



Township of Georgian Bluffs Committee of Adjustment

Proposal #1

Severance Application

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

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

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

2. Owner: Denise Bannerman

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

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

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

make this application on my/our behalf.

Date: 16 Oct 2024 Signed:

Date: _____ Signed: _____

Witness to signature: _____

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

6. Subject Land:

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

Former Municipality: Keppel

Civic Addressing Number: None

7. Description of Subject Land:

a) Existing use of Subject Land: Rural

b) Existing Buildings: None

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

Easement Restrictive Covenants Right of Way

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

8. Proposal: (Dimensions must be accurate)

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

Frontage 220 ft

Depth: Side Lot Line 400 ft

Width: Rear Lot Line 220 ft

Area 2 acres

Dimensions of land intended
to be retained

Frontage 227 ft

Depth: Side Lot Line 3265 ft

Width: Rear Lot Line 667.5 ft

Area 46 acres

9. Use of Subject Land to be severed:

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

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

Address: _____

Buildings Proposed: _____

10. Use of Lands to be retained:

Buildings Proposed: House, Shop

Specify Use: Residential

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

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

Yes No

12. Servicing

a) What type of water supply is proposed?

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

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

Yes No

b) What type of sewage disposal is proposed?

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

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

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? July 2021
- c) Area of total farm holding: Hectares _____ Acres 50 acres
- d) Number of tillable: Hectares _____ Acres 6 acres
- e) Is there a barn on the parcel to be severed? Yes No
 Condition of Barn _____ Present Use _____
 Capacity of barn in terms of livestock _____
- f) Is there a barn on the parcel to be retained? Yes No
 Condition of Barn _____ Present Use _____
 Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?
 Yes No

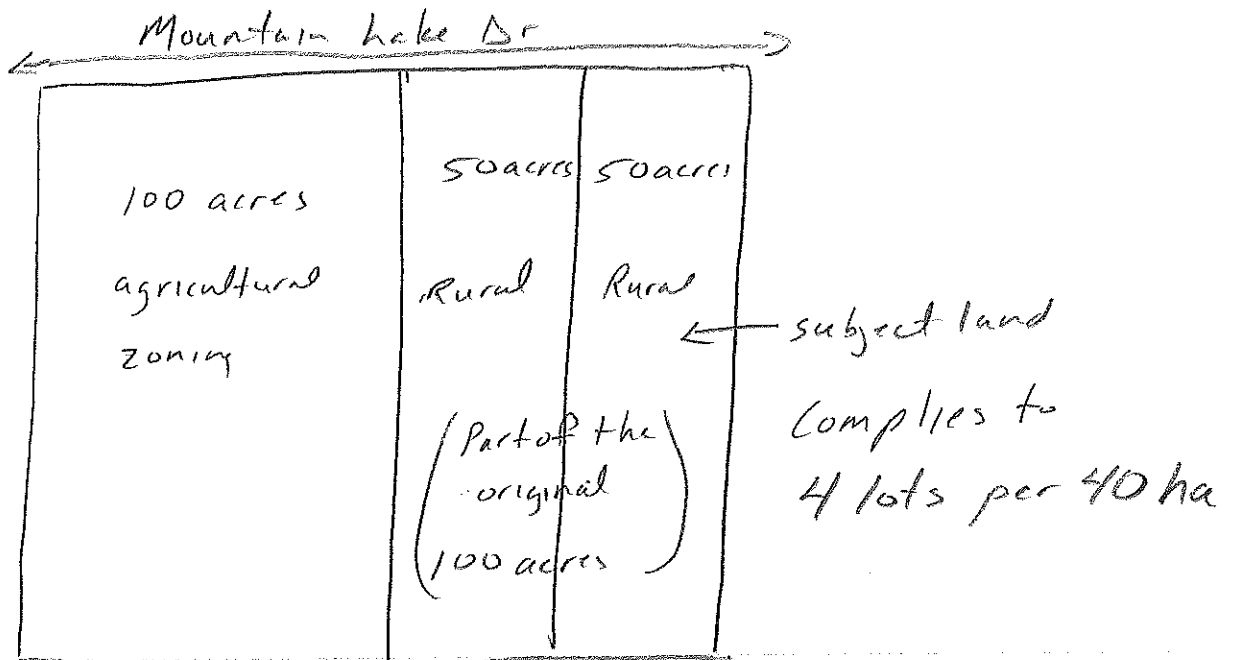
14. Property History

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

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

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

The original property has been severed into the following pieces



15. Sketch

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

Required Information:

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

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

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

Of the Township of Georgian Bluffs
(City/Township)

In the County of Grey
(County)

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

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

Sworn (or declared) before me at the

Township of Georgian Bluffs

In the city of Owen Sound

This 16 day of October 2024

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

Signature - Commissioner of Oaths

Signature of Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print

Denise Bannerman
Signature of Applicant(s)

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

Applicant(s) name in Print

Office Use Only

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

- | | | | |
|----------------------------|-------|-----------------------------|-------|
| Agricultural | _____ | Wetlands | _____ |
| Rural | _____ | Urban | _____ |
| Urban Fringe | _____ | Hamlet | _____ |
| Hazard Lands | _____ | Recreation | _____ |
| NEC Area | _____ | Inland Lakes & Shoreline | _____ |
| Special Agriculture | _____ | Mineral Resource Extraction | _____ |
| Space Extensive Commercial | _____ | Space Extensive Industrial | _____ |

b) Please indicate the current Zoning on the Subject Property:

c) Please indicate whether any of the following environmental constraints apply to the subject land:

- | | | | |
|----------------------|-------|---------------------------|-------|
| Primary Aggregate | _____ | Special Policy | _____ |
| Life ANSI | _____ | Existing Land Fill Sites | _____ |
| Earth ANSI | _____ | Abandoned Land Fill Sites | _____ |
| Earth Life ANSI | _____ | Cold Water Streams | _____ |
| Cool/Warm Water Lake | _____ | Cool/Warm Water Stream | _____ |
| Warm Water Streams | _____ | Cold Water Lake | _____ |
| Warm Water Lake | _____ | | |

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a Plan of Subdivision** under the Planning Act?

Yes _____ No _____ Unknown _____

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

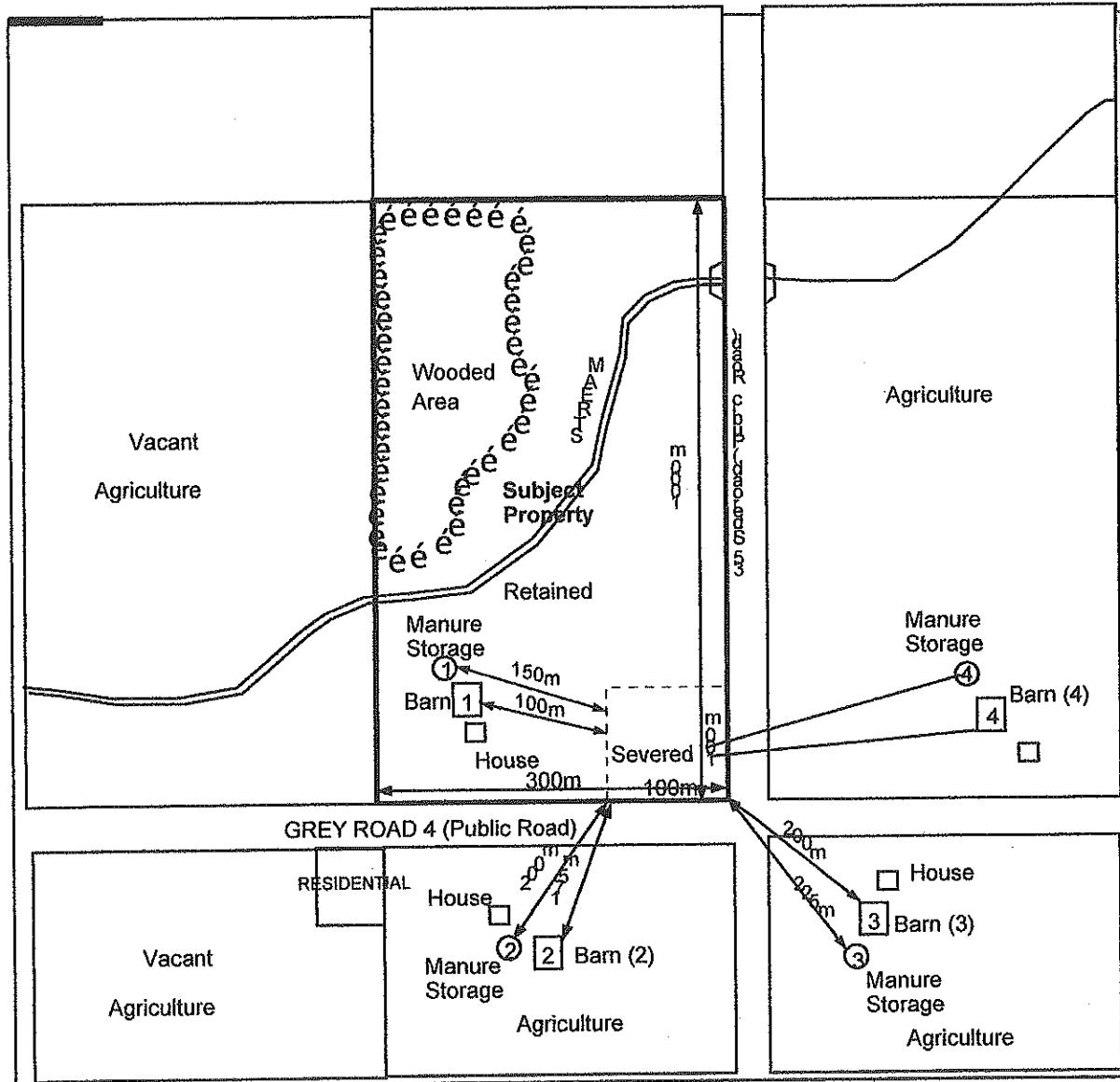
e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

Yes _____ No _____ Submitted _____ Approved _____

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



Sample Sketch





Township of Georgian Bluffs Committee of Adjustment

Severance Application

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

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1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment
2. Owner: Denise Bannerman
 Address: _____
 Phone Number: _____
 Email: _____
3. Applicant (if different from Owner): _____
 Address: _____
 Phone Number: _____ Postal Code: _____
 Email: _____
4. Agent/Solicitor: _____
 Address: _____
 Phone Number: _____ Postal Code: _____
 Email: _____
5. Communications should be sent to:
 Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Denise Bannerman (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize _____ to make this application on my/our behalf.

Date: 16 Oct 2024 Signed: [Signature]

Date: _____ Signed: _____

Witness to signature: _____

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16R 12019 Georgian Bluffs

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

8. Proposal: (Dimensions must be accurate)

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

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

9. Use of Subject Land to be severed:

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 Correction of Title

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

Address: _____

Buildings Proposed: _____

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

Buildings Proposed: House, Shop

Specify Use: Residential

11. Road Access	Severed Parcel	Retained Parcel
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Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

Yes No

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

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

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

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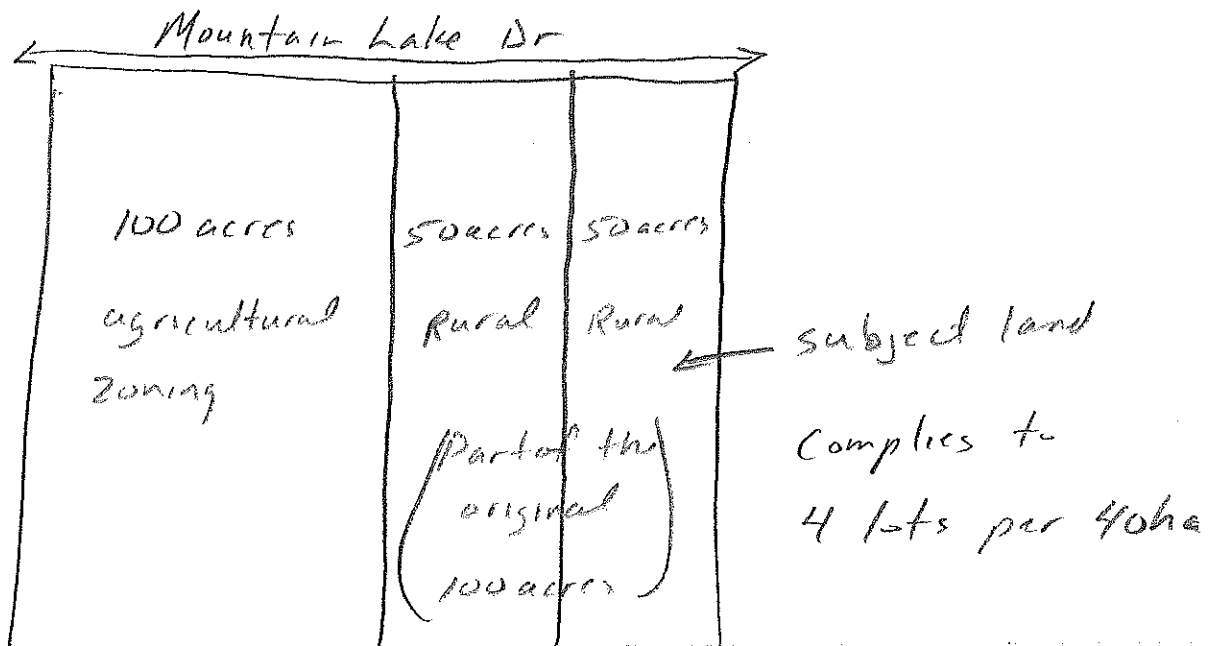
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Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

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

Of the Township of Georgian Bluffs
(City/Township)

In the County of Grey
(County)

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

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

Sworn (or declared) before me at the

Township of Georgian Bluffs

In the _____ of _____

This 16 day of October 2024

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

Signature of Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print

Denise Bannerman
Signature of Applicant(s)

[Signature]
Signature of Applicant(s)

[Signature]
Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

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

Agricultural	_____	Wetlands	_____
Rural	_____	Urban	_____
Urban Fringe	_____	Hamlet	_____
Hazard Lands	_____	Recreation	_____
NEC Area	_____	Inland Lakes & Shoreline	_____
Special Agriculture	_____	Mineral Resource Extraction	_____
Space Extensive Commercial	_____	Space Extensive Industrial	_____

b) Please indicate the current Zoning on the Subject Property:

c) Please indicate whether any of the following environmental constraints apply to the subject land:

Primary Aggregate	_____	Special Policy	_____
Life ANSI	_____	Existing Land Fill Sites	_____
Earth ANSI	_____	Abandoned Land Fill Sites	_____
Earth Life ANSI	_____	Cold Water Streams	_____
Cool/Warm Water Lake	_____	Cool/Warm Water Stream	_____
Warm Water Streams	_____	Cold Water Lake	_____
Warm Water Lake	_____		

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a Plan of Subdivision** under the Planning Act?

Yes _____ No _____ Unknown _____

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

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

Yes _____ No _____ Submitted _____ Approved _____

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



Sample Sketch

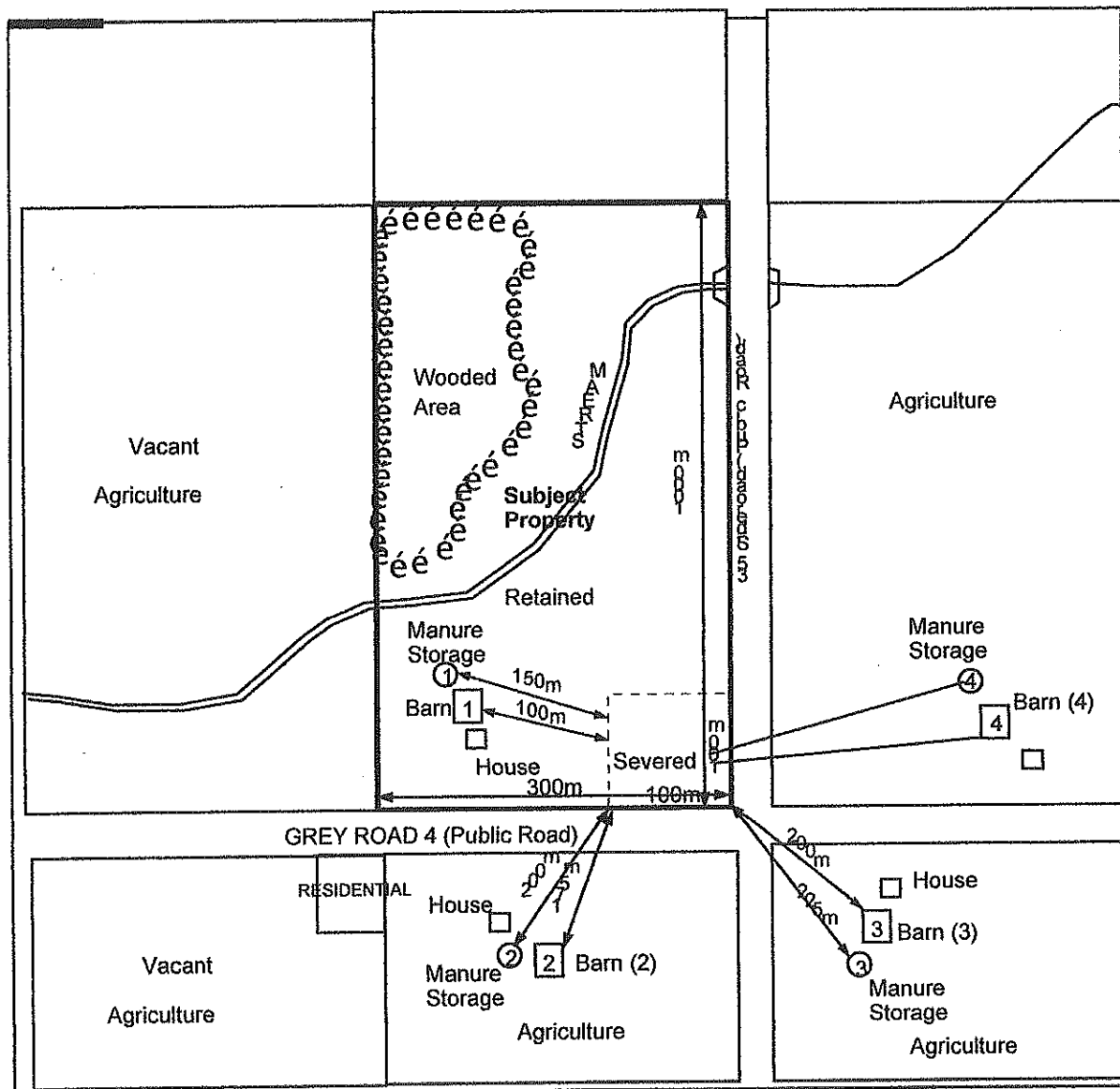


Table 9: Permitted Rural Severances based on Original Township Lot Size

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

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

0 125 m

667.5 feet

Mountain Lake Dr

2 Severed
at 2 Acres each
220 feet x 400 feet



Tillable
6 Acres

3265 feet

Retained
46 Acres



OK -
Lot Lines outside
Core Area



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

667.5 feet

Mountain Lake Dr



Severed 2 Acres
220 feet x 400 feet



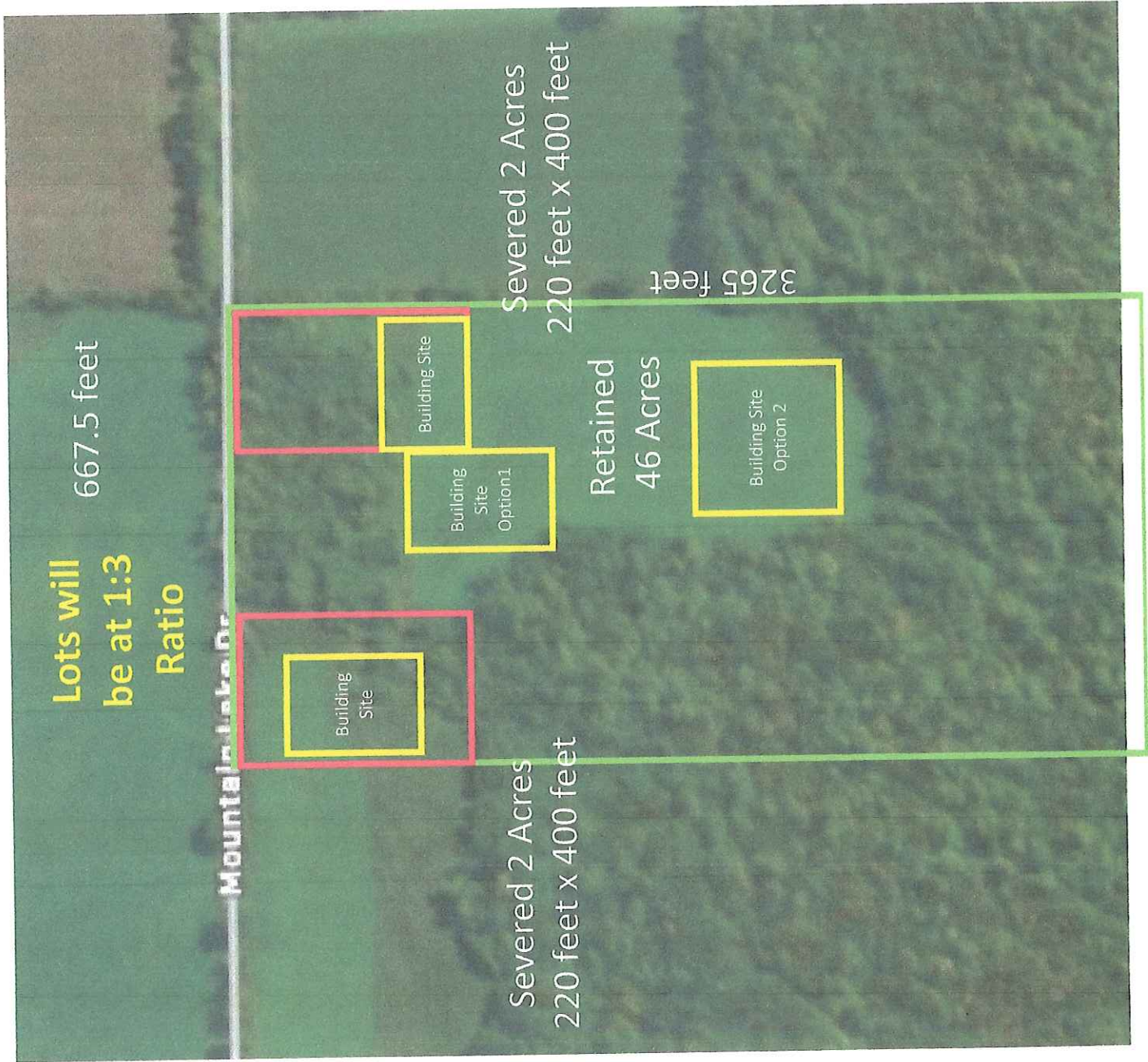
Severed 2 Acres
220 feet x 400 feet



Retained
46 Acres



3265 feet



2 Additional Lots, > 2 acres – OK

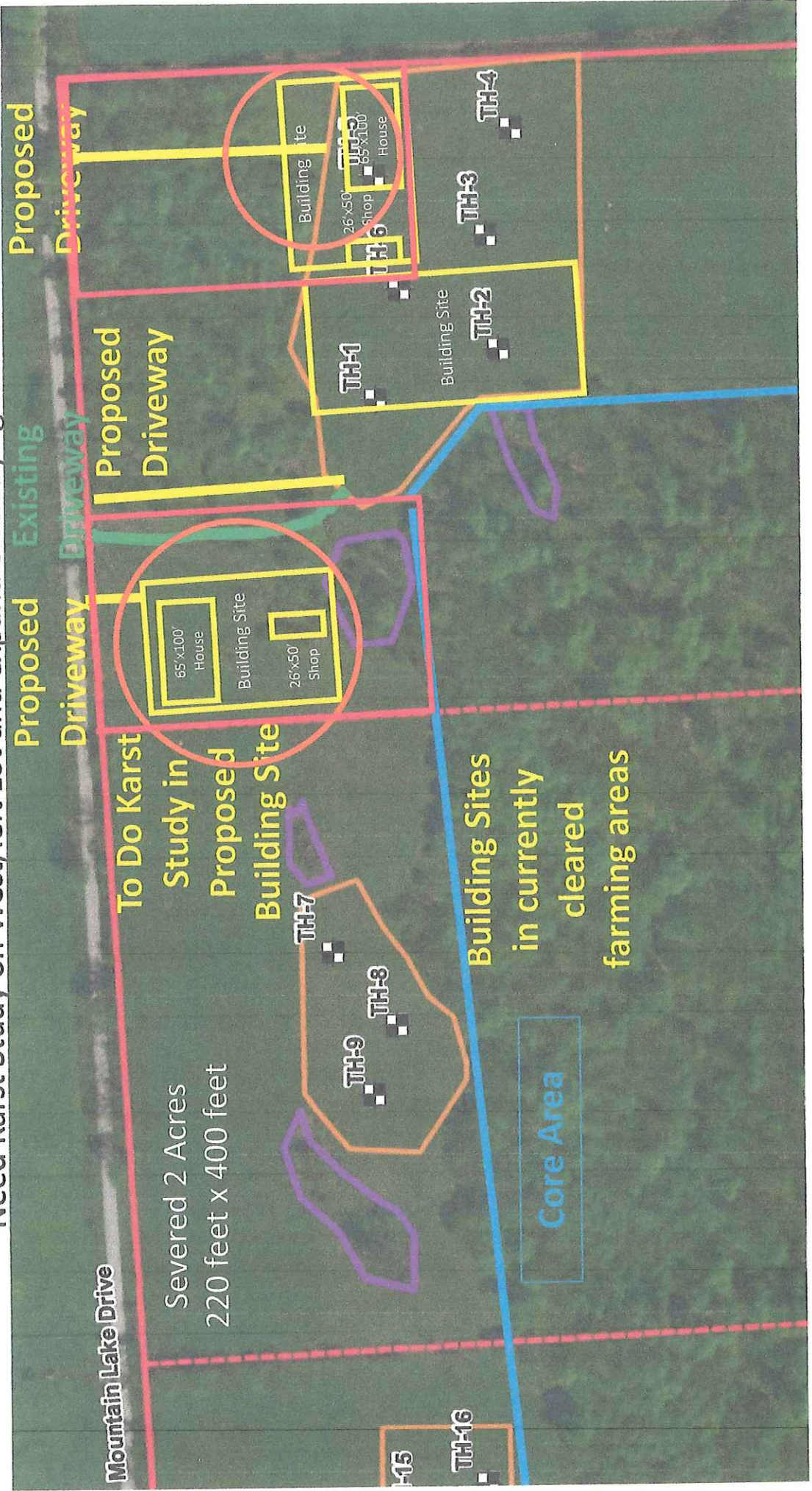
1:3 Ratio – OK

Building outside Bedrock Area – OK

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

Lot Lines outside Core Area – OK

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



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

To whom it may concern

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

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

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

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

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

Properties

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

Consideration

Consideration \$2.00

Transferor(s)

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

Name ROPP, DANIEL JOHN
Address for Service [REDACTED]

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

Name HUNTE, ALISON ELAINE
Address for Service [REDACTED]

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

Transferee(s)

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

Statements

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

Signed By

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

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

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

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

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

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

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

Tel 519-538-2510

Submitted By

Fax 519-538-1843

Fees/Taxes/Payment

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

File Number

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

LAND TRANSFER TAX STATEMENTS

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

BY: ROPP, DANIEL JOHN
HUNTE, ALISON ELAINE

TO: BANNERMAN, DENISE

Registered Owner

1. BANNERMAN, DENISE

I am

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

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

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

4.

Explanation for nominal considerations:

s) other: transfer to effect severance

5.

The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

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

PROPERTY Information Record

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

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

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

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

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

LAND TRANSFER TAX STATEMENTS

Meaford N4L 1A5

Legal Description of Severed Property

Part Lot 23, Concession 18 Keppel except KP758

Part 3, 16R-12019; Georgian Bluffs

FORM 1

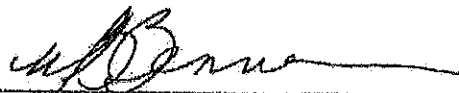
The Planning Act

Certificate of Official

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

Dated this 31 day of July, 2024.

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



Secretary-Treasurer, Committee of Adjustment

PLAN OF SURVEY OF
PART OF LOTS 22 AND 23,
CONCESSION 1B
(GEOGRAPHIC TOWNSHIP OF KEEPEL)
TOWNSHIP OF GEORGIAN BLUFFS
COUNTY OF GREY

Scale 1 : 2500
 THE UNADJUSTED BEARINGS OF THIS PLAN ARE IN METERS
 IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000
WILSON-FORD

METRIC CONVERSION
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

