 017111 Grey-Bruce Line, Georgian Bluffs.

Comments related to the application would be appreciated by **October 6, 2025**, so they can be included in the staff planning report related to the application.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

Find us: www.georgianbluffs.ca

Georgian Bluffs is located on lands encompassed by Treaty 45½, 67, 72, 82 and 93, the territory of the Chippewas of Nawash and Chippewas of Saugeen First Nations, collectively known as the Saugeen Ojibway Nation.

Please consider the environment before printing this email. Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

 [Book time to meet with me](#)

Please consider the environment before printing this email. Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

October 7, 2025
GSCA File: P25-298

Township of Georgian Bluffs c/o Ben Suchomel, Community Planner
Sent via email: planning@georgianbluffs.ca

Re: Application: Consent B14/25 & Z09/25
Address: 017111 Grey-Bruce Line
Roll No: 420354000311300
Township of Georgian Bluffs, former Derby Township
Applicant: Elizabeth Van Loo & the Estate of Cornelius Van Loo

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards under the Provincial Planning Statement and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

Subject Proposal

The proposed consent is to sever approximately 1.24 hectares of land containing a dwelling and accessory structures from a 40.91 hectare agricultural property as a surplus farm dwelling severance. 39.67 hectares will be retained for continued agricultural use.

The proposed zoning by-law amendment is recognize deficiencies in lot area for the severed and retained lots, apply a “no dwelling” clause to the retained lot, and increase the maximum lot coverage for the severed lot. No changes are proposed to the EP zone.

Site Description

The property is located on the east side of Grey-Bruce Line, just north of the Sullivan-Derby Townline, in the Township of Georgian Bluffs. The property features an existing single family dwelling on private services with accessory structures. Grades on the property are relatively flat and the overall property is primarily utilized for agricultural purposes.

GSCA Regulations

A portion of the property is mapped regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and permits. The mapped regulated area is associated with a watercourse and low-lying areas in the eastern portion of the property.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

There is engineered flood plain mapping available for the main channel of the Sauble River to the west of Grey-Bruce Line. Unfortunately, the mapping does not extend to the subject property. Based on the relatively flat grades, it is possible that there is unmapped flood plain on the subject property. However, given the nature of the application, no new development is anticipated.

Provincial Planning Statement 2024

5.2 Natural Hazards

The is mapped flood and erosion hazard associated with watercourses and low-lying areas in the eastern portion of the property. As noted, there is the potential for additional unmapped flood plain to affect other areas of the property. However, given the nature of the application and that no new physical development is anticipated, no technical information is requested to further explore this concern. With this, GSCA is satisfied that the proposal is consistent with the natural hazard policies of the PPS.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Recommendations

GSCA has no objections to the proposed consent and zoning by-law amendment applications as it is not anticipated to impact any areas regulated by Ontario Regulation 41/24 and/or natural hazard features.

Should any questions arise, please contact the undersigned.

Regards,

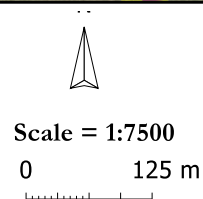
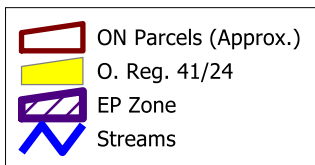
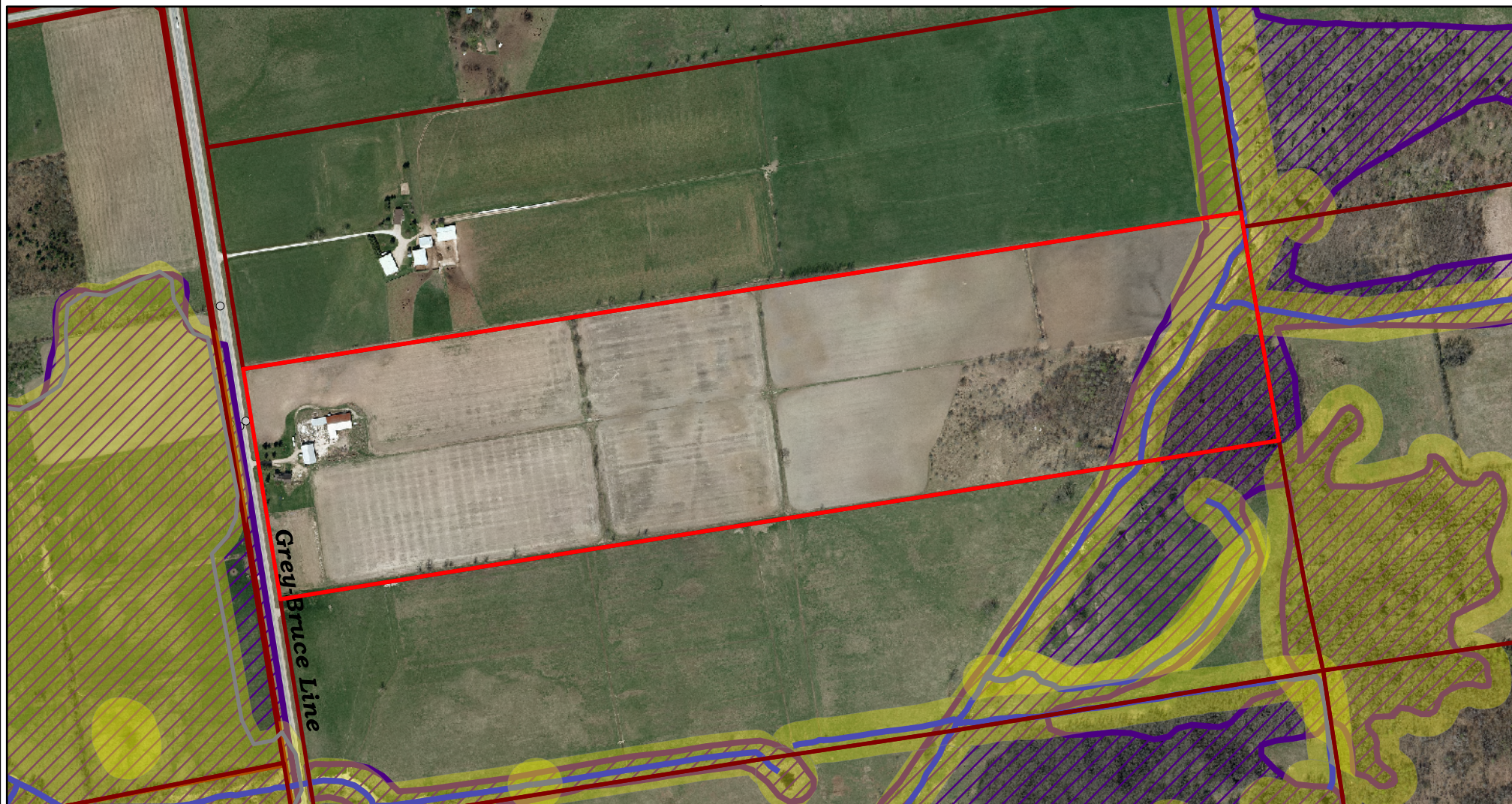


Mac Plewes

Manager of Environmental Planning

c.c. Rick Winters, GSCA Director, Township of Georgian Bluffs
Tobin Day, GSCA Director, Township of Georgian Bluffs
Planning Department, County of Grey

Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits



017111 Grey-Bruce Line
Township of Georgian Bluffs (Keppel)

Tuesday, October 7, 2025

The included mapping has been compiled from various sources only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Versions 1 & 2 & 1:10000 scale mapping.

By accepting this map you agree not to edit the map or disclaimer without the exclusive written permission of Grey Sauble Conservation. You also acknowledge that the information on this map is relevant only to the subject property and may be subject to change.

Produced by GSC with Data supplied under Licence by Members of Ontario Geospatial Data Exchange.
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This mapping contains products of the South Western Ontario Orthophotography Project (SWOOP). These images were taken in 2020 at 20cm resolution. They are the property of Grey Sauble Conservation © 2025

Date: Wednesday, October 08, 2025

Submitted By: Michael Benner, Director of Development and Infrastructure

Prepared By: Ben Suchomel, Community Planner

Subject: B13/25 and A07/25 Elizabeth Van Loo and the Estate of Cornelius Van Loo

Report DEV2025-074

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

Recommendation

It has been demonstrated that applications B13/25 and A07/25 for Elizabeth Van Loo and the Estate of Cornelius Van Loo for lands described as CON B PT LOT 9, is consistent with the Provincial Planning Statement 2024, conforms to the County of Grey's Official Plan, and complies with the intent of the Township of Georgian Bluffs' Zoning By-law 2020-020. It is recommended that the applications 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. The Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.
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. 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).
3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.
4. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Georgian Bluffs.

Report #

Roll #

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Application Summary

Owner(s): Elizabeth Van Loo and the Estate of Cornelius Van Loo

Agent: Ron Davidson Land Use Planning Consultants

Address: N/a

Legal Desc: CON B PT LOT 9

Roll Number: 4203-620-001-03801

The subject property is located on the North side of Grey-Bruce Line, between Old School Road and Church Hewittson Road within the Township of Georgian Bluffs. According to Schedule 'A' – Official Plan Policy Areas of the Township of Georgian Bluffs Official Plan, the property is identified as "Lands Subject to the Grey County Official Plan." Within the County of Grey Official Plan, the property is designated as "Agricultural" on Schedule A. The property is zoned "Agricultural" under the Township of Georgian Bluffs Zoning By-law 2020-020.

The purpose of Application B13-25 is to sever approximately 0.279 ha of land from the subject property for the purposes of a lot addition to the adjacent property located at 161375 A Line within the Township of Georgian Bluffs.

The retained parcel will continue to be used for agricultural uses with no structures proposed at this time. No new lot will result from this lot addition.

The purpose of Application A07-25 is to permit the reduction of the side yard requirement for accessory buildings in the Agricultural (AG) zone from 2.0 metres to 1.0 metres in order to recognize the location of the existing accessory structure constructed in the year 1975.



Report #

Roll #

Figure 1: Location Map – Legal Desc: CON B PT LOT 9 Roll Number: 4203-620-001-03801 (Outlined in Red)

Staff conducted a site visit to the subject property on September 11, 2025.

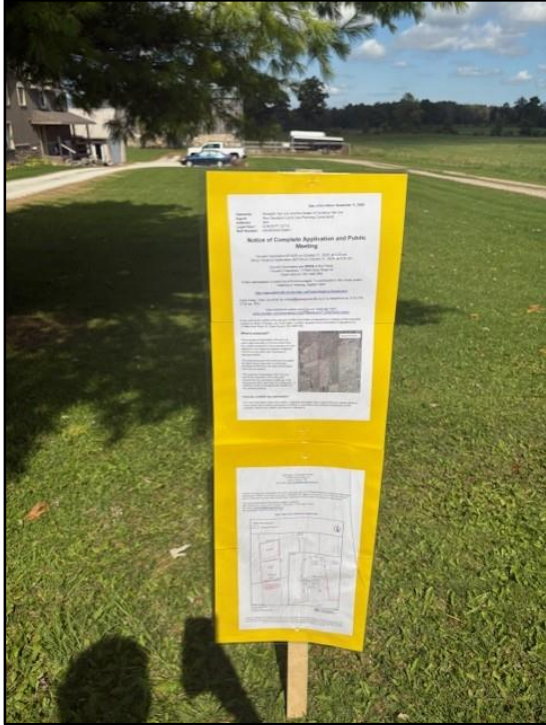


Figure 2: Public Notice Posted at CON B PT LOT 9 Roll Number: 4203-620-001-03801 on September 11, 2025.

Policies Affecting the Proposal

Minor Variance Application A07-25:

In considering the four tests for the minor variances as outlined in Section 45(1) of the Planning Act, R.S.O, 1990 Chap. P 13, as amended, Planning staff offers the following comments:

General Intent of the Official Plan

The subject lands are designated 'Subject to the County of Grey Official Plan' on Schedule 'A' of the Township of Georgian Bluffs Official Plan and 'Agricultural' on Schedule 'A' of the County of Grey Official Plan (GCOP). It is noted that the subject lands are zoned for agricultural uses, and generally permit construction of an accessory structure on the lands.

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Roll #



As a result, Planning staff are of the opinion that the proposed variance maintains the general intent of the Official Plan.

General Intent of the Zoning By-law 2020-020

Staff note that the subject property is currently zoned Agricultural (AG) within the Township of Georgian Bluffs Zoning By-law 2020-020. The purpose of the 2.0 metre side yard setback requirement for accessory structures is to ensure sufficient separation from adjacent property lines. This separation helps prevent encroachments and ensures that access to and maintenance of structures can be completed entirely within the boundaries of the subject property, without reliance on or impact to neighbouring lands.

In this case, the requested reduction in the side yard setback from 2.0 metres to 1.0 metre can be considered to maintain the intent of the Zoning By-law, as it improves an existing site condition. Staff note that the accessory structure is not being altered in size or location. Additionally, staff note that the structure currently encroaches onto the adjacent parcel, however, the proposed lot line adjustment will result in the structure being located entirely within the boundaries of the subject property, thereby eliminating the encroachment, though, still requiring the 1.0 metre requested side yard setback variance.

Staff are of the opinion that this adjustment not only improves the existing site conditions but also ensures that stormwater runoff associated with the structure can now be managed entirely on the benefiting property.

As a result, Planning staff are of the opinion that the proposed variance maintains the general intent and purpose of the Zoning By-law and represents a desirable and appropriate solution for the subject property.

Is/Are the Effects of the Variance(s) Minor?

The requested reduction in the setback of the accessory structure from the interior lot line can be considered minor in nature. This is due to the fact that the condition is existing, and no changes are proposed to the width or footprint of the accessory structure. In fact, the current structure encroaches onto the adjacent property, and the proposed lot line adjustment would resolve this issue. As such, the adjustment represents an improvement to the existing site conditions and is considered both desirable and appropriate for the subject property.

Planning staff do not anticipate any significant impacts or adverse effects resulting from the requested variance. Therefore, it is the opinion of Planning staff that the proposed variance is minor in nature and meets the intent of the applicable planning policies.

Report #

Roll #



Is/Are the Variance(s) Desirable For The Appropriate Development or Use of the Land, Building and/or Structure?

The requested variance is considered a desirable and appropriate use as it will bring the accessory structure into further compliance with the Zoning By-law.

Consent Application B13-25:

In considering all the relevant Provincial legislation, County and Township policies and regulations, Planning staff offer the following comments pertaining to the proposed lot line adjustment:

Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The subject application does not propose any development, rather it is an adjustment of lot lines. Planning Staff is of the opinion that the application is consistent with the PPS.

Grey County Official Plan

Staff note that the lands fall under the jurisdiction of the County of Grey Official Plan and that there is no local Official Plan currently in effect for this area of the Township, as Schedule A of the Township of Georgian Bluffs Official Plan indicates that the lands are regulated by the County of Greys Official Plan.

According to Schedule A of the County Official Plan, both properties involved in the application are designated as 'Agricultural.' The intent of this designation is to generally prohibit non-farm lot creation, with limited exceptions, and to maintain large parcel sizes to support viable agricultural operations.

Township Staff note that the proposed retained lot will exceed the minimum lot area of 40 hectares required for farm parcels that are designated Agricultural.

Planning staff are of the opinion that the proposed lot line adjustment is consistent with the intent of the County of Grey Official Plan. The retained parcel will continue to exceed the minimum lot area required for agricultural use, and the adjustment results in an increase to the size of the benefiting parcel. As both parcels are already legally severed, the proposal does not constitute the creation of a new lot, but rather a lot line adjustment.

Report #

Roll #



Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness 1m to 8m'. Section 5.6.6(3) states, Minor lot additions to existing lots may be permitted in Bedrock and Shale Resource Areas, if the following criteria can be met:

- Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.);
- Demonstrate that the outcomes of the lot addition will not unduly impact future resource extraction, both from an availability of land and potential land use conflict perspective,
- Demonstrate the need for the lot addition,
- Demonstrate that the policies of section 5 of this Plan are addressed, and To explain the hardship imposed by not permitting the severance. All reasonable efforts shall be made to minimize any impacts on the Bedrock and Shale Resource Areas through any lot additions. Lot additions for the purposes of consolidating resource lands may be permitted, provided a new non-farm sized lot is not created. Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.

Township staff are satisfied that the provided justification addresses the criteria in Section 5.6.6(3); and thus, Staff have no concerns.

As a result, Planning Staff are of the opinion that that the proposed lot line adjustment maintains the intent of the County of Grey Official Plan.

Township of Georgian Bluffs Zoning By-law 2020-020

The subject property is zoned Agricultural (AG) under the Township of Georgian Bluffs Zoning By-law 2020-020.

The Agricultural zone requires a minimum lot area of 40 hectares and a minimum frontage of 200 metres for parcels intended for agricultural use. The retained parcel comprises approximately 41.62 hectares, thereby meeting the minimum zoning requirements for agricultural use. No zoning relief is required for the retained portion.

The severed parcel is proposed to be less than 2.0 hectares in size. Planning Staff note that the Township of Georgian Bluffs Zoning By-law 2020-020 does not specify minimum lot area or frontage requirements for residential or non-agricultural uses within the AG zone, it does state that any parcel 2.0 hectares or smaller shall be considered a residential or non-agricultural lot.

Given that the severed parcel falls within this size threshold, it is classified as a residential/non-agricultural lot. As the Zoning By-law does not prescribe minimum standards for such lots in the AG zone, no zoning relief is required for the severed parcel.

Relevant Consultation

County of Grey Planning and Development Services comments dated October 2, 2025:

“Provided Georgian Bluffs staff are satisfied that the provided justification addresses the criteria in Section 5.6.6(3); County Planning staff have no concerns with the subject application.”

Saugeen Ojibway Nation (SON) comments dated May 14, 2025:

“SON does not require assessments for Mrs. Van Loo’s property.”

Grey Sauble Conservation Authority Risk Management Office (RMO) comments dated September 11, 2025:

“This property falls outside the vulnerable source protection area where Source Protection Plan policies apply, therefore, we have no comments associated with this application under the Clean Water Act..”

GEI Canada comments dated September 17, 2025:

“Roll number: 42036200010380100000 is not within the drainage area of a municipal drain. As such we have no further comments regarding this property.”

Conclusion & Recommendation

It has been demonstrated that applications B13/25 and A07/25 for Elizabeth Van Loo and the Estate of Cornelius Van Loo for lands described as CON B PT LOT 9, is consistent with the Provincial Planning Statement 2024, conforms to the County of Grey’s Official Plan, and complies with the intent of the Township of Georgian Bluffs’ Zoning By-law 2020-020. It is recommended that the applications 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. The Reference Plan should conform substantially to the sketch (Schedule ‘A’) filed with the Application for Consent.

Report #

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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.
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).
3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.
4. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Georgian Bluffs.

Respectfully Submitted:

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP

Original signed by Ben Suchomel

Ben Suchomel, BES,

Report #

Roll #

Owner(s): Elizabeth Van Loo and the Estate of Cornelius Van Loo
Agent: Ron Davidson Land Use Planning Consultants
Address: N/A
Legal Desc: CON B PT LOT 9
Roll Number: 420362000103801

Notice of Complete Application and Public Meeting

Consent Application B13/25 on October 21, 2025, at 5:00 pm.
Minor Variance Application A07/25 on October 21, 2025, 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 Minor Variance, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

The purpose of Application B13-25 is to sever approximately 0.279 ha of land from the subject property for the purposes of a lot addition to the adjacent property located at 161375 A Line within the Township of Georgian Bluffs.

The retained parcel will continue to be used for agricultural uses with no structures proposed at this time. No new lot will result from this lot addition.

The purpose of Application A07-25 is to permit the reduction of the side yard requirement for accessory buildings in the Agricultural (AG) zone from 2.0 metres to 1.0 metres in order to recognize the location of the existing building.



How do I submit my comments?

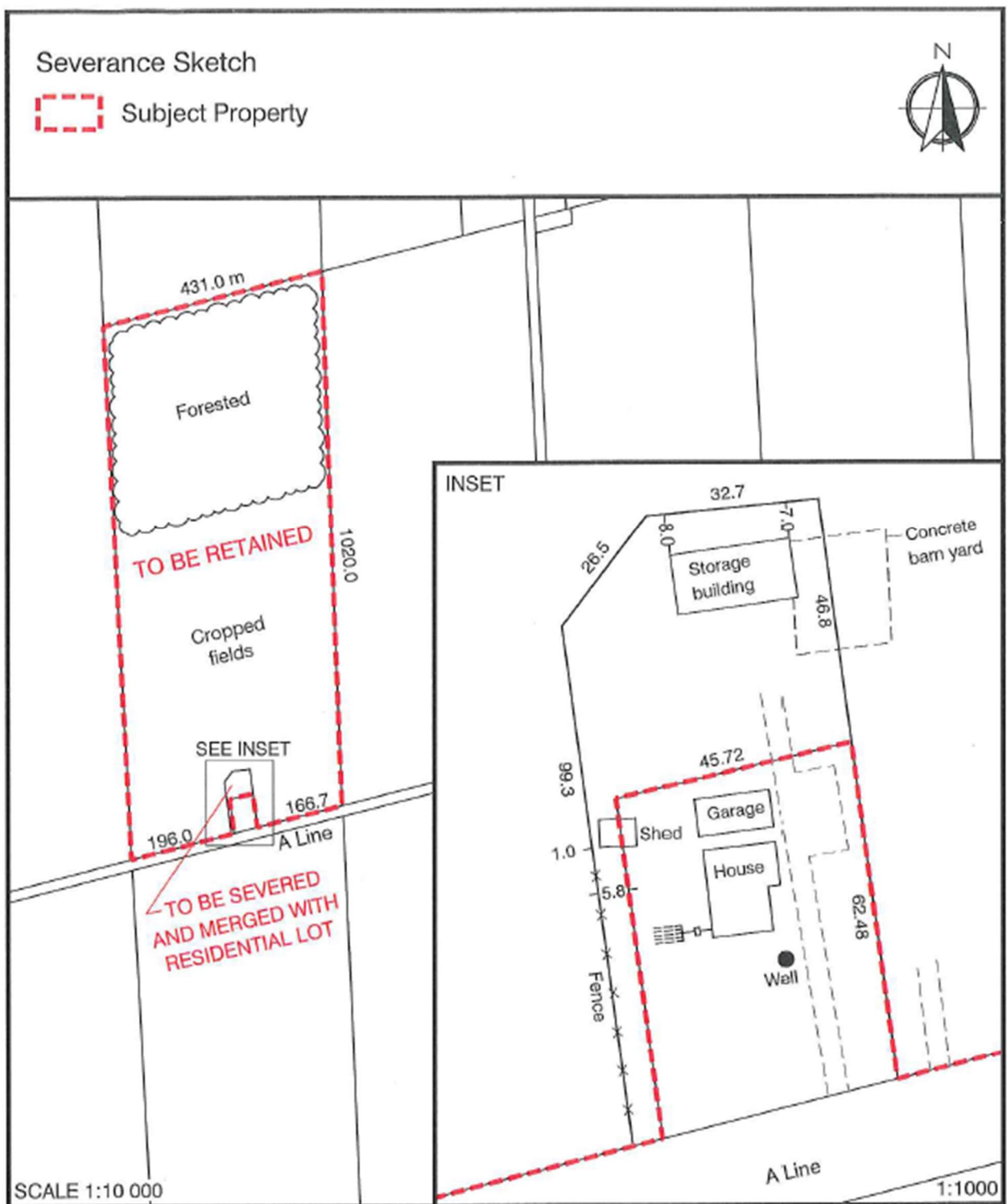
For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

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 **October 6th, 2025**, 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:
Ben Suchomel, Community Planner, Township of Georgian Bluffs
By email: planning@georgianbluffs.ca
By telephone: 519-376-2729 ext. 203

Site Plan Provided by Applicant



Lot Line Adjustment
161375 A Line
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO



Township of Georgian Bluffs

Minor Variance Application

- **Pre-consultation** is required **prior** to the submission of applications for a Minor Variance.
- The Minor Variance process will not commence until a complete application is received.
- Incomplete applications will be returned to the Applicant.
- The Application will be filed with the Planning Office of the Township of Georgian Bluffs. A copy may be returned to the Applicant for their records.
- An accurate sketch or map is required. All measurements must be shown in metric units. **Hard and Digital Copy Must be Provided.**
- Please type or print the information clearly on this legal document. For assistance in filling out this application, contact the Township Planning Department. A Commissioner is usually available at the Municipal Office, please call ahead.
- A complete application must include a Justification Report, the complexity of the report will depend upon the proposal, it is not intended to replace detailed engineering or environmental reports. Reports must be provided in digital format.
- Planning application fees are required when the application is submitted.
- Grey Sauble Conservation Authority review fees are required when the application is submitted.

I/We hereby submit this application for a Minor Variance to the Township of Georgian Bluffs Zoning By-law, in respect of the lands hereinafter described.

Declaration:

I/We Ron Davidson of the City of Owen Sound

In the County of Grey do solemnly declare:

- a) that I/we am/are the registered owner(s)/the authorized agent of the registered owner(s) of the lands hereinafter described (as per written verification attached);
- b) that, to the best of my/our knowledge and belief, all the information and statements given in this application and in all the exhibits transmitted herewith are true and accurate;
- c) it is understood and agreed that it will be my/our responsibility to reimburse the Township of Georgian Bluffs for any further costs, above any applicable fees already paid, incurred and charged to the Municipality in connection with the application, (i.e. L.P.A.T. hearing, legal or engineering fees); and
- d) I/We hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Declared before me at the City of Owen Sound in
the County of Grey this 31 day of

July 2025

A Commissioner of Oaths

Heather Ann Wallis, a Commissioner, etc.,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires March 4, 2028.

Signature of Owner(s)

Signature of Owner(s) or Agent

Authorization:

I/We, Elizabeth Van Loo (please print) am/are the registered
owner(s) of the lands subject to this application and I/we authorize Ron Davidson to
make this application on my/our behalf.

Date: July 30/2025 Signed: Elizabeth Van Loo

Date: _____ Signed: _____

Witness to signature

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Committee of Adjustment
2. Registered Owner's Name: Elizabeth Van Loo and the Estate of Cornelius Van Loo
Address: 17111 Grey-Bruce Line RR 2 Tara, ON
Postal Code: N0H 2N0
Email Address: [REDACTED]
Phone Number: (Bus.) [REDACTED]
(Res.) [REDACTED]
3. Authorized Agent's Name: Ron Davidson Land Use Planning Consultant Inc.
Address: 265 Beattie Street, Owen Sound, ON
Postal Code: N4K 6X2
Email Address: [REDACTED]
Phone Number: (Bus.) [REDACTED]
(Res.) [REDACTED]

All correspondence should be sent to: Owner ☐ Agent ☐ Both ☒

4. Name and address of holders of any mortgage, charges or other encumbrances in respect of the Subject Lands:
Not applicable
5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)
Part Lot 9, Concession B, Geographic Township of Derby
Municipal Address (911#): None assigned
Assessment Roll No: 420362000103801

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

6. Present Official Plan Designation: Agricultural
7. Current Zoning of Subject Lands: AG
8. Briefly describe the nature and extent of relief from the Zoning By-law for the proposed Minor Variance: (i.e. relief for lot frontage, density, height, area, setbacks, etc.).
Reduce minimum side yard requirement for accessory buildings in the AG zone from 2.0 metres to 1.0 metres in order to recognize the location of an existing building.
9. Reasons why Minor Variance is necessary:
Whereas the proposed lot line adjustment will improve the existing situation by having the shed located entirely on the non-farm residential lot, the shed will still have a deficient side yard. Please see Planning Justification Report.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 201 & 166 m+/- Depth of Side Lot Line: 1020 m+/- Lot Area: 41.9 ha

Width of Rear Lot Line: 431 m+/- Depth of Side Lot Line: 1020 m+/-

11. Present Use of Subject Lands:

☐ Residential ☒ Farmland ☐ Seasonal Residential

☐ Industrial ☐ Commercial ☐ Institutional

☐ Other (specify) _____

Date of acquisition by current owner: 2014

Length of time existing uses have continued: 1800s

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

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
Storage building (former barn)		92 m	901 m	214 m	180 m	11 m 24 m 7m

13. Proposed Use of Subject Lands:

☐ Residential ☒ Farmland ☐ Seasonal Residential

☐ Industrial ☐ Commercial ☐ Institutional

☐ Other (specify) _____

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
No buildings proposed					
Municipal Requirement:					

15. Lot Coverage (%): Present: <1% Proposed: 0%

Municipal Requirement (%): 15%

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

North <u>Forested</u>	South <u>Agriculture</u>
East <u>Agriculture</u>	West <u>Agriculture</u>

17. Types of Servicing (Check all that apply)

Water Not applicable

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

Sewage Not applicable

- ☐ Publicly Owned and Operated Sanitary Sewage System
- ☐ Septic Tank and Tile Field
- ☐ Other (e.g. Lake), please specify _____

Access

- ☒ Public Road Owned and Maintained by the Local Municipality
- ☐ Public Road Owned and Maintained by the County
- ☐ Public Road Owned and Maintained by the Province
- ☐ Private Road
- ☐ Water Access Only - Information must be provided on parking and docking facilities.
- ☐ Other, please specify _____

Drainage

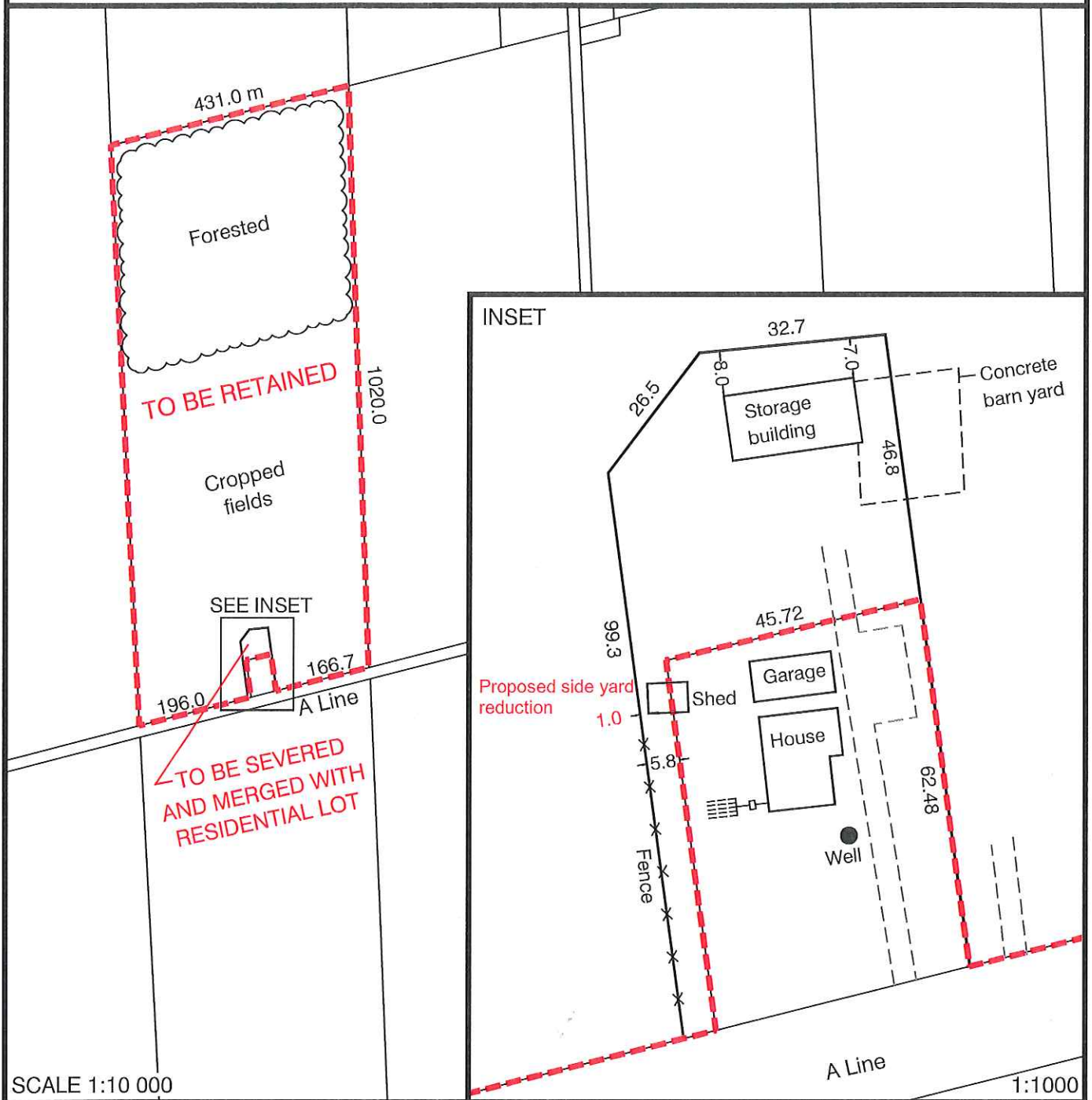
- ☒ Existing Storm Drainage System
- ☐ New On-Site Storm Drainage System
- ☐ New Area Storm Drainage System

18. The Applicant is required to attach a sketch to each copy of the application, and/or in the Justification Report, which will include the following information:

- ☐ True dimensions, boundaries and shape of property, drawn to scale, of the Subject Lands.
- ☐ Full extent of other lands owned by the Applicant if abutting the Subject Lands, or in the Applicants opinion may affect the application.
- ☐ Approximate location, size and distance of existing and proposed buildings and structures from the front, rear and side yard lot lines.
- ☐ Location of any entrances, right-of-ways and easements affecting the lands.
- ☐ Location of all natural and artificial features (i.e. railways, highways, steep slopes, wetlands, watercourses, drainage, well, septic fields, hydro lines etc.)
- ☐ The use of adjoining lands.
- ☐ The location, name and status of roads (opened, unopened, private, seasonal).

Minor Variance Sketch

 Subject Property



Lot Line Adjustment
161375 A Line
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO



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: Elizabeth Van Loo and the Estate of Cornelius Van Loo

Address: 017111 Grey-Bruce Line RR 2 Tara, ON

Phone Number: [REDACTED] Postal Code: N0H 2N0

Email: [REDACTED]

3. Applicant (if different from Owner): Ron Davidson Land Use Planning Consultant Inc.

Address: 265 Beattie Street Owen Sound, ON

Phone Number: [REDACTED] Postal Code: N4K 6X2

Email: [REDACTED]

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

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

Authorization:

I/We, Elizabeth Van Loo (please print) am/are the registered

owner(s) of the lands subject to this application and I/we authorize Ron Davidson to

make this application on my/our behalf.

Date: May 13/25 Signed: [REDACTED]

Date: _____ Signed: _____

Witness to signature [REDACTED]

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

6. Subject Land:

Legal Description: Part Lot 9, Concession B

Former Municipality: Township of Derby

Civic Addressing Number: None assigned
Assessment roll no.: 420362000103801

7. Description of Subject Land:

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

b) **Existing** Buildings: Storage barn. Portion of neighbour's shed also encroaches onto the property.

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 5.8 m

Depth: Side Lot Line Irregular

Width: Rear Lot Line Irregular

Area 0.279 ha

Dimensions of land intended
to be **retained**

Frontage 196 and 166.7 m

Depth: Side Lot Line 1020 m

Width: Rear Lot Line 431 m

Area 41.62 ha

9. Use of Subject Land to be **severed**:

- ☐ New Lot
☒ Lot Addition
☐ Lease/Charge
☐ Easement/Right of Way
☐ Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Jeff Trask

Address: 161375 A Line

Buildings Proposed: None

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

Buildings Proposed: None

Specify Use: Agriculture

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	☐	☐
County Road (Provide Road Number)	☐	☐
Township Road	☒	☒
Non-maintained/seasonally maintained	☐	☐
Municipal road allowance	☐	☐
Private Right-of-Way	☐	☐

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

☐ Yes

☐ No

12. Servicing

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

	Severed Parcel	Retained Parcel
Municipally owned/operated	☐	☐
Lake/River	☐	☐
Well	☒	☒

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

☐ Yes

☒ No

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

	Severed Parcel	Retained Parcel
Municipally owned/operated	☐	☐
Septic	☒	☐ Not necessary
Other	☐	☐

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

☒ Electricity ☒ School Bus ☒ Telephone ☒ Garbage Collection ☐ Other _____

13. Agricultural Property History

- 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. Cash cropping
- b) How long have you owned the farm? _____
- c) Area of total farm holding: Hectares 41.96 Acres 103.55
- d) Number of tillable: Hectares 25 Acres 62
- e) Is there a barn on the parcel to be severed? ☒ Yes ☐ No
Condition of Barn Fair Present Use Storage
Capacity of barn in terms of livestock 0 capacity. Barn has been converted for storage use.
- 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?
Not applicable for a lot line adjustment
- ☐ 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

Ron Davidson

(Applicant(s) Name(s))

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

In the _____ County _____ of Grey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

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

Sworn (or declared) before me at the

City _____ of Owen Sound

In the _____ County _____ Of Grey

This 15 day of May 1 2025

Signature – Commissioner of Oaths

Jodi Lynne Potter, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires November 30, 2025.

Name in Print

Signature of Applicant's Agent

Ron Davidson

Applicant(s) Agent Name in Print

Signature of Applicant(s)

Signature of Applicant(s)

Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

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

Agricultural	_____	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 _____

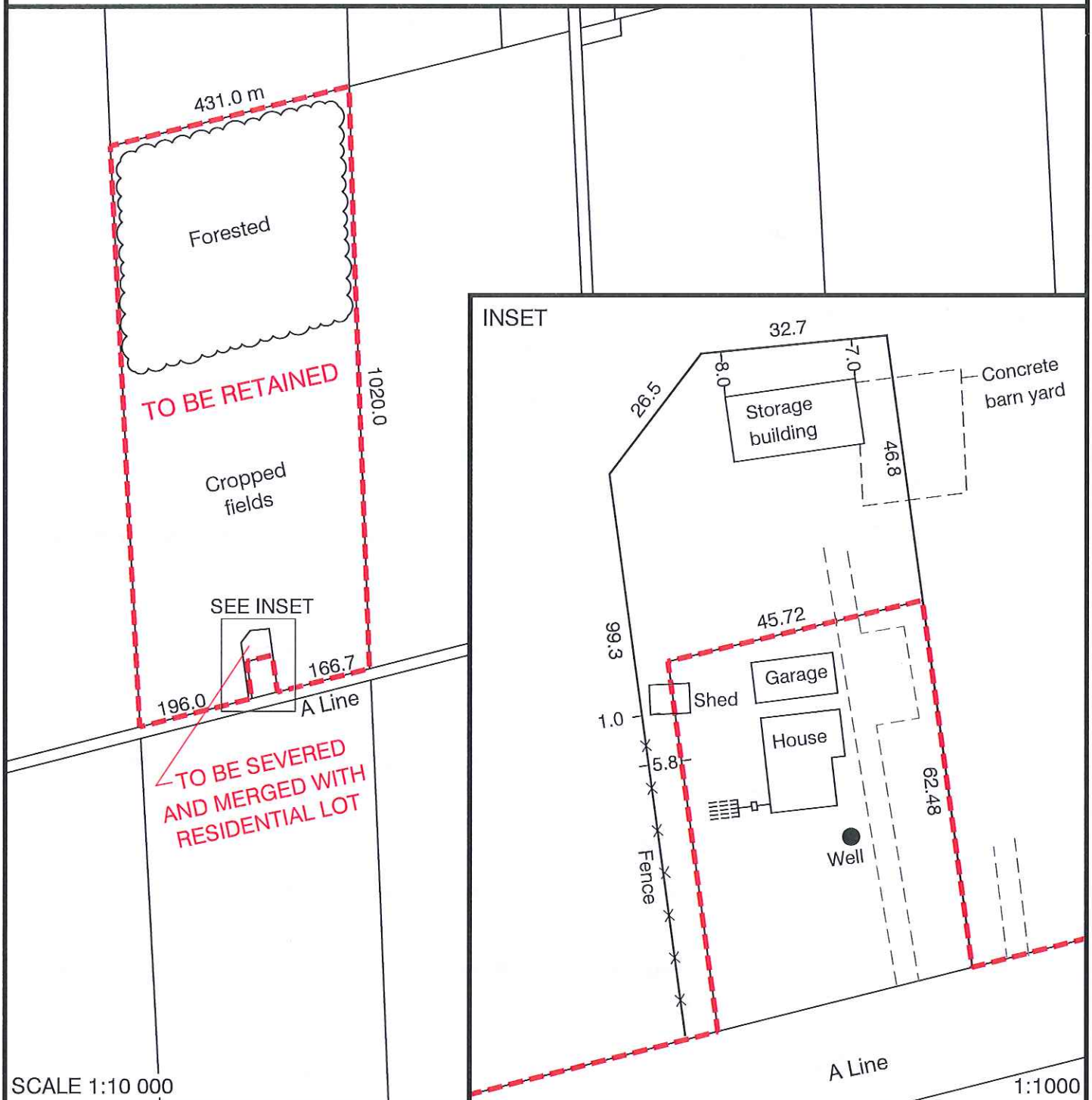
If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: _____

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

Yes _____ No _____ Submitted _____ Approved _____

Severance Sketch

 Subject Property



SCALE 1:10 000

1:1000

Lot Line Adjustment
161375 A Line
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO



**RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.**

July 31, 2025

Township of Georgian Bluffs
177964 Grey Road 18
R.R. #3
Owen Sound, ON
N4K 5N5

Attention: Ben Suchomel
Community Planner

Dear Ben:

**Re: Application for Minor Variance
Part Lot 9, Concession B, Geographic Township of Derby
Township of Georgian Bluffs
Assessment Roll No. 420362000103801
Owner: Elizabeth Van Loo and the Estate of Cornelius Van Loo**

Further to last week's discussion regarding a recently submitted Consent application pertaining to a lot line adjustment involving the above-noted property, enclosed please find a Minor Variance application.

The cheques covering the Township's application fee and the Grey Sauble Conservation Authority review fee have already been delivered to your office.

To assist with your evaluation of this matter, I offer the following:

Proposed Minor Variance:

Recently, I filed a Consent application on behalf of Elizabeth Van Loo which is intended to convey 0.279 hectares of land to the adjacent residential lot owned by Jeff Trask. As a result of this conveyance, the storage building (former barn) located on the Van Loo property would form part of the Trask parcel. As well, the smaller storage shed that straddles the westerly lot line of the Trask property would then be situated entirely on the Trask parcel.

265 BEATTIE STREET OWEN SOUND ONTARIO N4K 6X2
TEL: 519-371-6829 ronald davidson@rogers.com www.rondavidson.ca

As your office has advised, the smaller storage shed – despite being located entirely on the Trask property following the lot boundary adjustment – would not comply with the 'minimum side yard' requirement for accessory buildings of 2.0 metres. Mr. Trask and I estimate the new side yard to be between 1.0 metres and 1.5 metres. The attached sketch shows a 1.0-metre yard, to be on the safe side. The submitted Minor Variance application will acknowledge this reduced side yard.

Minor Variance Evaluation:

Section 45(1) of the Planning Act lists four tests that a Minor Variance must pass in order to be approved. In this regard, please consider the following:

1. *Does the variance maintain the intent and purpose of the Official Plan?*

The subject lands are designated 'Agricultural' on Schedule A of the Grey County Official Plan. The Official Plan does not include policies that deal with the finer details of development on a property, such as side yards for accessory buildings. The Official Plan does, however, attempt to maximize the size of farm lots within the 'Agricultural' designated areas, and it would therefore generally favour a reduced side yard as opposed to making the residential lot larger and consuming more actively farmed land.

The proposed relief clearly maintains the intent and purpose of this land use policy document.

2. *Does the variance maintain the intent and purpose of the Zoning By-law?*

The 'AG' zone of the Township's Zoning By-law requires a 2.0-metre side yard to ensure that sufficient room exists on the property to provide maintenance to a building. A side yard of 1.0 - 1.5 metres should be sufficient to serve this purpose. It's worth noting that the proposed side yard is a significant improvement over the existing situation where approximately one-half of the building is located on the Van Loo farm property.

For these reasons, the proposal maintains the intent and purpose of the Zoning By-law.

3. *Is the variance minor in nature?*

This test has traditionally been interpreted as meaning "what impact will the variance have on the neighbours?" The only neighbour that could possibly be impacted by the reduced side yard on the Trask property would be Mrs. Van Loo. In that regard, if Mrs. Van Loo felt that a reduced side yard would create an imposition, she wouldn't be filing

the Consent and Minor Variance applications. The request should be considered minor in nature.

4. *Is the variance requested desirable for the appropriate and orderly development and use of the lands and buildings?*

The variance will facilitate a lot line adjustment that will eliminate an existing encroachment proposal. A 1.0 – 1.5 metre side yard is a considerable improvement over the existing situation.

This minor variance will result in the appropriate and orderly use of the Trask and Van Loo properties.

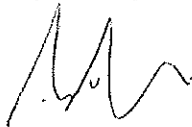
Conclusion:

The proposed Minor Variance passes the Planning Act's Minor Variance tests and should be given favourable consideration.

Final Remarks:

Should you require any additional information, please contact the undersigned.

Respectfully submitted,

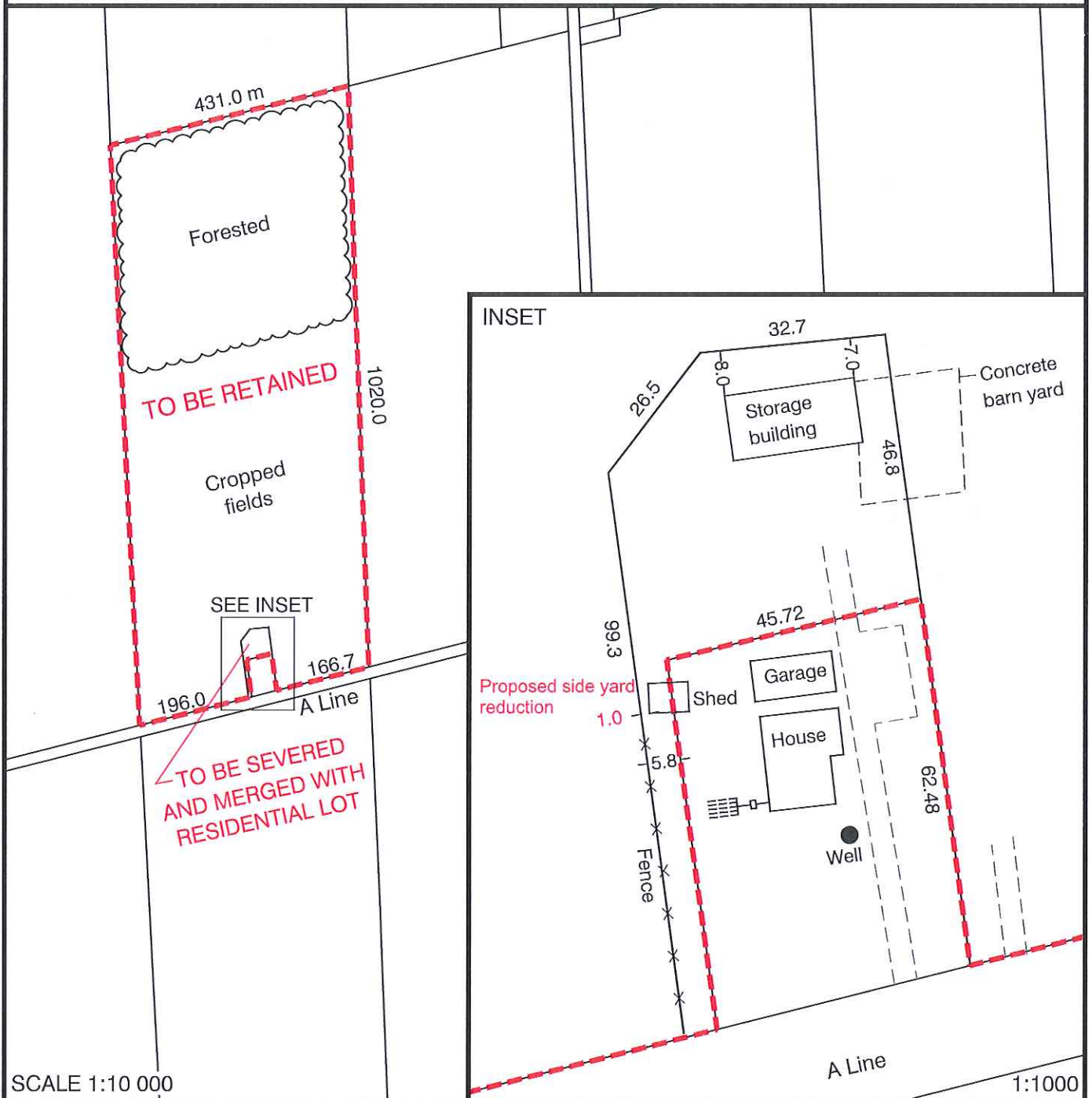


Ron Davidson, RPP, MCIP, BES

c.c. Elizabeth Van Loo
Jeff Trask

Minor Variance Sketch

 Subject Property



Lot Line Adjustment
161375 A Line
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO



**RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.**

May 26, 2025

Township of Georgian Bluffs
177964 Grey Road 18
R.R. #3
Owen Sound, ON
N4K 5N5

Attention: Michael Benner
Director, Development & Infrastructure

Dear Michael:

**Re: Application for Consent
Part Lot 9, Concession B, Geographic Township of Derby
Township of Georgian Bluffs
Assessment Roll No. 420362000103801
Owner: Elizabeth Van Loo and the Estate of Cornelius Van Loo**

Further to recent pre-consultation discussions with your office and the County of Grey Planning Department regarding a lot line adjustment involving the above-noted property, enclosed please find a completed Consent application.

Also enclosed are cheques covering the Township application fee and GSCA review fee, as well as comments from Saugeen Ojibway Nation regarding the need for an archaeological assessment and an email from a lawyer pertaining to a cancellation of consent.

To assist your office with its evaluation of this matter, I offer the following:

Proposed Lot Creation:

Jeff Trask owns a 0.286-hectare residential lot on which his house and garage are located. A storage shed also exists partially on the subject property but is mostly situated on the neighbour's lot.

To the rear of Mr. Trask's property, also on the neighbour's farm parcel of land, is a barn that has been used for storage by Mr. Trask for many years, with the support of the neighbour, Elizabeth Van Loo.

The two respective landowners are proposing a lot line adjustment that would have the effect of widening the existing residential lot to include the small shed and extending the depth of this parcel such that the Trask lot will include the storage barn. The land conveyance would involve 0.279 hectares of land. Mr. Trask's lot would increase in size to 0.565 hectares and Mrs. Van Loo's farm parcel would be reduced to 41.62 hectares.

The lot line adjustment is illustrated on the attached sketch.

No land currently used for agricultural purposes will be lost.

The existing driveway providing a second means of access to the storage barn will remain with the farm. It will be shortened and continue to provide access for farm machinery to the cropped fields.

The lot line on the east side of the expanded Trask property will extend through a concrete barnyard. A portion of the barnyard to be retained with the farm holding would have the concrete base removed in the future and restored to an agricultural field.

Approvals Required:

Adjusting the property boundary between the two existing parcels requires approval of a Consent application by the Township of Georgian Bluffs.

In order for the 0.279-hectare severed parcel to merge with Mr. Trask's existing lot, the original consent that was granted for this parcel must be cancelled, as confirmed in an email from Andrew Drury, solicitor for Mr. Trask.

The Subject Lands:

The Van Loo and Trask properties are located along the north side of A Line, in the former Township of Derby.

The Van Loo property comprises 41.9 hectares of land, of which approximately 25 hectares are cash cropped. A 16.5-hectare forest exists at the rear of this property. The barn is not capable of accommodating livestock and is used only for storage. This parcel is actually

registered in the name of Elizabeth Van Loo and the Estate of Cornelius Van Loo. Elizabeth is the executor of the estate.

The Trask property involves 0.295 hectares of land and is occupied by an old farmhouse that have been tastefully restored and expanded, as well as a garage and a shed that straddles the westerly property boundary.

Adjacent Lands:

Agriculture is the predominant land use within the general vicinity of the Van Loo property, although several residential lots have been severed along A Line, to the east and west of the site. The lands to the north are forested.

Township of Georgian Bluffs Zoning By-law:

The subject property is zoned 'AG' in the Township's Zoning By-law.

The minimum lot area and frontage requirements of the 'AG' zone for "agricultural uses" are 40 hectares and 200 metres, respectively. The retained parcel will comprise 41.62 hectares of land and will therefore conform to this minimum standard.

With regard to the severed parcel, the Township's Zoning By-law does not include minimum requirements for lot area or frontage for "residential and non-agricultural uses" in the 'AG' zone, but does state that a lot of 2.0 hectares in size or smaller shall be considered as "residential and non-agricultural lots". Given that the expanding residential lot will remain under 2.0 hectares, no relief from the Zoning By-law is required.

County of Grey Official Plan:

The subject lands fall within the jurisdiction of the County of Grey Official Plan. No local Official Plan is in effect for this area of the Township.

According to Schedule A of the County Official Plan, the entirety of both properties involved with this lot line adjustment are designated 'Agricultural'.

The intent of the 'Agricultural' designation is generally to prohibit non-farm lot creation, with some exceptions, and to keep lots as large as possible to promote viable farming operations.

The Official Plan has established a minimum lot area policy of 40 hectares for farm parcels that are designated 'Agricultural'. The retained parcel will exceed this minimum standard.

The existing residential lot is only 0.295 hectares in size and is proposed to be increased to 0.565 hectares.

The consent policies allow for lot line adjustments for legal or technical reasons, with the Official Plan providing the following definition:

LEGAL OR TECHNICAL REASONS means severance for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

During the pre-consultation discussions, the Georgian Bluffs Planning Department staff confirmed that the proposal – which will not result in the creation of a new lot – will be viewed as a minor boundary adjustment and therefore qualify as a lot line adjustment for “legal or technical reasons”.

In support of this land conveyance, please consider the following:

1. The existing residential lot is very small by today's standards. Privately serviced lots under 0.4 hectares are uncommon due to Provincial standards pertaining to nitrate levels. In fact, new lots in the 'Rural' designation are required to have an area of at least 0.8 hectares. Following the lot line adjustment, the expanded lot will still only comprise 0.565 hectares, but it does nevertheless represent an improvement to an existing situation;
2. If the Trask property had never been severed and the house and accessory buildings still formed part of the Van Loo farm, the severance of the farmhouse would likely be approved under the “surplus farmhouse” consent policies, since Mrs. Van Loo would qualify for such a severance; and, such severance would certainly include the existing storage barn;
3. Expanding the residential lot to the west will correct an encroachment issue involving a shed and a landscaped lawn that existed since the lot was created in 1975;
4. Expanding the lot to the rear will allow Mr. Trask to take ownership of a barn that he has used for several years, a barn which serves no purpose to Mrs. Van Loo or her farming operation. This lot addition, therefore, has merit from a practical or common sense perspective;

5. No land will be removed from agricultural production as a result of this lot line adjustment; and,
6. With the barn forming part of the residential lot, there is no opportunity for a future owner of the Van Loo farm to revert this structure to a livestock facility, which would have created a land use compatibility issue pertaining to odour.

In view of the foregoing, the proposed severance conforms to the 'Agricultural' consent policies of the Grey County Official Plan.

Other policies of the Official Plan also must be considered, as follows:

The forested lands at the rear of the property are identified as 'Significant Woodlands' on Appendix B and 'Natural Heritage System: Core' on Schedule C. The intent of this mapping and associated policies is to protect this natural heritage feature from development and site alteration. The lot line adjustment is occurring approximately 490 metres from the woodland, and therefore this feature will not be impacted. The proposal conforms to the policies on the Official Plan in this regard.

In addition, some of the lands at the rear of the property are also shown as 'Karst' on Appendix A. This particular area is approximately 570 metres from the expanding residential lot, and therefore a karst study investigating the suitability of the site to accommodate a building(s), septic system, etc., is unnecessary.

Furthermore, the 'Bedrock Drift Thickness: 1 m to 8 m' constraint applies to a portion of the existing residential lot, the area to be severed, and some of the retained lands. The intent of this policy is to protect a possible bedrock resource for future extraction from development that might otherwise interfere with a possible quarry operation. Typically, the viability of extraction activity is to be considered before allowing for lot creation. In this particular instance, however, the intent of this policy would not be undermined by a 0.279-hectare expansion of an existing residential lot.

Based on the foregoing, the proposed lot line adjustment conforms to the County of Grey Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) is the basis for the aforementioned policies contained in the County and Township Official Plans pertaining to lot creation and lot line

adjustments in prime agricultural areas. Based on the merit provided above, the proposed conveyance is deemed to be consistent with said policies.

The PPS also contains policies that serve to protect natural heritage features, potential sources of aggregate materials, and lands exhibiting karstic features. As explained above, the proposed lot line adjustment would not conflict with such policies.

Moreover, the PPS protects areas of archaeological significance. On this note, Saugeen Ojibway Nation (SON) has advised that an Archaeological Assessment is not required for these lands. A copy of the correspondence with SON is included in this submission.

Based on the foregoing, the proposed severance is deemed consistent with the PPS.

Conclusion:

The proposed lot line adjustment conforms with the Grey County Official Plan and is consistent with the Provincial Planning Statement. The submitted Consent application should therefore be given favourable consideration.

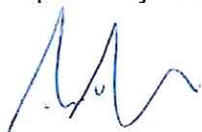
As noted above, the original consent granted for the Trask property will need to be cancelled in order for the merging to occur. This should be identified as a condition imposed by the Committee of Adjustment.

Final Remarks:

Should you require any additional information, please contact the undersigned.

On a final note, please contact me to discuss a possible public meeting date before actually scheduling the meeting in order to ensure my availability.

Respectfully submitted,

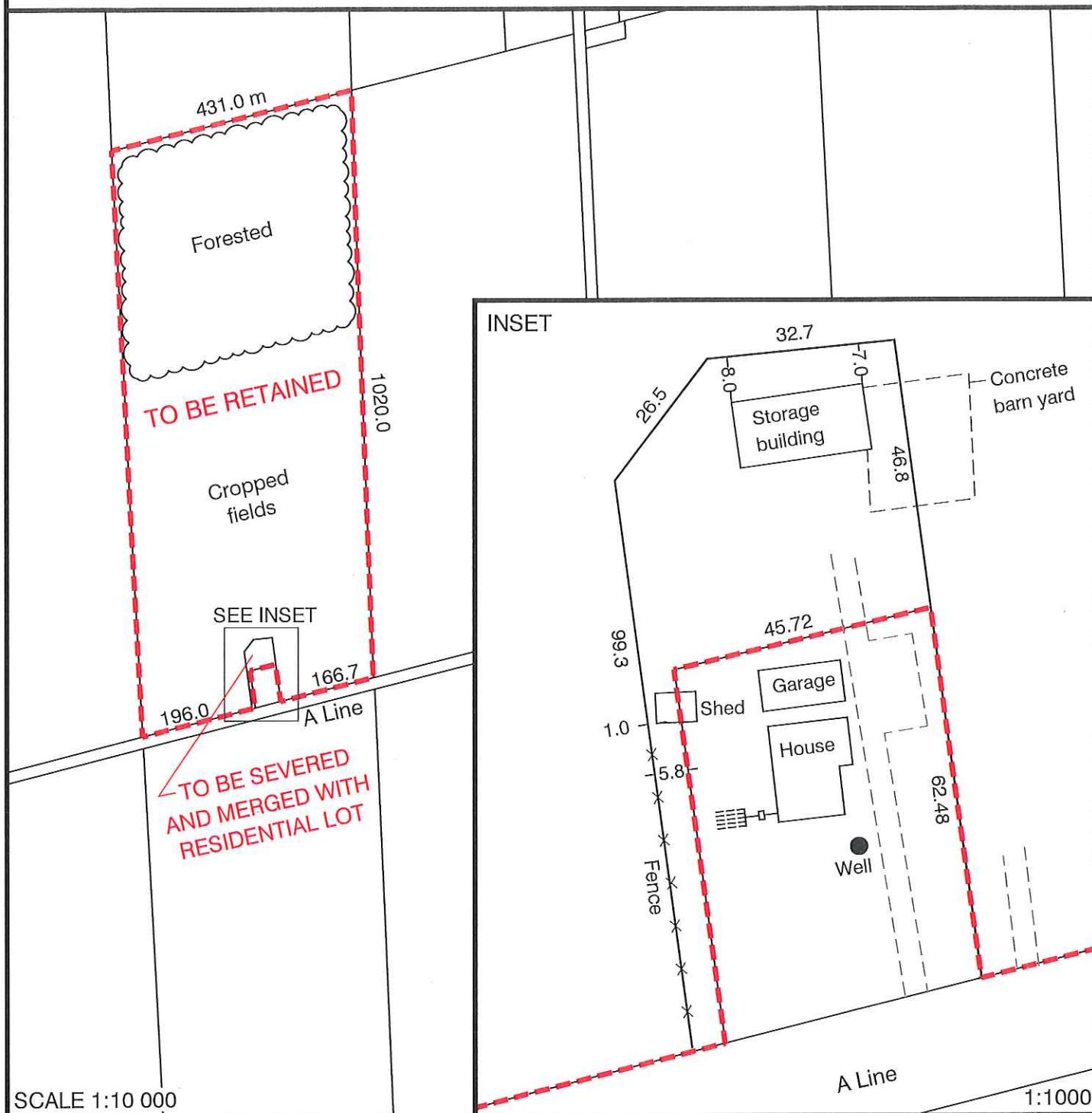


Ron Davidson, RPP, MCIP, BES

c.c. Elizabeth Van Loo
Jeff Trask

Severance Sketch

 Subject Property



Lot Line Adjustment
161375 A Line
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

October 2nd, 2025

Michael Benner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5H5

**RE: Consent Application B13-25 and Minor Variance Application A07-25
Concession 8, Part Lot 9
Township of Georgian Bluffs
Roll: 420362000103801
Owner: Elizabeth Van Loo and the Estate of Cornelius van Loo
Applicant: Ron Davidson**

Dear Mr. 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.

The purpose and effect of the subject application is to sever approximately 0.279 ha of land from the subject property for the purposes of a lot addition to the adjacent property located at 161375 A Line within the Township of Georgian Bluffs. The retained parcel will continue to be used for agricultural uses with no structures proposed at this time. No new lot will result from this lot addition. The purpose and effect of the minor variance application is to permit the reduction of the side yard requirement for accessory buildings in the Agricultural (AG) zone from 2.0 metres to 1.0 metres in order to recognize the location of the existing building.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.3(3) states,

Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

The County Official Plan defines legal or technical reasons as:

Severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

The proposed lot addition is relatively minor and would remove future MDS conflicts if the existing barn were to be used for livestock in the future. Further, the proposed lot addition would enlarge the existing undersized lot to a more adequate size. In addition, the proposed lot addition would not remove active farmland from the retained lot. Therefore, County Planning staff have no concerns.

Schedule C of the County Official Plan indicates that the subject lands contain 'Core Area'. The proposed lot addition is located outside of the Core Area; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates the subject property contains 'Karst'. The proposed lot addition is outside of the area containing Karst; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

The property contains and/or is adjacent to natural heritage core area, significant woodlands, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is staffs understanding that the proposed development will be located adjacent to the features on previously disturbed and developed lands. As such, it is staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.

Stormwater Management

It is staffs understanding that stormwater management infrastructure is not needed for the proposal.

Source Water Protection

It is staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

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 <http://grey.ca/forests->

[trails](#). An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness 1m to 8m'. Section 5.6.6(3) states,

Minor lot additions to existing lots may be permitted in Bedrock and Shale Resource Areas, if the following criteria can be met:

- *Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.);*
- *Demonstrate that the outcomes of the lot addition will not unduly impact future resource extraction, both from an availability of land and potential land use conflict perspective,*
- *Demonstrate the need for the lot addition,*
- *Demonstrate that the policies of section 5 of this Plan are addressed, and*
- *To explain the hardship imposed by not permitting the severance.*

All reasonable efforts shall be made to minimize any impacts on the Bedrock and Shale Resource Areas through any lot additions.

Lot additions for the purposes of consolidating resource lands may be permitted, provided a new non-farm sized lot is not created.

Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.

A Planning Justification Report was submitted with the applications County Planning staff are satisfied that the provided justification addresses the criteria listed above. Provided Georgian Bluffs staff are satisfied that the provided justification addresses the criteria in Section 5.6.6(3); County Planning staff have no concerns.

Provided Georgian Bluffs staff are satisfied that the provided justification addresses the criteria in Section 5.6.6(3); County Planning staff have no concerns with the subject application.

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,

A handwritten signature in black ink that reads "Derek McMurdie". The script is cursive and fluid.

Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca

Re: Quick question (Liz Van Loo)

From: SON Archaeology (archaeology@saugeenojibwaynation.ca)

To: ronalddavidson@rogers.com

Date: Wednesday, May 14, 2025 at 03:12 p.m. EDT

Thanks for this Ron,

No, SON does not require assessments for Mrs. Van Loo's property.

Miigwech,

Kove Sartor

SON Archaeology Department

Resource & Infrastructure Department



**Environment
Office**

**Saugeen Ojibway
Nation.**

10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

On Tue, May 13, 2025 at 10:32 AM Ron Davidson <ronalddavidson@rogers.com> wrote:

Kove, good morning. I'm just following up my email from a week ago. I'm going to be filing applications for both properties later this week. If you're able to soon take a look at both and advise whether an Archaeological Assessment is required it would be sincerely appreciated.

Thanks
Ron

Ron Davidson Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON
N4K 6X2
Tel: 519 371-6829

On Tuesday, May 6, 2025 at 05:11:01 p.m. EDT, Ron Davidson <ronalddavidson@rogers.com> wrote:

Kove, good afternoon. I'm working on two projects for Liz Van Loo in the Township of Georgian Bluffs and I need to know if an Archaeological Assessment would be required for either.

The first property is a 40 ha parcel at 017111 Grey Bruce Line. Mrs. Van Loo wishes to sever the existing house from the farm under the surplus farmhouse severance policies. A special zone would be placed on the zoning of the balance of the farm prohibiting the erection of a house.

The second property involves a lot line adjustment. Mrs. Van Loo is proposing to sell just over 0.4 ha of land to her neighbour and retain the balance of her 40 ha property. The neighbour owns a 0.3 ha property containing a house and shed. The neighbour's property is at 161375 A Line. Mrs. Van Loo's property doesn't have an address but it's vacant, but her property wraps around the 3 sides of the residential lot, if you're looking at a map.

If you're able to look at this in the next day or two it would be appreciated.

Thanks,
Ron

Ron Davidson Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON
N4K 6X2
Tel: 519 371-6829

Ben Suchomel

From: Karen Gillan <k.gillan@greysauble.on.ca>
Sent: September 11, 2025 12:00 PM
To: Ben Suchomel
Cc: rmo@greysauble.on.ca; Planning
Subject: Re: Notice of Complete Application and Public Meeting - B13/25 and A07/25 - Van Loo

Good afternoon,
This property falls outside the vulnerable source protection area where Source Protection Plan policies apply, therefore, we have no comments associated with this application under the Clean Water Act.

If you have any questions, please contact this office.

Regards,

Karen Gillan

Program Supervisor/Risk Management Inspector

519.376.3076 Ext. 205

www.greysauble.on.ca



We've Temporarily Moved!

While our office gets renovated, find us at 901 3rd Avenue East, Suite 215, Owen Sound (above the Post Office).

This email communication and accompanying documents are intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by individuals or entities other than the intended recipient is strictly prohibited. If you received this communication in error, please notify the sender immediately and delete all the copies (electronic or otherwise) immediately. Thank you for your cooperation.

From: Ben Suchomel <bsuchomel@georgianbluffs.ca>

Sent: Thursday, September 11, 2025 11:49 AM

To: Circ WPS <circulations@wsp.com>; Consents MPAC <lpuconsents@mpac.ca>; Consultations Metis <consultations@metisnation.org>; Desiree van Dijk <dvandijk@owensound.ca>; Georgian Bluffs Applications <georgian.bluffs@greysauble.on.ca>; Hailey Thomson <HThomson@georgianbluffs.ca>; Juanita Meekins <execassist.ri@saugeenajibwaynation.ca>; Land Use Hydro One <landuseplanning@hydroone.com>; Notice Review Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Planning Grey <planning@grey.ca>; RMO Mailbox <rmo@greysauble.on.ca>; archaeology@saugeenajibwaynation.ca <archaeology@saugeenajibwaynation.ca>; Row Centre <rowcentre@bell.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Slocombe, Christopher <cslocombe@geiconsultants.com>; Union Gas <ONTUGLLandsINQ@uniongas.com>; manager.ri@saugeenajibwaynation.ca <manager.ri@saugeenajibwaynation.ca>

Cc: Michael Benner <mbenner@georgianbluffs.ca>

Subject: Notice of Complete Application and Public Meeting - B13/25 and A07/25 - Van Loo

Good morning,

Please find attached a Notice of Complete Application and Public Meeting for applications B13/25 and A07/25 for Van Loo.

Comments related to the application would be appreciated by **October 6, 2025**, so they can be included in the staff planning report related to the application.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

Find us: www.georgianbluffs.ca

Georgian Bluffs is located on lands encompassed by Treaty 45½, 67, 72, 82 and 93, the territory of the Chippewas of Nawash and Chippewas of Saugeen First Nations, collectively known as the Saugeen Ojibway Nation.

Please consider the environment before printing this email. Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.



[Book time to meet with me](#)

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Ben Suchomel

From: Slocombe, Christopher <CSlocombe@geiconsultants.com>
Sent: September 12, 2025 8:06 AM
To: Ben Suchomel
Subject: RE: Notice of Complete Application and Public Meeting - B13/25 and A07/25 - Van Loo

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning Ben,

Roll number: 42036200010380100000 is not within the drainage area of a municipal drain. As such we have no further comments regarding this property.

Thanks,

 CHRISTOPHER SLOCOMBE
Technical Specialist
519.376.1805 cell: 519.373.2049
1260-2nd Avenue East | Owen Sound, Ontario N4K
2J3 | Canada


From: Ben Suchomel <bsuchomel@georgianbluffs.ca>
Sent: Thursday, September 11, 2025 11:50 AM
To: Circ WPS <circulations@wsp.com>; Consents MPAC <lpuconsents@mpac.ca>; Consultations Metis <consultations@metisnation.org>; Desiree van Dijk <dvandijk@owensound.ca>; GSCA General GB <georgian.bluffs@greysauble.on.ca>; Hailey Thomson <HThomson@georgianbluffs.ca>; Juanita Meekins <execassist.ri@saugeenobjibwaynation.ca>; Land Use Hydro One <landuseplanning@hydroone.com>; Notice Review Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Planning Grey <planning@grey.ca>; rmo@greysauble.on.ca; archaeology@saugeenobjibwaynation.ca; Row Centre <rowcentre@bell.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Slocombe, Christopher <CSlocombe@geiconsultants.com>; Union Gas <ONTUGLLandsINQ@uniongas.com>; manager.ri@saugeenobjibwaynation.ca
Cc: Michael Benner <mbenner@georgianbluffs.ca>
Subject: [EXT] Notice of Complete Application and Public Meeting - B13/25 and A07/25 - Van Loo

EXTERNAL EMAIL

Good morning,

Please find attached a Notice of Complete Application and Public Meeting for applications B13/25 and A07/25 for Van Loo.

Comments related to the application would be appreciated by **October 6, 2025**, so they can be included in the staff planning report related to the application.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

Find us: www.georgianbluffs.ca

Georgian Bluffs is located on lands encompassed by Treaty 45½, 67, 72, 82 and 93, the territory of the Chippewas of Nawash and Chippewas of Saugeen First Nations, collectively known as the Saugeen Ojibway Nation.

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 [Book time to meet with me](#)

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Date: Wednesday, October 08, 2025

Submitted By: Michael Benner, Director of Development and Infrastructure

Prepared By: Ben Suchomel, Community Planner

Subject: **B19/25 Wright**

Report DEV2025-075 - Wright

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

Recommendation

It has been demonstrated that the proposed application B19-25 is consistent with the Provincial Planning Statement 2024, complies with the Grey County Official Plan, is consistent with the Township of Georgian Bluffs Official Plan, and aligns with the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that application B19/25 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 approval and/or entrance a permit be obtained from the Township of Georgian Bluffs Operations Department for the entrance to the severed parcel from Alexandria Street.

6. That a Servicing Options Study should be provided, per policy 8.9.1(10)(c)], to ensure that the site can be viably accommodated on municipal water and private sewage services and that site conditions are suitable for the long-term provision of such services.

Application Summary

Owner(s): Mitchell and Miranda Wright

Agent: N/a

Civic: 109 Alexandria Street, Township of Georgian Bluffs

Legal Desc: PLAN 1085 LOT 3

ARN: 4203-580-004-065-030-000

The subject property is situated on the south side of Alexandria Street, east of Grey Road 1, within the Township of Georgian Bluffs. As per Schedule 'A' of the Township of Georgian Bluffs Official Plan, the property is designated as a "Secondary Settlement Area." This designation is consistent with the County of Grey Official Plan, where the property is also identified as a "Secondary Settlement Area" on Schedule A. Furthermore, the property is zoned "Residential 1 (R1)" under the Township of Georgian Bluffs Zoning By-law No. 2020-020.

The purpose of Application B19/25 is to sever one (1) 1,606.24 square metre parcel of land intended for future residential use. 4,411.08 square metres is proposed to be retained for continued residential use.

	Retained Parcel	Severed Parcel
Lot Area	4,411.08 square metres	1,606.24 square metres
Lot Frontage	52.15m	30m
Depth	53.54m	53.54m
Servicing	Municipal Water	Municipal Water
Existing Buildings	Existing Residential Dwelling and Accessory Structures	Vacant

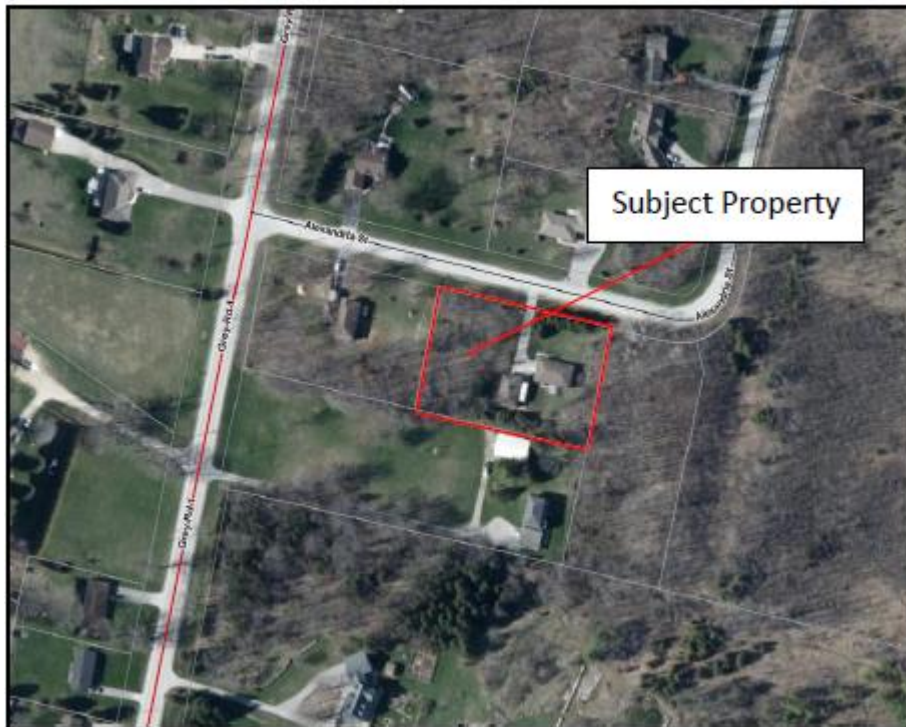


Figure 1: Location Map – 109 Alexandria Street, Georgian Bluffs, Ontario. (Outlined in Red)

Staff conducted a site visit to the subject property on September 23, 2025.



Figure 2: Public Notice Posted at 109 Alexandria Street on September 23, 2025.

Report # DEV2025-075

Roll # 4203-580-004-065-030-000

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Policies Affecting the Proposal

In considering all the relevant Provincial legislation, County and Township policies and regulations, Planning staff offer the following comments:

Provincial Planning Statement (PPS, 2024)

The Provincial Planning Statement (PPS) is issued under Section 3 of the Planning Act and came into effect on October 20th, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. In respect of the exercise of any authority that affects a planning matter, the Planning Act requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act.

The following outlines the key PPS policies that have been considered, though, it is not intended to be an exhaustive list.

According to Section 2.1.4, to provide for an appropriate range of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Further, Section 2.3.1 directs that settlement areas shall be the focus of growth and development. According to Section 2.3.1.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing and planned infrastructure and public service facilities. Further, Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Staff have concluded that the application can be considered to be consistent with the PPS, if the recommended conditions of approval are implemented. Staff have included these recommendations in the draft conditions of approval.

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County of Grey Official Plan (2018)

Per Schedule A to the County Official Plan, the subject lands are designated Secondary Settlement Area.

Settlement Area Policies

Section 3.5 of the County Official Plan directs secondary settlement areas to accommodate limited residential growth, in addition to new community facilities and employment uses. Policies under Section 3.3 of the County Official Plan affecting Settlement Area land use types encourage development within growth areas to occur adjacent to the existing built-up area and to have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public service facilities. These policies further encourage development of communities with a wide range of housing types, including detached, semi-detached, townhouse, and apartment units along with a mix of affordable housing, a range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs.

The future construction of a single-detached dwelling on the vacant parcel created by Application B19/25 is supported by the secondary settlement area policies contained within Section 3.5 of the County Official Plan. The subject lands are located within the existing built-up area and would allow for the efficient use of infrastructure and public service facilities located within the East Linton settlement area.

Servicing Policies

Where partial services exist in a Secondary Settlement Area, Section 3.5 of the County Official Plan only permits the development of vacant or underutilized lots, subject to satisfying the below criteria:

- The development is within the reserve sewage system capacity or reserve water system capacity;
- Site conditions are suitable for the long-term provision of such services;
- The development is within the existing settlement area;
- To allow for infilling and minor rounding out of existing development.

The subject lands are located within the boundaries of the existing East Linton Secondary Settlement Area. Township staff note that the East Linton municipal water system currently has sufficient reserve capacity to support the future development of a single-detached dwelling on the vacant parcel proposed through Application B19/25. While no servicing issues are anticipated, completion of the Servicing Options Study -

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as required under Policy 8.9.1(10)(c) - will provide confirmation that the site can be viably serviced by municipal water and private sewage systems, and that the site conditions are appropriate for the long-term provision of such services. Based on the above, the application conforms to the relevant policies of the County Official Plan.

Township of Georgian Bluffs Official Plan

The subject lands are designated Residential per Schedule A to the Official Plan for the Township of Georgian Bluffs (Township Official Plan).

Policies under Section 3.4.1 of the Township Official Plan permit low density residential uses, including single-detached dwellings, as is proposed on the vacant parcel created by Application B19/25.

Housing Policies

General housing policies within Section 2.6.4 of the Township Official Plan state that the Township shall accommodate residential growth through intensification and redevelopment opportunities, and encourages intensification and infill as a means of increasing the housing supply, provided such projects are keeping with environmental considerations, adjacent land uses, and there is a demonstrated demand for the type of housing units under consideration. Policies within this section further identify a target of 15% of new residential development within primary and secondary settlement areas which is to occur through means of intensification, and a target of 75% of new residential development that is to be low density. Staff note that the proposed severance of the subject lands would therefore assist the Township in meeting its targets for low density residential development and for new residential development by way of intensification.

Adjacent land uses include low density residential use to the north, east, west and south of the subject lands. The proposed low density residential use is therefore compatible with the existing residential use of the area.

Servicing Policies

Section 2.10 of the Township Official Plan contains policies regarding servicing, which identify the presence of municipal water service in East Linton. Policies within this section state that future development is intended to proceed by way of individual sewage disposal systems in accordance with County and provincial policy and the completion of a Servicing Feasibility Study. This section further outlines criteria for development to occur on the basis of partial services, which include:

- It is within an existing settlement area;
- There is capacity in the municipal system or communal system;

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- Suitable site conditions exist;
- The financial viability of the municipal services is enhanced;
- The protection of the environment is upheld;
- A Servicing Feasibility Study has been completed in accordance with Section policy 8.9.1(10)(c) to the satisfaction of the County and Township.

The subject lands are within the East Linton Secondary Settlement Area, and Township staff have confirmed that sufficient capacity exists within the municipal water system to accommodate the future construction of a single-detached dwelling on the proposed severed parcel. And as previously noted, the completion of the Servicing Options Study - as required under Policy 8.9.1(10)(c) - will provide confirmation that the site can be viably serviced by municipal water and private sewage systems, and that the site conditions are appropriate for the long-term provision of such services.

Based on the above, the application conforms to the relevant policies of the Township of Georgian Bluffs Official Plan.

Comprehensive Zoning By-law 2020-020

The subject lands are currently zoned Residential 1 (R1) in accordance with the Township of Georgian Bluffs Zoning By-law 2020-020.

The vacant parcel created by Application B19/25 has a lot area of approximately 1,606.24 square metres and frontage of approximately 30 m along Alexandria Street, in compliance with the minimum requirements of the R1 Zone (i.e., minimum lot area of 1,500 m² and minimum lot frontage of 30 m in areas with partial servicing). Future construction of the single-detached dwelling will be subject to the following requirements of the R1 Zone, which can be assessed at the building permit stage:

- Front Yard (min.): 7.5 m
- Rear Yard (min.): 6 m
- Interior Side Yard: 4.5 m
- Building Height (max.): 10 m
- Lot Coverage (max.): 20%

The existing single-detached dwelling and accessory structures on the parcel retained by Application B19/25 meets the requirements of the R1 Zone.

At this time, no relief has been requested from the above requirements of the R1 Zone.

Should the future single-detached dwelling fail to meet the above requirements, the applicant will be required to address any deficiencies through a subsequent application.



Relevant Consultation

Notice of Complete Application and Notice of Public Hearing was circulated on September 23, 2025, to various agencies for review. The following comments were received:

Grey Sauble Risk Management Office (RMO) comments dated September 23, 2025:

“From the information noted in the application for sever vacant land intended for future residential building use, 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*.

Consequently, no policies apply to the activities identified in the application, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the above property is located within the Events-based Area for the East Linton Drinking Water Systems, whereby the storage of fuel greater than 2,500L in this area is regulated.”

GEI Canada comments dated September 23, 2025:

“Roll Number 4203-580-004-065-030-000 is not within the drainage area of a municipal drain as such we have no further comments regarding this lot.”

Conclusion & Recommendation

It has been demonstrated that the proposed application is consistent with the Provincial Planning Statement 2024, complies 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 application B19/25 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.



Georgian Bluffs

DEEPLY ROOTED. SUSTAINABLY GROWING.

4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That approval and/or entrance a permit be obtained from the Township of Georgian Bluffs Operations Department for the entrance to the severed parcel from Alexandria Street.
6. That a Servicing Options Study should be provided, per policy 8.9.1(10)(c)], to ensure that the site can be viably accommodated on municipal water and private sewage services and that site conditions are suitable for the long-term provision of such services.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP

Original signed by Ben Suchomel

Ben Suchomel, BES,

Owner(s): Mitchell and Miranda Wright
Agent: N/a
Address: 109 Alexandria Street, Township of Georgian Bluffs
Legal Desc: PLAN 1085 LOT 3
Roll Number: 4203-580-004-065-030-000

Notice of Complete Application and Virtual Public Meeting

Consent Application B19/25 on October 21, 2025, at 5:00 pm.

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

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

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

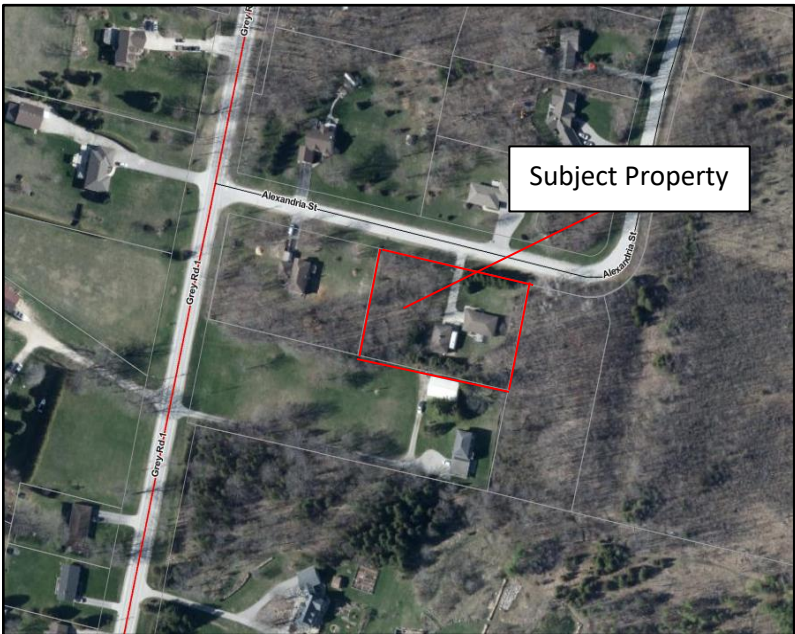
View electronic public and Council meetings here:

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, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

The purpose of Application B19/25 is to sever one (1) 1,606.24 square metre parcel of land intended for future residential use. 4,411.08 square metres is proposed to be retained for continued residential use.



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 **October 07, 2025**, 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:
Ben Suchomel, Community Planner, Township of Georgian Bluffs
By email: planning@georgianbluffs.ca
By telephone: 519-376-2729 ext. 203

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



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: Mitchell and Miranda Wright

Address: 109 Alexandria St., Kemble, Ont.

Phone Number: _____ Postal Code: N4K 0G2

Email: _____

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

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

Authorization:

I/We, _____ (please print) am/are the registered

owner(s) of the lands subject to this application and I/we authorize _____ to

make this application on my/our behalf.

Date: _____ Signed: _____

Date: _____ Signed: _____

Witness to signature: _____

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

6. Subject Land:

Legal Description: 109 Alexandria Street
Plan 1085 Lot 3

Former Municipality: _____

Civic Addressing Number: 109 Alexandria Street

7. Description of Subject Land:

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

b) **Existing** Buildings: Bungalow, Garage

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 98' (30 meters)

Depth: Side Lot Line 175.66

Width: Rear Lot Line _____

Area _____

Dimensions of land intended
to be **retained**

Frontage 171.51'

Depth: Side Lot Line 175.66

Width: Rear Lot Line _____

Area _____

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:

Steve and Wendy Lantz

16. Affidavit or Sworn Declaration

I/We

Miranda & Mitch WRIGHT
(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 County of Grey

This 23 day of September 2025



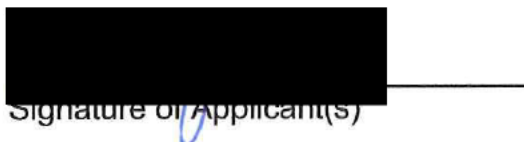
Signature of Commissioner of Oaths

Jodi-Ann Ward

Name in Print

Signature of Applicant's Agent

Applicant(s) Agent Name in Print



Signature of Applicant(s)

Signature of Applicant(s)

Miranda WRIGHT
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 _____

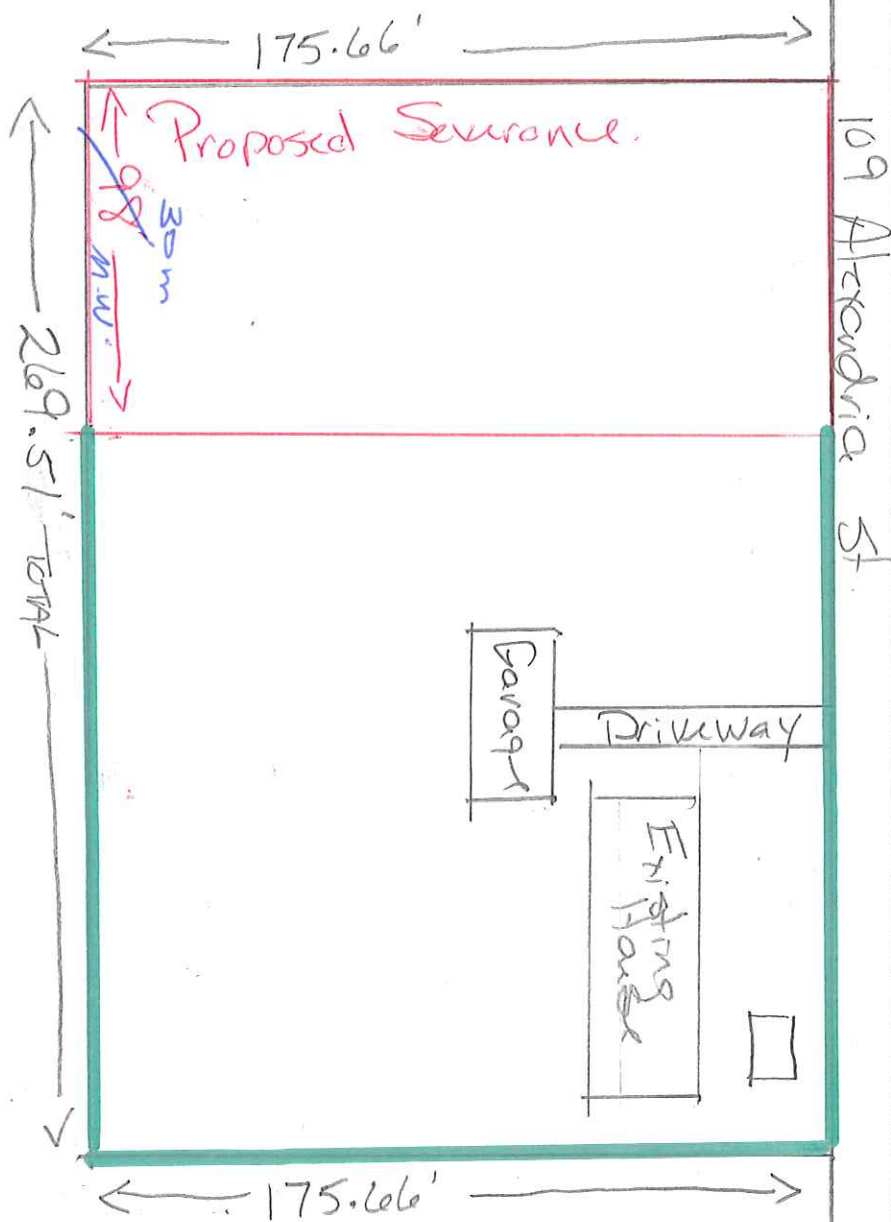
If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: _____

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

Yes _____ No _____ Submitted _____ Approved _____



GREY ROAD 1



Risk Management Office

237897 Inglis Falls Road

RR4 Owen Sound, ON N4K 5N6

Phone: 519-470-3000 Toll Free: 877-470-3001

rmo@greysauble.on.ca

Notice of Restricted Land Use *Clean Water Act – ss. 59(2)(a)*

TO/ATTN: MIRANDA & MITCHELL WRIGHT

Location Address: 109 ALEXANDRIA ST., GEORGIAN BLUFFS

Assessment Roll #: 4203-580-004-065-030-00

Property Owner Name Miranda & Mitchell Wright and/or

Person engaged
in Activity
(where applicable) _____

Notice File #: 4203-2025-004 RMP File No. n/a

From the information noted in the application for sever vacant land intended for future residential building use, 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*.

Consequently, **no policies apply to the activities identified in the application**, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the above property is located within the Events-based Area for the East Linton Drinking Water Systems, whereby the storage of fuel greater than 2,500L in this area is regulated.

If any activities or operations on this property change, please contact this office. If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at c.seider@greysauble.on.ca.

Signature of RMO:  Date: SEPTEMBER 23, 2025

Ben Suchomel

From: Slocombe, Christopher <CSlocombe@geiconsultants.com>
Sent: September 23, 2025 11:13 AM
To: Ben Suchomel
Subject: RE: Notice of Complete Application and Public Meeting - B19/25 for Wright

Good morning Ben,

Roll Number 4203-580-004-065-030-000 is not within the drainage area of a municipal drain as such we have no further comments regarding this lot.

Thanks,



From: Ben Suchomel <bsuchomel@georgianbluffs.ca>
Sent: Tuesday, September 23, 2025 11:00 AM
To: Circ WPS <circulations@wsp.com>; Consents MPAC <lpuconsents@mpac.ca>; Metis Nation of Ontario <consultations@metisnation.org>; Desiree van Dijk <dvandijk@owensound.ca>; GSCA General GB <georgian.bluffs@greysauble.on.ca>; Hailey Thomson <HThomson@georgianbluffs.ca>; Amber Debassige <execassist.ri@saugeen ojibwaynation.ca>; Land Use Hydro One <landuseplanning@hydroone.com>; Notice Review Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Planning Grey <planning@grey.ca>; rmo@greysauble.on.ca; archaeology@saugeen ojibwaynation.ca; Row Centre <rowcentre@bell.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Slocombe, Christopher <CSlocombe@geiconsultants.com>; Union Gas <ONTUGLLandsINQ@uniongas.com>; Saugeen Ojibway Nation (Manager) <manager.ri@saugeen ojibwaynation.ca>; Building <building@georgianbluffs.ca>; Shebin John <sjohn@georgianbluffs.ca>; Riel Warrilow <rwarri low@georgianbluffs.ca>; M Plewes <m.plewes@greysauble.on.ca>
Cc: Michael Benner <mbenner@georgianbluffs.ca>
Subject: [EXT] Notice of Complete Application and Public Meeting - B19/25 for Wright

EXTERNAL EMAIL

Good morning,

Please find attached a Notice of Complete Application and Public Meeting for application B19/25 for Wright.

Comments related to the application would be appreciated by **October 7, 2025**, so they can be included in the staff planning report related to the application.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

Find us: www.georgianbluffs.ca

Georgian Bluffs is located on lands encompassed by Treaty 45½, 67, 72, 82 and 93, the territory of the Chippewas of Nawash and Chippewas of Saugeen First Nations, collectively known as the Saugeen Ojibway Nation.

Please consider the environment before printing this email. Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.



[Book time to meet with me](#)

Please consider the environment before printing this email. Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

Georgian Bluffs - 109 Alexandria Street - B19/25

From LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Date Wed 2025-10-08 11:39 PM

To Ben Suchomel <bsuchomel@georgianbluffs.ca>

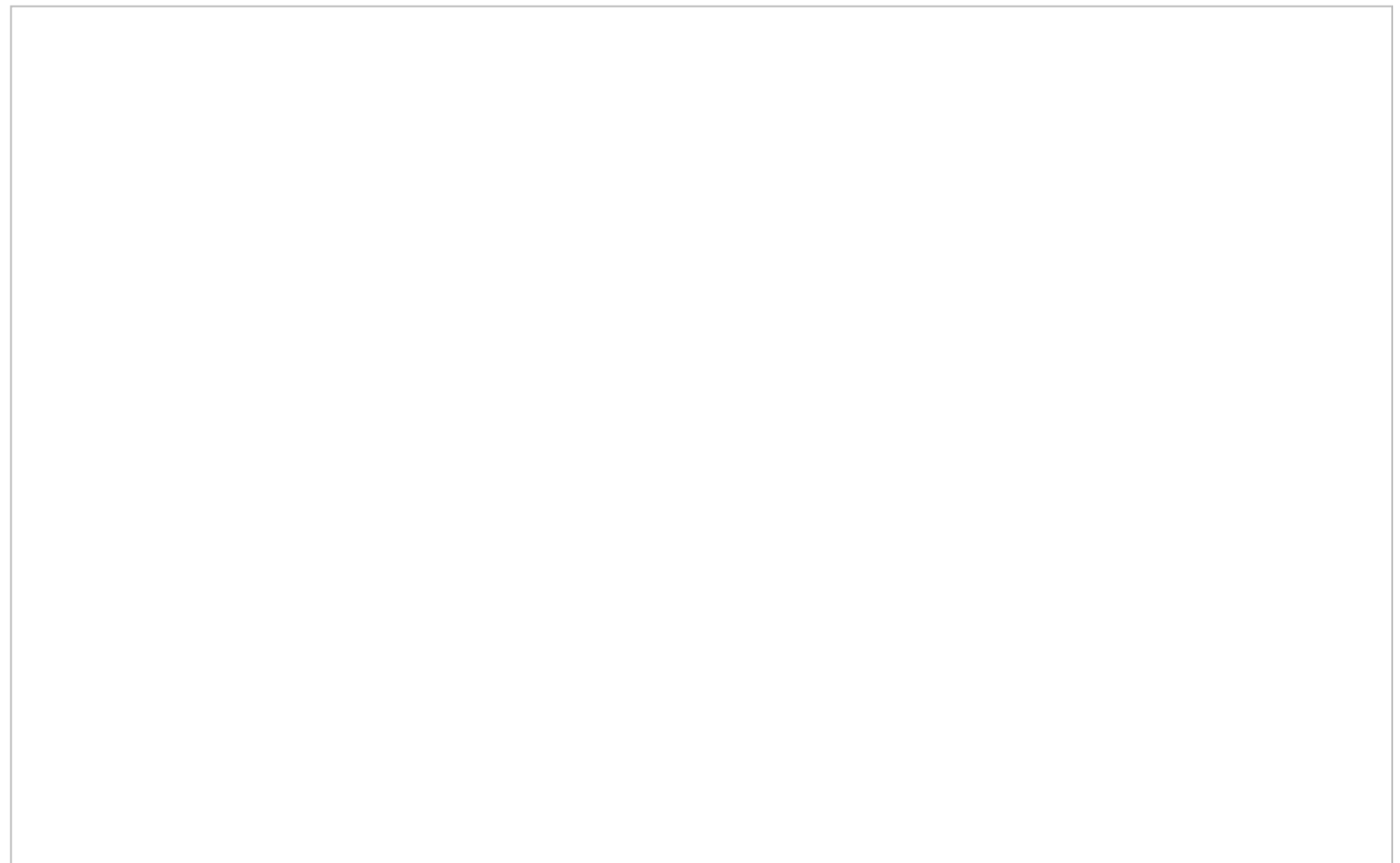
Hello,

We are in receipt of your Application for Consent, B19/25 dated 2025-09-19. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com).

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com



Georgian Bluffs

DEEPLY ROOTED. SUSTAINABLY GROWING.

Date: Wednesday, October 08, 2025

Submitted By: Michael Benner, Director of Development and Infrastructure

Prepared By: Ben Suchomel, Community Planner

Subject: B16/25, B17/25 & B18/25 - 1530953 Ontario Limited

Report DEV2025-076

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

Recommendation

Township Planning staff respectfully recommend that the Committee of Adjustment defer making a decision on Severance Applications B16-25, B17-25 and B18-25 at this time, so that the applicant can provide additional information to the County of Grey and the Township of Georgian Bluffs as requested.

Application Summary

Owner(s): 1530953 Ontario Limited

Agent: Bill Klingenberg, Klingenberg Design

Address: 91 Second Street, Georgian Bluffs

Legal Desc: PLAN 857 PT LOT 31 RP;16R7934 PART 2

Roll Number: 4203-620-009-15050-0000

The purpose of Applications B16/25, B17/25 and B18/25 is to sever three (3) 0.19-hectare parcels of vacant land intended for future residential use. 4.14-hectares of vacant land will be retained.

The subject property is located on the Northwest side of second Street to the southwest of First Street within the Township of Georgian Bluffs.

Report # DEV2025-076

Roll # 4203-620-009-15050-0000

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The subject property is identified as 'Residential' on Schedule 'A-1' – Land Use Designations Shallow Lake, within the Township of Georgian Bluffs Official Plan and is designated 'Secondary Settlement Area' on Schedule A, within the County of Grey Official Plan. The property is zoned 'R1' in Zoning By-law 2020-020.



Figure 1: Location Map – 91 Second Street (Outlined in Red)

Staff conducted a site visit to the subject property on September 11, 2025.



Figure 2: Public Notice Posted at 91 Second Street on September 11, 2025

Report # DEV2025-076

Roll # 4203-620-009-15050-0000

The purpose of the submitted consent applications is to sever the property municipally addressed as 91 Second Street, within the Township of Georgian Bluffs, to facilitate the creation of three (3) residential parcels intended for future residential use. The remaining 4.14-hectares of retained land are intended to remain vacant for the time being. The proposed Severed Parcels of land will have a lot width of 30 metres on Second Street, a lot depth of 65 metres, and a lot area of 1,950 square metres.

Background:

Through the application review process, Planning staff have assessed the proposal and received formal comments from the County of Grey requesting a deferral. This request is intended to allow sufficient time for the applicant to provide the necessary supporting materials to ensure the proposed development aligns with the principles of orderly, safe, and healthy community development, and the protection of ecological features.

Given the number and nature of conditions identified, and in light of the County of Grey's request to defer a decision on the subject applications, Township Planning Staff are also recommending a deferral. This will provide the applicant and property owner with the opportunity to engage in further discussions with both the County of Grey and the Township of Georgian Bluffs, and to obtain and submit the necessary supporting documentation.

A deferral will also ensure that both County and Township staff have adequate time to conduct a thorough review of the submitted materials. Once the required information has been received and evaluated, Planning Staff will be in a better position to provide a comprehensive recommendation to the Committee of Adjustment.

Should Committee wish to approve the applications as presented, Staff recommend that applications B16/25, B17/25 and B18/25 be 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.
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 approval and/or entrance permits be obtained from the Township of Georgian Bluffs Operations Department for the entrances to the severed parcels from Second Street.
6. That the applicant(s) pays the applicable consent application fees.
7. That an archaeological assessment be completed to the satisfaction of the Saugeen Ojibway Nation.
8. That a Servicing Options Study should be provided, per policy 8.9.1(10)(c)], to ensure that the site can be viably accommodated on municipal water and private sewage services and that site conditions are suitable for the long-term provision of such services
9. That a concept plan be provided that considers the future development layout of the property, including future road connections and stormwater management.
10. That a karst assessment be conducted on the site and completed to the satisfaction of the County of Grey, prior to any development approval.
11. That a Karst Hazard Study be completed by a qualified engineer to support the applications and ensure the retained lands have sufficient areas for future development.
12. That a concept stormwater management plan is submitted for review by County Staff for the retained parcel.
13. That a Planning Justification Report be submitted in support of the proposal which outlines how the proposal conforms to County OP policies, including Section 9.12, as well as addressing the Planning Act, Provincial Planning Statement, and Township zoning provisions
14. That an Environmental Impact Study be completed to the satisfaction of Grey County.
15. That prior to the issuance of a Building Permit, the applicant shall demonstrate to the satisfaction of the Township of Georgian Bluffs that the proposed development does not conflict with the proximate location of the Petroleum Well' identified on Appendix A to the Official Plan for the County of Grey.



16. That the applicant complete a Functional Servicing and Traffic Impact Brief to the satisfaction of the Township of Georgian Bluffs.

Relevant Consultation

County of Grey Planning and Development Services comments dated October 2, 2025:

“Please refer to the attached comments for detailed comments regarding the subject applications.”

Saugeen Ojibway Nation (SON) comments dated September 22, 2025:

“We are requesting the assessment be re-done. SON was not involved, and we are concerned with the quality of the assessment (field conditions aren't up to standard).”

Grey Sauble Conservation Authority Risk Management Office (RMO) comments dated September 11, 2025:

“This property falls outside the vulnerable source protection area where Source Protection Plan policies apply, therefore, we have no comments associated with this application under the Clean Water Act.”

GEI Canada comments dated September 11, 2025:

“The property located at 91 2nd Street, Shallow Lake is not within the drainage area of a Municipal Drain, as such we have no further comments.”

Hydro One comments dated September 17, 2025:

“We are in receipt of your Application for Consent, B16/25, B17/25 and B18/25 dated 2025-09-11. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.”

Township of Georgian Bluffs Engineering and Infrastructure comments dated September 29, 2025:

” Functional Servicing and Traffic Impact Brief:

A comprehensive Functional Servicing Report (FSR) must be completed to analyze and confirm the adequacy of all municipal services for the proposed development. A Traffic

Report # DEV2025-076

Roll # 4203-620-009-15050-0000

Impact Study (TIS) Report is required to assess the project's impact on the local road network and to identify any necessary mitigation measures.

Water Servicing Capacity:

The FSR must confirm that the municipal watermain supplying the site is of adequate diameter and pressure to meet the peak demand of the proposed development, in consultation with the relevant utility authorities.

All costs associated with new infrastructure, upgrades, or studies required as a direct result of this development are to be borne by the developer.

The developer is solely responsible for the full restoration of all public rights-of-way disturbed by construction activities (e.g., for soil testing, utility connections, etc.). This includes, but is not limited to, the complete reconstruction of the road base, asphalt paving, and sidewalks to meet pre-construction conditions and current municipal standards.”

Tami Deiter, Resident, comments dated September 29, 2025:

“I am writing to inquire about the proposed severance of three lots off Second Street in Shallow Lake. Specifically, I would appreciate clarification on the following points:

1. Road Access:
 - Which road is proposed to provide access to the new lots?
 - Will access be directly from Second Street or Spencer Street (Noble), or is a new laneway or extension planned?
2. Infrastructure Upgrades:
 - Are there any planned upgrades to Second Street as part of this development (e.g., road widening, re-paving)?
 - Will snow removal be affected or improved
3. Municipal Water Usage:
 - Will the new lots be connected to the municipal water system?

Additionally, I would like to be notified of any decisions made regarding this proposal, including approvals, conditions, or changes.”

Please note that Staff provided the following response on October 1, 2025:

“Road Access:

Access to the newly created lots will be provided via Second Street, within the Township of Georgian Bluffs. Each parcel will be required to obtain an entrance permit from the Township of Georgian Bluffs prior to development. No new roadways or extensions are proposed at this time.

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Roll # 4203-620-009-15050-0000

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Infrastructure Upgrades:

Currently, no decisions have been made by the Committee of Adjustment regarding infrastructure upgrades to Second Street, such as road widening, re-paving, or other improvements.

Snow Removal:

There are no anticipated changes to snow removal services at this time. Any impacts or improvements to municipal services resulting from the development will be assessed as part of the Township's standard operational planning.

Municipal Water Servicing:

All three proposed parcels will be required to connect to the Shallow Lake municipal water system.

Notification of Decisions:

We will ensure that you are notified of any decisions related to this proposal, including approvals, conditions, or amendments, as they become available.”

Conclusion & Recommendation

Township Planning staff respectfully recommend that the Committee of Adjustment defer making a decision on Variance Applications B16-25, B17-25 and B18-25 at this time, so that the applicant can provide additional information to the County of Grey and the Township of Georgian Bluffs as requested.

Strategic Plan Alignment: This report supports the delivery of core services.

Community Engagement: This report has been posted to the Townships website with the agenda in advance of the Committee of Adjustment meeting. A notice sign was placed on the property advising that a Committee of Adjustment application has been received. The sign advises interested parties to find additional information on the Townships website or by emailing the Planning Division. Additionally, the Notice of Complete Application and Public Meeting was circulated to all property owners within 120 meters of the subject property. One written comment was received by the report submission deadline.

Previous Reports/ Authorities:

Report # DEV2025-076

Roll # 4203-620-009-15050-0000

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Georgian Bluffs

DEEPLY ROOTED. SUSTAINABLY GROWING.

- Planning Act
- Provincial Planning Statement (PPS 2024)
- County of Grey Official Plan
- Township of Georgian Bluffs Official Plan (2014)
- Township of Georgian Bluffs Zoning By-law 2020-020

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP

Original signed by Ben Suchomel

Ben Suchomel, BES,

Report # DEV2025-076

Roll # 4203-620-009-15050-0000

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SITE PLAN

Page 125 of 155

BACK TO WORKSPACE

Application forms

✓ Consent Application

DELETE FORM

CONSENT APPLICATION

Draft

All values are in

MetricImperial

All required fields are marked with *

Description of the subject land and servicing information

Description	Severed		Retained	
Frontage *	30	m	130	m
Depth *	65	m	192	m

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CLOSE FORMS AND GO TO WORKSPACE

Lot/Part number(s) *	3 lots as per site plan	16R7934 PART 2 less
----------------------	-------------------------	---------------------

Registered/Reference plan number *	16R7934 PART 2	16R7934 PART 2 less
------------------------------------	----------------	---------------------

Water lot? *	Severed - Water lot? *	Retained - Water lot? *
	☐ Yes ☐ No	☐ Yes ☐ No

Use of Property	Severed	Retained
Existing uses(s) of the property *	Residential	Residential

Proposed use(s) of the property *	Residential	Residential
-----------------------------------	-------------	-------------

Proposed Buildings/Structures	Severed	Retained
-------------------------------	---------	----------

	3 lots - 3 single	Vacant residential
--	-------------------	--------------------

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Existing Buildings/Structures and Their Date of Construction *

None

Access	Severed	Retained
Provincial Highway	☐	☐
Municipal road, maintained all year	☐	☐
Municipal road, seasonally maintained	☐	☐
Other public road	☐	☐
Right of way	☐	☐
Water only	☐	☐

Water Supply	Severed	Retained
Water - Water will be provided to the subject	Publicly owned & ☐	Publicly owned & ☐

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Sewage Disposal	Severed	Retained
Sanitary - Sewage disposal will be provided to the subject land by *	Privately owned ▾	Privately owned ▾

The current designation of the subject property in the Official Plan *

Secondary Settlement Area

History of the Subject Land

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? *

☐ Yes ☐ No ☐ Not known

Is this application a re-submission of a previous consent application? *

☐ Yes ☐ No

Has any land been severed from the parcel originally acquired by the owner of the subject land? *

☐ Yes ☐ No

Current Applications

Is the subject land the subject of any other application under the Act, such as an application for an amendment to an Official Plan, a Zoning By-law or Minister’s Zoning Order, an application for minor variance or an application for an approval of a plan of subdivision or a consent? *

☐ Yes ☐ No

Sketch Map Information

Indicate whether the required sketch map includes following (in metric units) or if they are not applicable.

The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land

☐ Included ☐ N/A

The approximate distance between the subject land and the nearest Lot line or landmark such as a bridge or railway crossing

☐ Included ☐ N/A

The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained

☐ Included ☐ N/A

The location of all land previously severed from the parcel originally acquired by the current owner of the subject land

☐ Included ☐ N/A

The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that: (1) are located on the subject land and on land that is adjacent to it, and (2) in the applicant's opinion, may affect the application

☐ Included ☐ N/A

The current uses of land that are adjacent to the subject land (for example, residential, agricultural or commercial)

☐ Included ☐ N/A

The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way (i.e. alley)

☐ Included ☐ N/A

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If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used

☐ Included ☐ N/A

The location and nature of any easement affecting the subject land.

☐ Included ☐ N/A

The required sketch map has been included with this application form. *

☐ Yes ☐ No

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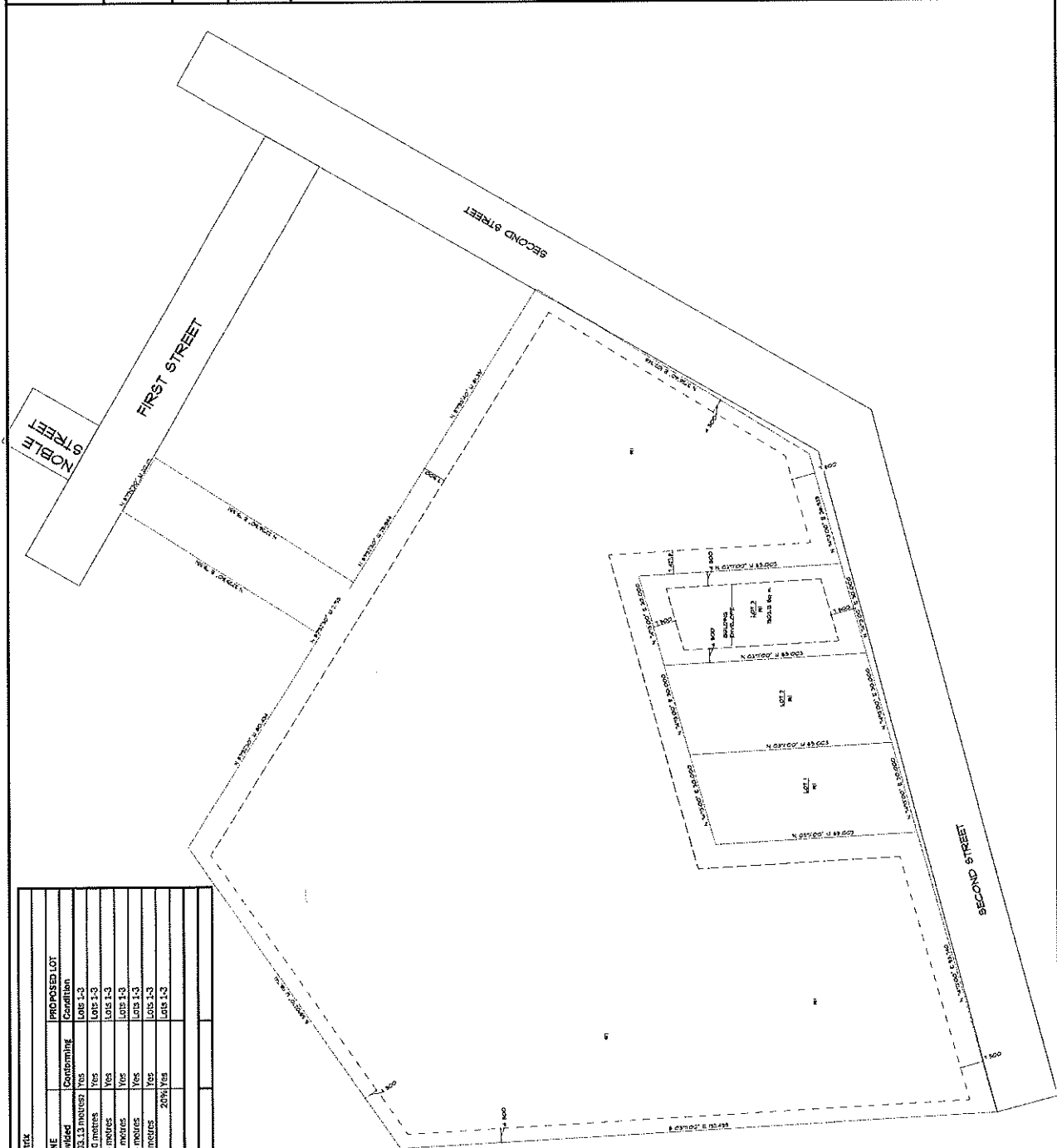
release/250903 (6057f18429407873eea8288e0a0f2f30dbdffef4) 2025-09-03T06:30:46.733Z (4)

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ago**

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Zoning Matter			
Zone	IR - Residential One Zone	Proposed	Proposed Lot
Provisions	Required	Provided	Conforming
Minimum Lot Area	1500 metres	1903.13 metres	Yes
Minimum Lot Frontage	30 metres	30.7 metres	Yes
Minimum Front Yard	7.5 metres	7.5 metres	Yes
Minimum Side Yard	4.5 metres	4.5 metres	Yes
Minimum Rear Yard	7.5 metres	7.5 metres	Yes
Maximum Height	10 metres	10 metres	Yes
Maximum Lot Coverage	20%	20%	Yes
Remnant Lot Area	51442.50 metres ²		



SITE PLAN
SCALE: 1:600

		1530953 ONTARIO LIMITED 91 SECOND STREET SHALLOW LAKE LEGAL DESCRIPTION: PLAN 857 PT LOT 31 RP:16R7934 PART 2 ARN: 42036200915050	
ARCHITECTURAL DESIGN PROJECT MANAGEMENT CONSULTING 1530953 ONTARIO LIMITED 91 SECOND STREET SHALLOW LAKE ONTARIO M9B 1P8 TEL: 416-291-1111 FAX: 416-291-1112 EMAIL: info@klngbrg.com		KLINGENBERG DESIGN 135 NORTH DIAGONAL SOUTH BRUCE PENINSULA ONTARIO M9B 1P8 TEL: 416-291-1111 FAX: 416-291-1112 EMAIL: info@klngbrg.com	
ALL CONSTRUCTION TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C.) AND ALL APPLICABLE OTHER CODES. ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.		DRAWN BY: KLINGENBERG DESIGN DATE: August 5, 2025 SCALE: 1/1 PAGE: 1/1 SITE PLAN	

Owner(s): 1530953 Ontario Limited
Agent: Bill Klingenberg, Klingenberg Design
Address: 91 Second Street, Georgian Bluffs
Legal Desc: PLAN 857 PT LOT 31 RP;16R7934 PART 2
Roll Number: 4203-620-009-15050-0000

Notice of Complete Application and Virtual Public Meeting

Consent Applications B16/25, B17/25 and B18/25 on October 21, 2025, at 5:00 pm.

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

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

or 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, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

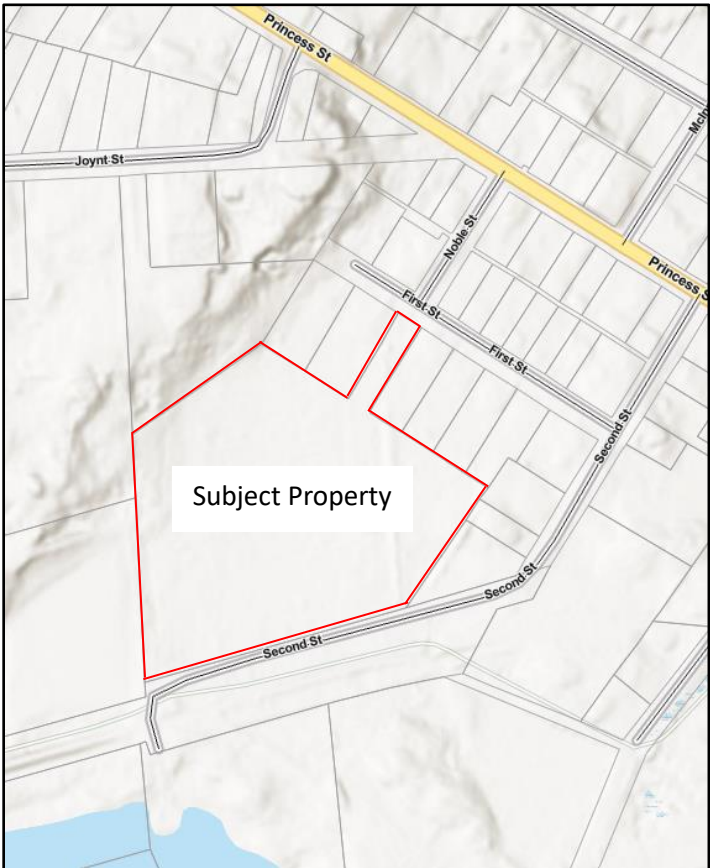
The purpose of Applications B16/25, B17/25 and B18/25 is to sever three (3) 0.19-hectare parcels of vacant land intended for future residential use. 4.14-hectares of vacant land will be retained.

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 **October 06, 2025**, 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:

Ben Suchomel, Community Planner, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 203

[illegible]

Page 134 of 155

October 2, 2025

Ben Suchomel, Community Planner
Township of Georgian Bluffs
planning@georgianbluffs.ca

**RE: Consent applications B16-25, B17-25, B18-25 – 1530953 Ontario Limited.
91 Second Street, Shallow Lake, Township of Georgian Bluffs
Roll: 420362000915050
Owner: 1530953 Ontario Limited
Agent: Bill Klingenberg, Klingenberg Design**

Dear Ben Suchomel,

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 Summary

The purpose of Applications B16/25, B17/25 and B18/25 is to sever three (3) 0.19-hectare parcels of vacant land intended for future residential use. 4.14-hectares of vacant land will be retained.

Documents submitted with the application and reviewed by staff:

- Notice of Public Meeting, dated September 11, 2025

The subject lands (~4.56 ha) are identified as the following in the County Official Plan:

- Schedule A: *Land Use Types* – Secondary Settlement Area
- Appendix A: *Constraint Mapping* – Karst
- Appendix B: *Constraint Mapping* – Significant Woodlands
- Appendix D: *Functional Road Classification* – frontage on First Street (~20m) and Second Street (~208m)

Comments

Chapter 2 of the PPS states that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public services facilities.

Schedule A of the County OP designates the subject property as Secondary Settlement Area and is located within the village of Shallow Lake. Secondary Settlements Areas have lower density, a limited range of uses and amenities (when compared to Primary Settlement Areas), and have partial or private services. For development on private services, it must be demonstrated that the proposed use can be accommodated with no adverse environmental effects.

Section 3.6(3) of the County's Official Plan states:

3) Where partial services exist in a Secondary Settlement Area, development shall only be permitted to allow for the development of vacant and/or underutilized lots, as well as the creation of lots, subject to satisfying the following requirements:

a) The development is within the reserve sewage system capacity or reserve water system capacity;

b) Site conditions are suitable for the long-term provision of such services;

c) The development is within the existing settlement area;

d) Allow for infilling and minor rounding out of existing development (see Section 8.9.1(10)(c)).

1. The County OP and PPS direct growth to settlement areas. These areas are intended to provide limited residential growth and intensification opportunities, such as the development of vacant and/or underutilized lots within previously developed areas. In this regard, opportunities for infilling and rounding out are encouraged. However, it is unclear how the proposal addresses the above noted policies [3.6(3) and 8.9.1(10)(c)] and requirements. Additional comments are provided below.
2. Staff understand that partial servicing in the form of municipal water is available in Shallow Lake. The PPS states that where municipal sewage services are not available, planned or feasible, private communal sewage services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety. Where private communal sewage services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that

site conditions are suitable for the long-term provision of such services with no negative impacts. It is unclear how the proposed lots will be serviced. A Servicing Options Study should be provided, per policy 8.9.1(10)(c)], to ensure that the site can be viably accommodated on municipal water and private sewage services and that site conditions are suitable for the long-term provision of such services.

Section 9.12 of the County OP provides guidance and criteria for lot creation, including:

- a) The land division is permitted by the appropriate land use policies of Section 3- 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;*
- c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;*
- 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;*
- 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.*

3. Staff request that a Planning Justification Report be submitted in support of the proposal which outlines how the proposal conforms to County OP policies, including Section 9.12, as well as addressing the *Planning Act*, Provincial Planning Statement, and Township zoning provisions.

Section 3.4 of the county OP outlines general policies affecting settlement area land use types and states that:

22) Where new residential development is occurring on larger landholdings, it must be demonstrated that short-term development projects do not unduly prejudice the efficient use of the lands for future development purposes. Lot creation occurring on larger landholdings may require the completion of concept plans to demonstrate the efficient development of the remainder of the lands.

4. From a general planning perspective, staff are concerned that the proposal could compromise the future ability to develop the rest of the property. Per policy 3.4 (22),

staff do not generally encourage 'fragmented' development on a larger tract of land within a settlement area. In addition, the current proposal has not provided any additional technical studies to demonstrate the feasibility of development on the subject lands. County staff would encourage the proponents to consider a draft plan of subdivision, which could include a phased approach, to ensure that development can be comprehensively considered. At minimum, staff recommend that a concept plan be provided that considers the future development layout of the property, including future road connections and stormwater management. Any submitted technical reports should also consider the future development potential of the property. It is important that the proponent demonstrate that future development on the retained lands will not be compromised by the creation of three development lots.

Appendix A of the County OP indicates that the subject property falls partially within a mapped Karst Area. Karst topography refers to the erosion, dissolution or fracturing of bedrock. Karst formations have the potential to influence the movement of water on site (including below-ground streams), overall site stability, as well as providing channels for contaminants to enter groundwater supplies.

Section 7.5 states:

In areas mapped as 'Karst Area' on Appendix A, it will be necessary for the proponent of any planning application to provide an assessment of the proposed area of development. Often, this can be accomplished by on-site test holes, however in some circumstances broader landscape features may indicate karst and may indicate the need for further assessment/confirmation. 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. From the submitted site plan, it is unclear if the proposed lots and building envelopes are outside of the mapped karst area. Nonetheless, given the size and development potential of the site and that potentially 1.5 hectares of the property (or more) could include karst, County staff recommend that a karst assessment be conducted on the site, prior to any development approval. This study shall ensure that the proposed development can be safely constructed on site, with no impacts to site stability, groundwater contamination, etc. If karst is identified on site, the karst assessment may indicate recommended setbacks and/or mitigation measures depending on the type and extent of karst identified. Further comments should be provided by Grey Sauble Conservation Authority. Please see comment 7d) for additional comments in this regard.

6. Further to the above, staff note that Appendix A also indicates that there is a petroleum well located west of the subject lands. Petroleum well locations on Appendix A may not be accurate. As such, it is recommended that proponents refer to the Ontario Oil, Gas, and Salt Resources Library for the most up to date information and specific feature details including estimated accuracy of well locations. Please be advised that per section 5.8.1.1) b of the OP, buildings should not be permitted within 75 metres of an unplugged petroleum well to provide access for maintenance and general safety unless it can be demonstrated that development can safely occur.

Appendix B indicates that that the subject property contains identified Significant Woodlands.

7. County Ecology staff have reviewed the proposal and provided the following comments:
 - a. Natural Heritage - The property contains and/or is adjacent to provincially significant wetlands, significant woodlands, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is staffs understanding that the proposed development will be located within and/or adjacent to the features. Staff recommend deferral of the applications until an EIS is submitted for review by staff.
 - b. Stormwater Management - It is staffs' understanding that a concept stormwater management plan is required to address the future use of the retained lands. Staff recommend a concept stormwater management plan is submitted for review by staff for the retained parcel.
 - c. Source Water Protection - It is staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.
 - d. Bedrock Hazards - It is staffs understanding that the property may contain potential hazardous karstic bedrock that may be unstable and unable to support development. The collapse of bedrock or the introduction of unconsolidated sediments and deleterious materials 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. As such, a Karst Hazard Study must be completed by a qualified engineer to support your applications and ensure the retained lands have sufficient areas for future development. We recommend the engineering consultant contact this office to determine a Terms of Reference for the study.

8. Staff understand that the Committee of Adjustment granted provisional consent for three lots on the subject lands in 2014. It appears that a number of technical studies were submitted in support of the proposal, including a conceptual stormwater management plan, and environmental impact study, a karst topography assessment, a stage 1 and 2 archaeological assessments, and an on-site sewage system servicing impact assessment. No technical studies or reference to the previous development applications were provided with these new applications. Additional clarification regarding the history of these studies and applications is requested.

Summary

There are several studies that County staff would expect to see to support this development to ensure the orderly development of safe and healthy communities and the protection of ecological features. At minimum, these would include a Karst Assessment, an Environmental Impact Study, and a Functional Servicing Study that addresses water, sewage and stormwater considerations. A Planning Justification Report prepared by a Registered Professional Planner would ensure that the proposal is aligned to the Township Zoning By-Law and County Official Plan, as well as the direction of the PPS and Planning Act. Staff would also require a conceptual site plan for the entirety of the property, at minimum, to ensure that natural heritage considerations, adequate building envelopes, and site circulation can be achieved on the retained parcel. It is important that the proponent demonstrate that future development on the retained lands would not be compromised by the creation of three development lots.

County staff reserve the right to amend the above comments subject to additional review and information regarding the subject property and proposed development.

County staff are open to further discussion regarding the above comments with the applicants and Township staff.

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,

Cassondra Dillman, RPP
Intermediate Planner
548 877 0853
Cassondra.dillman@grey.ca
www.grey.ca

Ben Suchomel

From: Shebin John <sjohn@georgianbluffs.ca>
Sent: September 29, 2025 2:55 PM
To: Ben Suchomel
Cc: Kevin Verkindt
Subject: Re: Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

Hi Ben,

Thank you for sending this through.

Below are the comments from the engineering and infrastructure department.

Functional Servicing and Traffic Impact Brief:

A comprehensive Functional Servicing Report (FSR) must be completed to analyze and confirm the adequacy of all municipal services for the proposed development. A Traffic Impact Study (TIS) Report is required to assess the project's impact on the local road network and to identify any necessary mitigation measures.

Water Servicing Capacity:

The FSR must confirm that the municipal watermain supplying the site is of adequate diameter and pressure to meet the peak demand of the proposed development, in consultation with the relevant utility authorities.

All costs associated with new infrastructure, upgrades, or studies required as a direct result of this development are to be borne by the developer.

The developer is solely responsible for the full restoration of all public rights-of-way disturbed by construction activities (e.g., for soil testing, utility connections, etc.). This includes, but is not limited to, the complete reconstruction of the road base, asphalt paving, and sidewalks to meet pre-construction conditions and current municipal standards.

Thankyou,



Shebin John M.Eng. E.I.T (she/her)

Engineering Technologist

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

P: 519-376-2729 x. 204 | sjohn@georgianbluffs.ca

Find us: www.georgianbluffs.ca

Georgian Bluffs is located on lands encompassed by Treaty 45½, 67, 72, 82 and 93, the territory of the Chippewas of Nawash and Chippewas of Saugeen First Nations, collectively known as the Saugeen Ojibway Nation.

From: Ben Suchomel <bsuchomel@georgianbluffs.ca>

Sent: September 29, 2025 11:17 AM

To: Shebin John <sjohn@georgianbluffs.ca>

Subject: Fw: Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

Please see below,

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

Find us: www.georgianbluffs.ca

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Book time to meet with me

From: Ben Suchomel <bsuchomel@georgianbluffs.ca>

Sent: Thursday, September 11, 2025 10:51 AM

To: Circ WPS <circulations@wsp.com>; Consents MPAC <lpuconsents@mpac.ca>; Consultations Metis <consultations@metisnation.org>; Desiree van Dijk <dvandijk@owensound.ca>; GSCA General GB <georgian.bluffs@greysauble.on.ca>; Hailey Thomson <HThomson@georgianbluffs.ca>; Juanita Meekins

<execassist.ri@saugeen ojibwaynation.ca>; Land Use Hydro One <landuseplanning@hydroone.com>; Notice Review Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Planning Grey <planning@grey.ca>; rmo@greysauble.on.ca <rmo@greysauble.on.ca>; archaeology@saugeen ojibwaynation.ca <archaeology@saugeen ojibwaynation.ca>; Row Centre <rowcentre@bell.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Slocombe, Christopher <cslocombe@geiconsultants.com>; Union Gas <ONTUGLLandsINQ@uniongas.com>

Cc: Michael Benner <m benner@georgianbluffs.ca>

Subject: Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

Good morning,

Please find attached a Notice of Complete Application and Public Meeting for applications B16-25, B17-25, B18-25 for 1530953 Ontario Limited.

Comments related to the application would be appreciated by **October 6, 2025**, so they can be included in the staff planning report related to the application.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

Find us: www.georgianbluffs.ca

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[Book time to meet with me](#)

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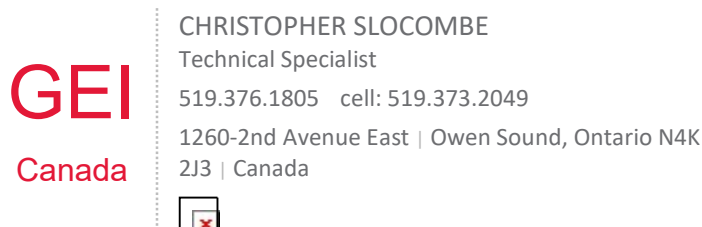
Ben Suchomel

From: Slocombe, Christopher <CSlocombe@geiconsultants.com>
Sent: September 11, 2025 11:04 AM
To: Ben Suchomel
Subject: RE: Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

Good morning Ben

The property located at 91 2nd Street, Shallow Lake is not within the drainage area of a Municipal Drain, as such we have no further comments.

Thank you,



From: Ben Suchomel <bsuchomel@georgianbluffs.ca>
Sent: Thursday, September 11, 2025 10:52 AM
To: Circ WPS <circulations@wsp.com>; Consents MPAC <lpuconsents@mpac.ca>; Consultations Metis <consultations@metisnation.org>; Desiree van Dijk <dvandijk@owensound.ca>; GSCA General GB <georgian.bluffs@greysauble.on.ca>; Hailey Thomson <HThomson@georgianbluffs.ca>; Juanita Meekins <execassist.ri@saugeenobjibwaynation.ca>; Land Use Hydro One <landuseplanning@hydroone.com>; Notice Review Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Planning Grey <planning@grey.ca>; rmo@greysauble.on.ca; archaeology@saugeenobjibwaynation.ca; Row Centre <rowcentre@bell.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Slocombe, Christopher <CSlocombe@geiconsultants.com>; Union Gas <ONTUGLLandsINQ@uniongas.com>
Cc: Michael Benner <mbenner@georgianbluffs.ca>
Subject: [EXT] Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

EXTERNAL EMAIL

Good morning,

Please find attached a Notice of Complete Application and Public Meeting for applications B16-25, B17-25, B18-25 for 1530953 Ontario Limited.

Comments related to the application would be appreciated by **October 6, 2025**, so they can be included in the staff planning report related to the application.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

Find us: www.georgianbluffs.ca

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Book time to meet with me

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Ben Suchomel

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: September 29, 2025 3:28 PM
To: bsuchomel@georgianbluffs.ca
Subject: Georgian Bluffs - 91 Second Street - B16/25, B17/25 and B18/25

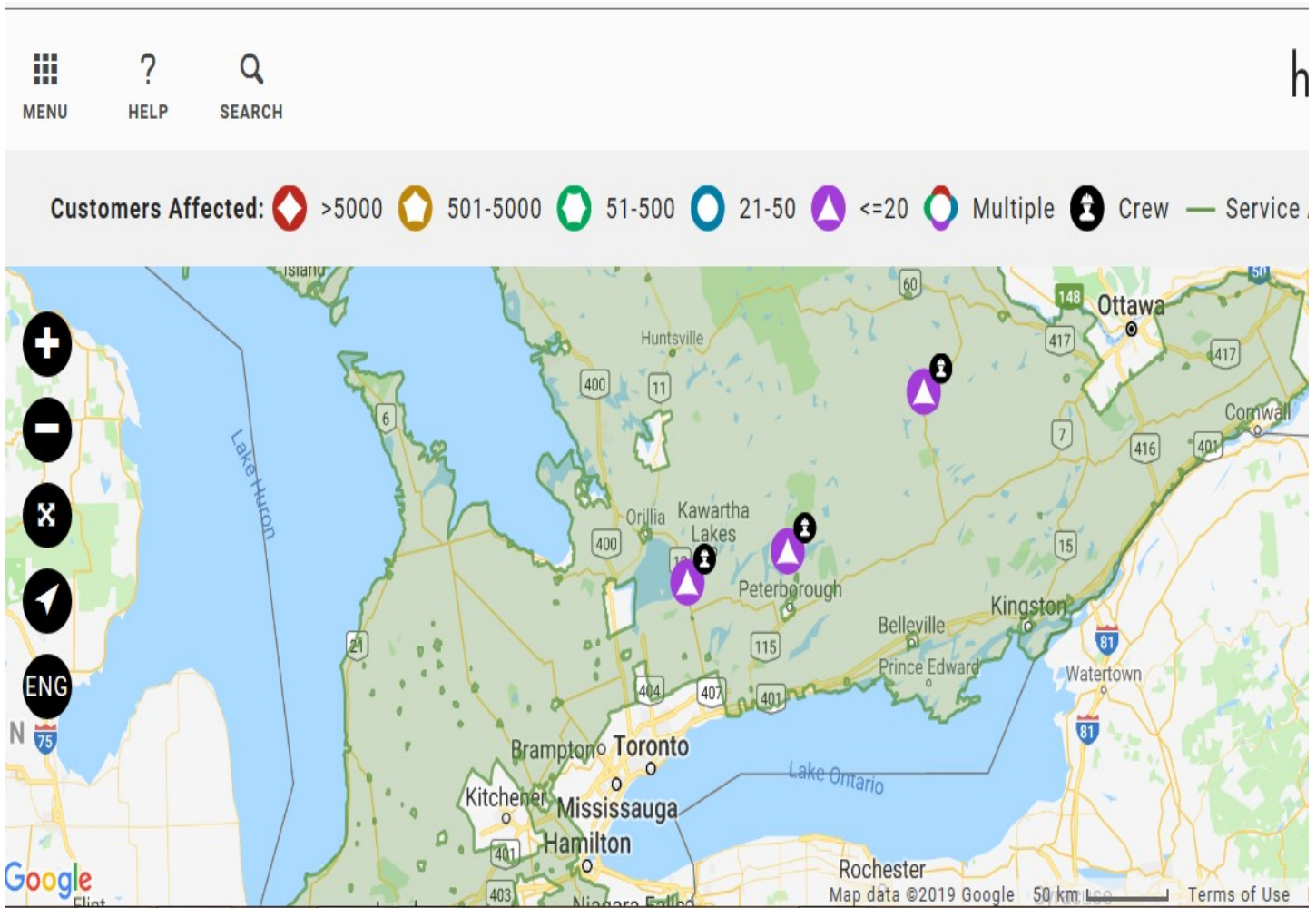
Hello,

We are in receipt of your Application for Consent, B16/25, B17/25 and B18/25 dated 2025-09-11. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

Ben Suchomel

From: Karen Gillan <k.gillan@greysauble.on.ca>
Sent: September 11, 2025 11:39 AM
To: Ben Suchomel
Cc: Planning; rmo@greysauble.on.ca
Subject: Re: Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

Good morning,
This property falls outside the vulnerable source protection area where Source Protection Plan policies apply, therefore, we have no comments associated with this application under the Clean Water Act.

If you have any questions, please contact this office.

Regards,

Karen Gillan

Program Supervisor/Risk Management Inspector

519.376.3076 Ext. 205

www.greysauble.on.ca



We've Temporarily Moved!

While our office gets renovated, find us at 901 3rd Avenue East, Suite 215, Owen Sound (above the Post Office).

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From: Ben Suchomel <bsuchomel@georgianbluffs.ca>
Sent: Thursday, September 11, 2025 10:51 AM
To: Circ WPS <circulations@wsp.com>; Consents MPAC <lpuconsents@mpac.ca>; Consultations Metis <consultations@metisnation.org>; Desiree van Dijk <dvandijk@owensound.ca>; Georgian Bluffs Applications <georgian.bluffs@greysauble.on.ca>; Hailey Thomson <HThomson@georgianbluffs.ca>; Juanita Meekins <execassist.ri@saugeenojibwaynation.ca>; Land Use Hydro One <landuseplanning@hydroone.com>; Notice Review Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Planning Grey <planning@grey.ca>; RMO Mailbox <rmo@greysauble.on.ca>; archaeology@saugeenojibwaynation.ca

<archaeology@saugeenojibwaynation.ca>; Row Centre <rowcentre@bell.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Slocombe, Christopher <cslocombe@geiconsultants.com>; Union Gas <ONTUGLLandsINQ@uniongas.com>

Cc: Michael Benner <mbenner@georgianbluffs.ca>

Subject: Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

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Comments related to the application would be appreciated by **October 6, 2025**, so they can be included in the staff planning report related to the application.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

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Book time to meet with me

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Ben Suchomel

From: SON Archaeology <archaeology@saugeenojibwaynation.ca>
Sent: September 22, 2025 11:01 AM
To: Ben Suchomel
Subject: Re: Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

Hi Ben,

I was able to track down the archaeology assessment for the property, conducted in 2013 by Meyer Heritage (our mapping shows that an assessment was completed).

As such, we are requesting the assessment be re-done. SON was not involved and we are concerned with the quality of the assessment (field conditions aren't up to standard).

Please have the proponent reach out to us prior to obtaining an archaeological consultant.

Miigwech,

Natalie Kuipers
SON Archaeology
Resource & Infrastructure Department



**Environment
Office**
Saugeen Ojibway
Nation.

10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

On Fri, Sep 19, 2025 at 12:31 PM Ben Suchomel <bsuchomel@georgianbluffs.ca> wrote:

Good afternoon.

Please note that we have not received any archaeological studies in relation to the applications for the subject property to date. Kindly let me know if you would require a condition of approval indicating that the following:

"That an archaeological assessment be completed to the satisfaction of the Saugeen Ojibway Nation."

Should you have any questions or require further information, please don't hesitate to reach out.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

Township of Georgian Bluffs

177964 Grey Road 18, Owen Sound, Ontario, N4K 5N5

Phone: 519-376-2729 x. 203

Cell: 226-668-4102 | bsuchomel@georgianbluffs.ca

Find us: www.georgianbluffs.ca

Georgian Bluffs is located on lands encompassed by Treaty 45½, 67, 72, 82 and 93, the territory of the Chippewas of Nawash and Chippewas of Saugeen First Nations, collectively known as the Saugeen Ojibway Nation.

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 [Book time to meet with me](#)

From: SON Archaeology <archaeology@saugeenojibwaynation.ca>

Sent: September 19, 2025 12:09 PM

To: Ben Suchomel <bsuchomel@georgianbluffs.ca>

Subject: Re: Notice of Complete Application and Public Meeting - B16-25, B17-25, B18-25 - 1530953 Ontario Limited

Hi Ben,

Can you please forward any archaeological studies that have been done for this property?

Miigwech,



Environment Office

Saugeen Ojibway
Nation.

10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0

saugeenojibwaynation.ca

On Thu, Sep 11, 2025 at 10:52 AM Ben Suchomel <bsuchomel@georgianbluffs.ca> wrote:

Good morning,

Please find attached a Notice of Complete Application and Public Meeting for applications B16-25, B17-25, B18-25 for 1530953 Ontario Limited.

Comments related to the application would be appreciated by **October 6, 2025**, so they can be included in the staff planning report related to the application.

Kind regards,



Ben Suchomel (He/Him)

Community Planner

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Ben Suchomel

From: Deiter, Tami (SOLGEN) <[REDACTED]>
Sent: September 29, 2025 12:55 PM
To: planning@georgianbluffs.ca
Cc: [REDACTED]
Subject: Regarding Application B16/25, B17/25 and B18/25 to Server

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good Afternoon

I hope this message finds you well.

I am writing to inquire about the proposed severance of three lots off Second Street in Shallow Lake. Specifically, I would appreciate clarification on the following points:

1. Road Access:

- Which road is proposed to provide access to the new lots?
- Will access be directly from Second Street or Spencer Street (Noble), or is a new laneway or extension planned?

2. Infrastructure Upgrades:

- Are there any planned upgrades to Second Street as part of this development (e.g., road widening, re-paving)?
- Will snow removal be affected or improved

3. Municipal Water Usage:

- Will the new lots be connected to the municipal water system?

Additionally, I would like to **be notified of any decisions** made regarding this proposal, including approvals, conditions, or changes.

Respectfully,

Tami Deiter