



Township of Georgian Bluffs Committee of Adjustment

Severance Application

Date Accepted: June 21/24 File No: B 21 124 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: ANDREW WILSON
 Address: _____
 Phone Number: _____ Postal Code: _____
 Email: _____
3. Applicant (if different from Owner): _____
 Address: _____
 Phone Number: _____ Postal Code: _____
 Email: _____
4. Agent/Solicitor: _____
 Address: _____
 Phone Number: _____ Postal Code: _____
 Email: _____
5. Communications should be sent to:
 Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, _____ (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: KEPPEL PT LOT 23 GEORGIAN RANGE RP 16R6914 PARTS 1 AND; 2

Former Municipality: KEPPEL TOWNSHIP

Civic Addressing Number: 505580 GREY ROAD 1

7. Description of Subject Land: VACANT RECREATIONAL/NATURALIZATION BY

NON-FARMER WITH PORTION FARMED

a) Existing use of Subject Land: _____

b) Existing Buildings: 19TH CENTURY BANK BARN

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 129.95 METRES

Depth: Side Lot Line 130 METRES

Width: Rear Lot Line 130.36 METRES

Area 3.596 ACRES/1.455 HECTARES

Dimensions of land intended
to be retained

Frontage 166.1 METRES

Depth: Side Lot Line 1520.4 METRES

Width: Rear Lot Line 130.36 METRES

Area 45.346 ACRES/18.352 HECTARES

9. Use of Subject Land to be severed:

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

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

Address: _____

Buildings Proposed: _____

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

Buildings Proposed: 0

Specify Use: RECREATION, CONSERVATION

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Township Road	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

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

Yes

12. Servicing

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

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

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

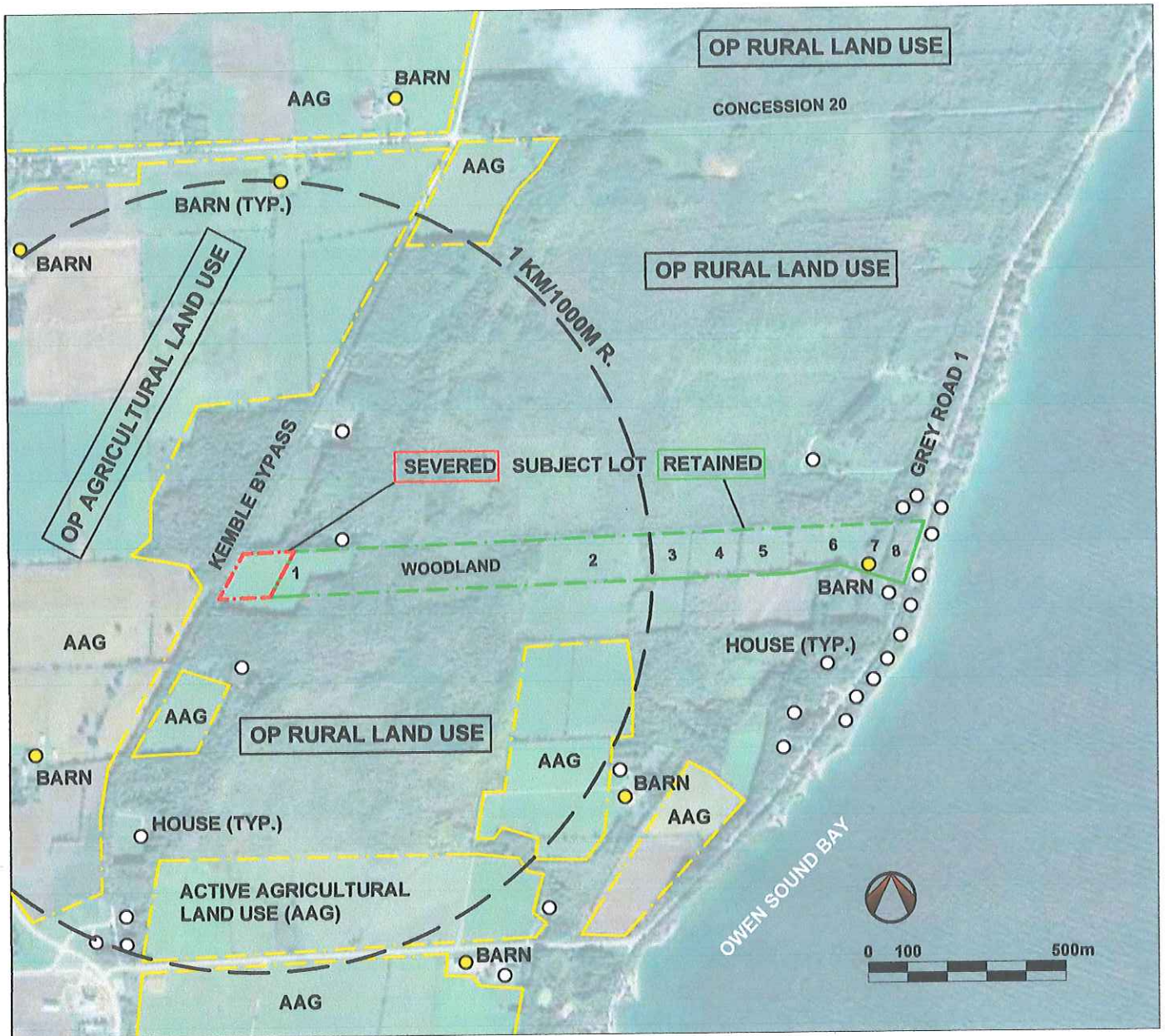
Yes No

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

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

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

Electricity School Bus Telephone Garbage Collection Other _____

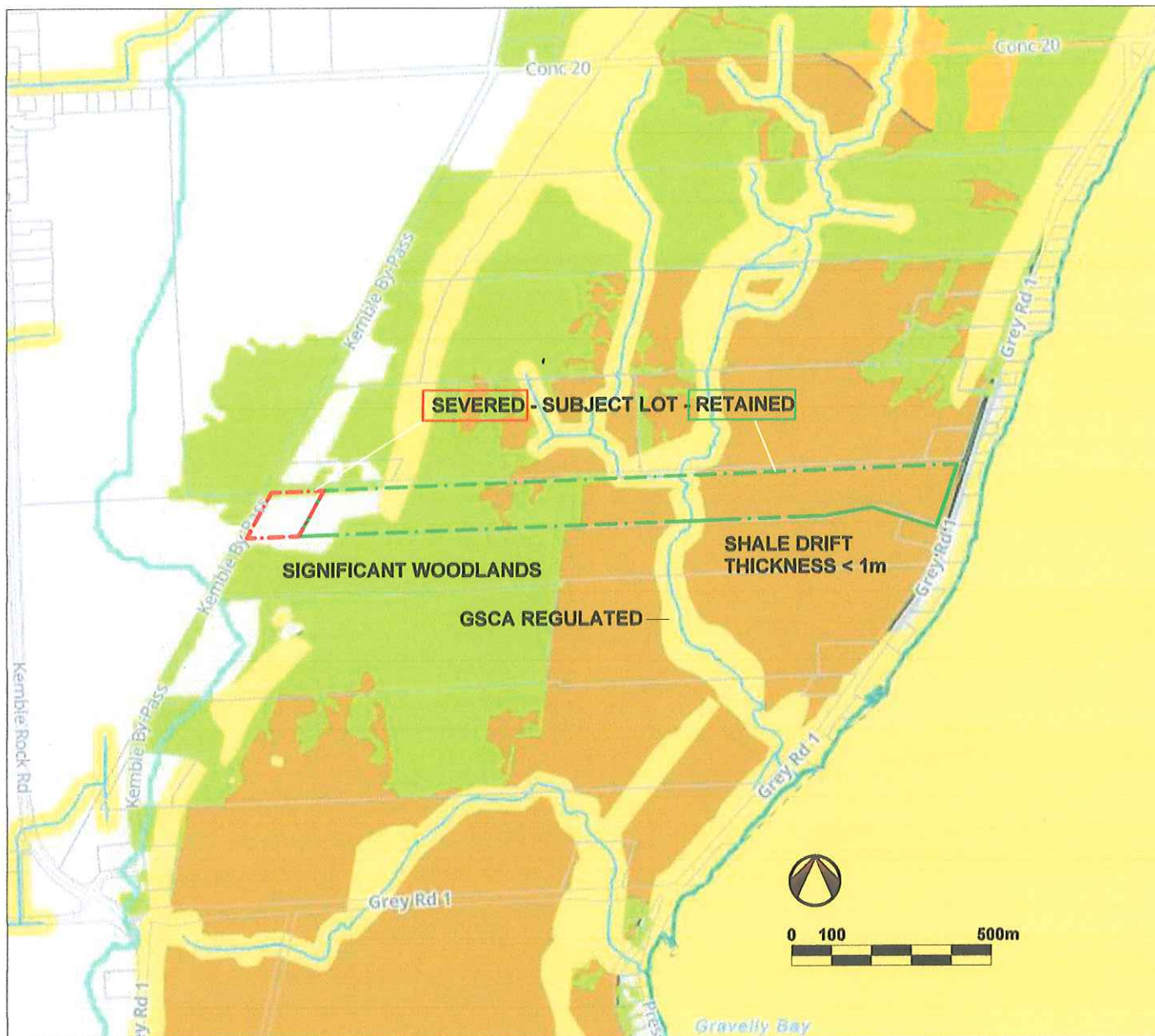


**SUBJECT PART LOT 23 (505580 GREY RD. 1) CONTEXT
OP ZONING, ACTIVE AGRICULTURAL LAND USE, SUBJECT LOT LAND USE**

Official Plan land use in the area is Rural east of the Kemble Bypass and Agricultural land use west of the Kemble Bypass. Active agricultural land use in the area is noted in the above 2021 Google Earth image.

Subject Lot landscape:

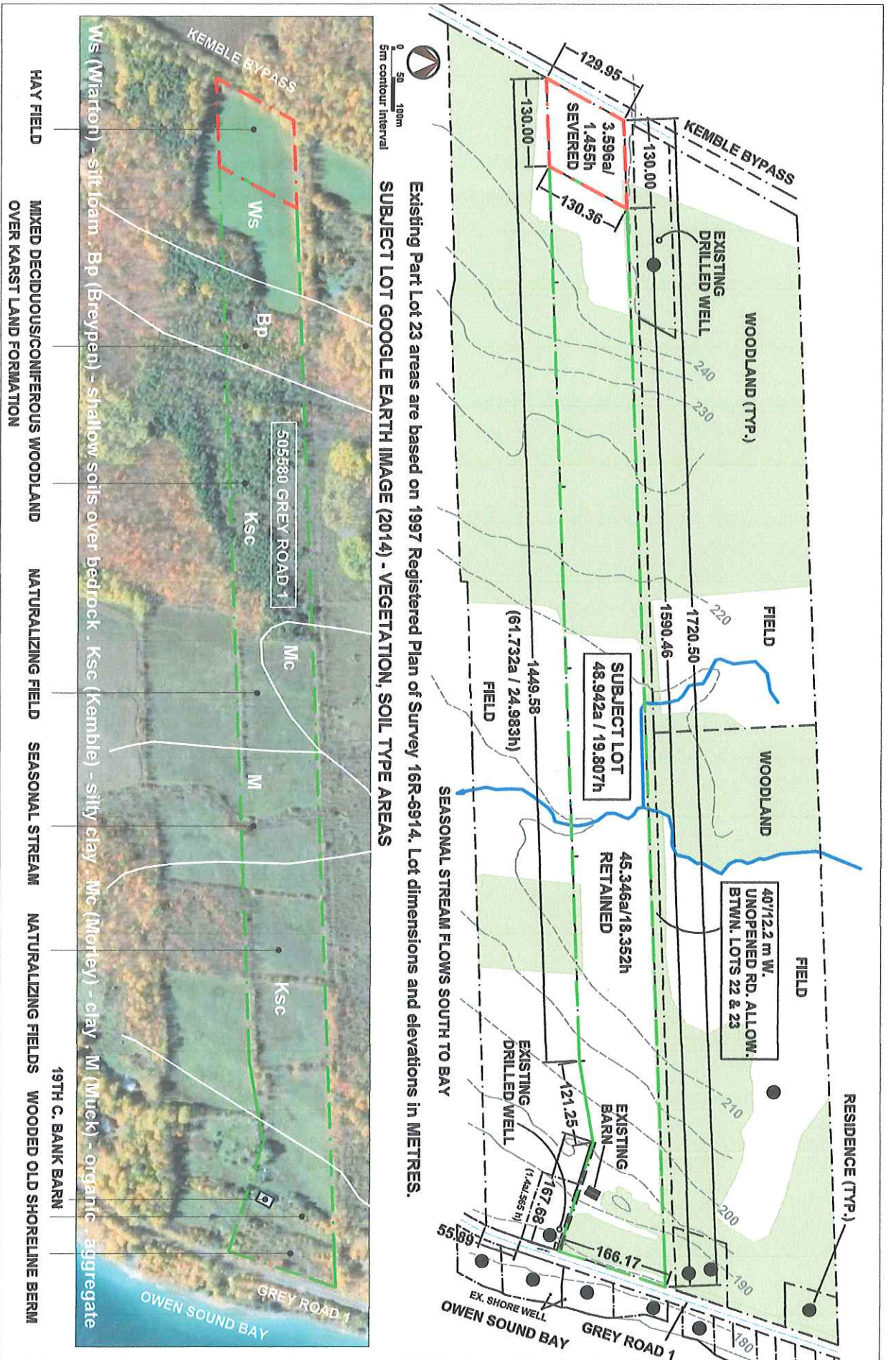
- Field 1 - hay field used by a local farmer. *Farm machinery access is from the Kemble Bypass only.*
- Woodland area - mixed forest. Mature Great Lakes Maple-Beech Forest section follows a ridge paralleling existing shoreline (evident in image - part of significant contiguous forest area). Land never cultivated - could not be due to bedrock at the surface, significant stoniness. Land at base of ridge is wet, distinguished by Karst topography.
- Seasonal stream flowing south to Owen Sound Bay splits Fields 2 and 3. Fields 4 and 5 defined by hedgerows - mature Maples, Ash and Basswood and dry stone walls ("Stoney Keppel" heritage). Fields 2, 3, 4, 5 naturalizing, significant native tree establishment. Field 6 maintained as naturalizing meadow.
- Areas 7 and 8 - old cobble shoreline berms, primarily wooded - mix of native trees.
- Lot elevation change - 60 m from Grey Road 1 to Kemble Bypass.
- Unopened Road Allowance - use by ATV drivers - associated degradation through trenching of surface, trail braiding, vegetation clearing.
- Current land use of retained area - recreation and conservation, no full-time residence.
- Proposed land use of severed lot - Rural Residential (as with 3.78 acres lot to the north).



**SUBJECT PART LOT 23 (505580 GREY RD. 1) GREY COUNTY OFFICIAL PLAN
EXISTING APPENDED LAND USE (GREY COUNTY GIS, 2023)**

The subject land is distinguished by three Grey County landscape elements:

- Significant Woodlands
- Geology - Shale Drift thickness less than 1 metre
- GSCA regulated Hazard Lands



Existing Part Lot 23 areas are based on 1997 Registered Plan of Survey 16R-6914. Lot dimensions and elevations in METRES.

SUBJECT LOT GOOGLE EARTH IMAGE (2014) - VEGETATION, SOIL TYPE AREAS

SUBJECT LOT: KEPPEL PART LOT 23 GEORGIAN RANGE RP 16R6914 PARTS 1 AND 2; GEORGIAN BLUFFS - 505580 GREY RD. 1

Existing Lot Area = 48.942 acres/19.807 hectares

Proposed Lot Areas = 45.346 acres/18.352 hectares **RETAINED** + 3.596 acres/1.455 hectares **SEVERED**

16. Affidavit or Sworn Declaration

I/We ANDREW WILSON

(Applicant(s) Name(s))

Of the CITY of LONDON
(City/Township)

In the COUNTY of MIDDLESEX
(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

County of Grey

In the Township of Georgian Bluffs

This 21st day of June 2024

Carly Craig
Signature - Commissioner of Greys
CARLY CRAIG, a Commissioner, etc.,
County of Grey, Clerk of the
Corporation of the Township of Georgian Bluffs

Signature of Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print

Andrew Wilson
Signature of Applicant(s)

Signature of Applicant(s)

Andrew Wilson

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 _____



Ministry of the Environment

Well Tag No. Tag#: A131658

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: Metric Imperial

A131658

Page 1 of 1

Address of Well Location (Street Number/Name) **5055 84 ISLAND VIEW DRIVE** Township **KEPPEL** Lot **PT 25** Concession **GEORGIAN RANGE**
 County/District/Municipality **GREY** City/Town/Village **RR#1** Province **Ontario** Postal Code **M0M1S0**
 UTM Coordinates Zone Easting Northing **17M** **507712** **491512163** Municipal Plan and Sublot Number **KEMBLE** Other

Overburden and Bedrock Materials/Abandonment/Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BLACK	SOIL	SHORE STONES		0	3
BROWN	CLAY STONES	GRAVEL		3	19
BLUE	SHALE		HARDY SOFT LAYERS	19	110

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 - 22	BENTONITE	

Results of Well Yield Testing

Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
Static Level	36.5		
1	42.08	1	64.5
2	43.5	2	62.67
3	44.92	3	61.5
4	45.58	4	59.83
5	46.25	5	58.67
10	50	10	53.67
15	52.25	15	50.08
20	55.08	20	47.42
25	57	25	45.33
30	58.92	30	44.17
40	62.42	40	43
50	66	50	42.25
60	68.83	60	41.67

After test of well yield, water was:
 Clear and sand free
 Other, specify **cloudy**
 If pumping discontinued, give reason:
 Pump intake set at (m/ft) **800'**
 Pumping rate (l/min / GPM) **2 GPM**
 Duration of pumping **1 hrs + min**
 Final water level end of pumping (m/ft) **68.83**
 If flowing give rate (l/min / GPM)

Method of Construction

<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input checked="" type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input checked="" type="checkbox"/> Other, specify AIR				

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To
5.125	STEEL	.188	2.5	22
	OPEN HOLE		22	110

Status of Well:
 Water Supply
 Replacement Well
 Test Hole
 Recharge Well
 Dewatering Well
 Observation and/or Monitoring Hole
 Alteration (Construction)
 Abandoned, Insufficient Supply
 Abandoned, Poor Water Quality
 Abandoned, other, specify
 Other, specify

Construction Record - Screen

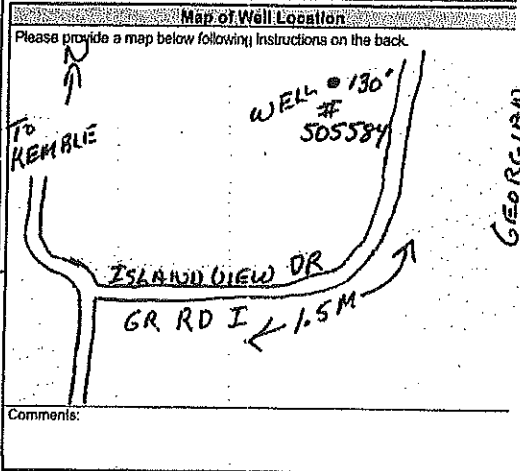
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Hole Diameter	
		Depth (m/ft)	Diameter (cm/in)
50	<input checked="" type="checkbox"/> Other, specify MINERAL	0	8
10	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	20	6.25
		22	5

Well Contractor and Well Technician Information

Business Name of Well Contractor **TAN WRIGHT & CO WELL DRAINERS STS 015** Well Contractor's Licence No.
 Business Address (Street Number/Name) **RR#1 SHALLOW LAKE** Municipality
 Province **ON** Postal Code **M0M1K0** Business E-mail Address



Name of Well Technician (Last Name, First Name) **WAIGHT MIKE**
 Signature of Technician and/or Contractor **Mike Waight** Date Submitted **2013/07/22**
 Technician's Licence No. **T11815**

Well owner's Information package delivered Yes No
 Date Package Delivered **2013/05/22**
 Date Work Completed **2013/05/22**
 Ministry Use Only
 Audit No. **2151641**
 Received **AUG 02 2013**



Address of Well Location (Street Number/Name) # 339898 KEMBLE BYPASS Township KEPPLE TWP Lot 22 Concession GEORGIAN RANGE
 County/District/Municipality Great County City/Town/Village Province Ontario Postal Code
 UTM Coordinates Zone Easting Northing Municipal Plan and Sublot Number Other
 NAD 83 17 51061335495114116

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
	TOP SOIL			0	1ft
BROWN	CLAY	STONES		1	21
BLUE	SHALE			21	30
RED	SHALE	BLUE SHALE	LATERAL	30	116

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0	20	GRAST	

Results of Well Yield Testing

After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: Static Level 30	1		1	110ft
	2		2	
	3		3	
	4		4	
	5		5	109
	10		10	108
Pump intake set at (m/ft) 110ft	15		15	107
	20		20	106
Pumping rate (l/min / GPM) 2	25	110ft	25	105
	30		30	103
Duration of pumping 1 hrs + min	40		40	102
	50		50	101
Final water level end of pumping (m/ft)	60		60	100
If flowing give rate (l/min / GPM)				
Recommended pump depth (m/ft) 110				
Recommended pump rate (l/min / GPM) 1/4				
Well production (l/min / GPM) 1/4 GPM				
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

Method of Construction: Cable Tool Diamond Rotary (Conventional) Jetting Rotary (Reverse) Driving Digging Air percussion Other, specify AIR DR

Well Use: Public Commercial Not used Domestic Municipal Dewatering Livestock Test Hole Monitoring Irrigation Cooling & Air Conditioning Industrial Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fiberglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
6"	STEEL	.188	+ 1/2	23	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
6"	OPEN HOLE		23	116	

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
N/A				

Water Details

Water found at Depth (m/ft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)		Diameter (cm/in)
		From	To	
105 (m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0	23	8"
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	23	116	6"

Well Contractor and Well Technician Information

Business Name of Well Contractor: HIGHLAND WATER WELLS Well Contractor's Licence No.: 21576
 Business Address (Street Number/Name): Box 141, Bevan Municipality

Province: ONT Postal Code: N0G1R0 Business E-mail Address:
 Bus. Telephone No. (inc. area code): 511931696363 Name of Well Technician (Last Name, First Name): POPPLETON, NIGEL
 Well Technician's Licence No.: 21130 Signature of Technician and/or Contractor: [Signature] Date Submitted: 2017/11/03

Map of Well Location

Please provide a map below following instructions on the back.

KEMBLE BYPASS

LOCUS

#339898

Well owner's Information package delivered: Yes No

Date Package Delivered: YYY Y MM DD

Date Work Completed: 2017/11/03

Ministry Use Only

Audit No.: 2270628

NOV 21 2017

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11 2508748 25009 GR

COUNTY OR DISTRICT: GREY TOWNSHIP, BOROUGHS, CITY, TOWN, VILLAGE: KEMPEL CON. BLOCK, TRACT, SURVEY, ETC.: GEORGIAN-RANGE 22
 R. [REDACTED] KEMBLE, ONTARIO.
 DATE COMPLETED: DAY 19 MO Aug. 86
 ELEVATION: 512.50

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Black	Top Soil			0	4.1N
Brown	Limestone			4.1N	11
Grey	Limestone			11	24
Blue	Shale			24	32
Red	Shale			32	73

31
32

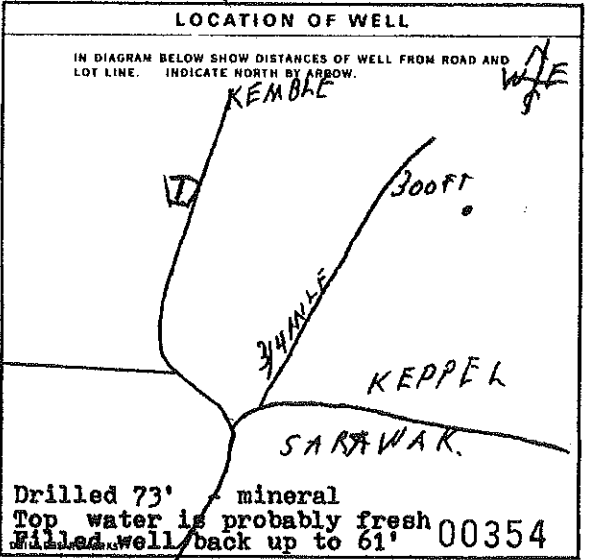
41 WATER RECORD	
WATER FOUND AT - FEET	KIND OF WATER
14-39	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input checked="" type="checkbox"/> SULPHUR <input checked="" type="checkbox"/> MINERAL
50-57	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input checked="" type="checkbox"/> SULPHUR <input checked="" type="checkbox"/> MINERAL
25-26	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
30-33	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD				
INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
5	<input checked="" type="checkbox"/> STEEL	188	0	10 1/2
1/8	<input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input checked="" type="checkbox"/> OPEN HOLE		10 1/2	61

SIZE OF OPENING (EQUIV. NO.)	DIAMETER	LENGTH
	INCHES	FEET

61 PLUGGING & SEALING RECORD		
DEPTH SET AT - FEET	MATERIAL AND TYPE	CEMENT GROUT, LEAD PACKER, ETC.
FROM TO		

21 PUMPING TEST	
PUMPING TEST METHOD	PUMPING RATE
<input type="checkbox"/> PUMP <input checked="" type="checkbox"/> BAILEY	7 GPM
STATIC LEVEL	WATER LEVELS DURING
14 FEET	19-27 39 FEET
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	40 FEET



22 FINAL STATUS OF WELL	
<input checked="" type="checkbox"/> WATER SUPPLY	<input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY
<input type="checkbox"/> OBSERVATION WELL	<input type="checkbox"/> ABANDONED, POOR QUALITY
<input type="checkbox"/> TEST HOLE	<input type="checkbox"/> UNFINISHED
<input type="checkbox"/> RECHARGE WELL	

23 WATER USE	
<input checked="" type="checkbox"/> DOMESTIC	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STOCK	<input type="checkbox"/> MUNICIPAL
<input type="checkbox"/> IRRIGATION	<input type="checkbox"/> PUBLIC SUPPLY
<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> COOLING OR AIR CONDITIONING
<input type="checkbox"/> OTHER	<input type="checkbox"/> NOT USED

24 METHOD OF DRILLING	
<input checked="" type="checkbox"/> CABLE TOOL	<input type="checkbox"/> BORING
<input checked="" type="checkbox"/> ROTARY (CONVENTIONAL)	<input type="checkbox"/> DIAMOND
<input type="checkbox"/> ROTARY (REVERSE)	<input type="checkbox"/> JETTING
<input type="checkbox"/> ROTARY (AIR)	<input type="checkbox"/> DRIVING
<input type="checkbox"/> AIR PERCUSSION	

CONTRACTOR: STAN WRIGHT & CO WELL DRILLERS 5505
 208 FRANK ST., WILTON, ONT.
 MIKE WRIGHT 5519
 SIGNATURE: [Signature] SUBMISSION DATE: DAY 15 NO. 87

OFFICE USE ONLY
 DATE OF INSPECTION: 10/6/87
 INSPECTOR: [Signature]
 DATE RECEIVED: 210187